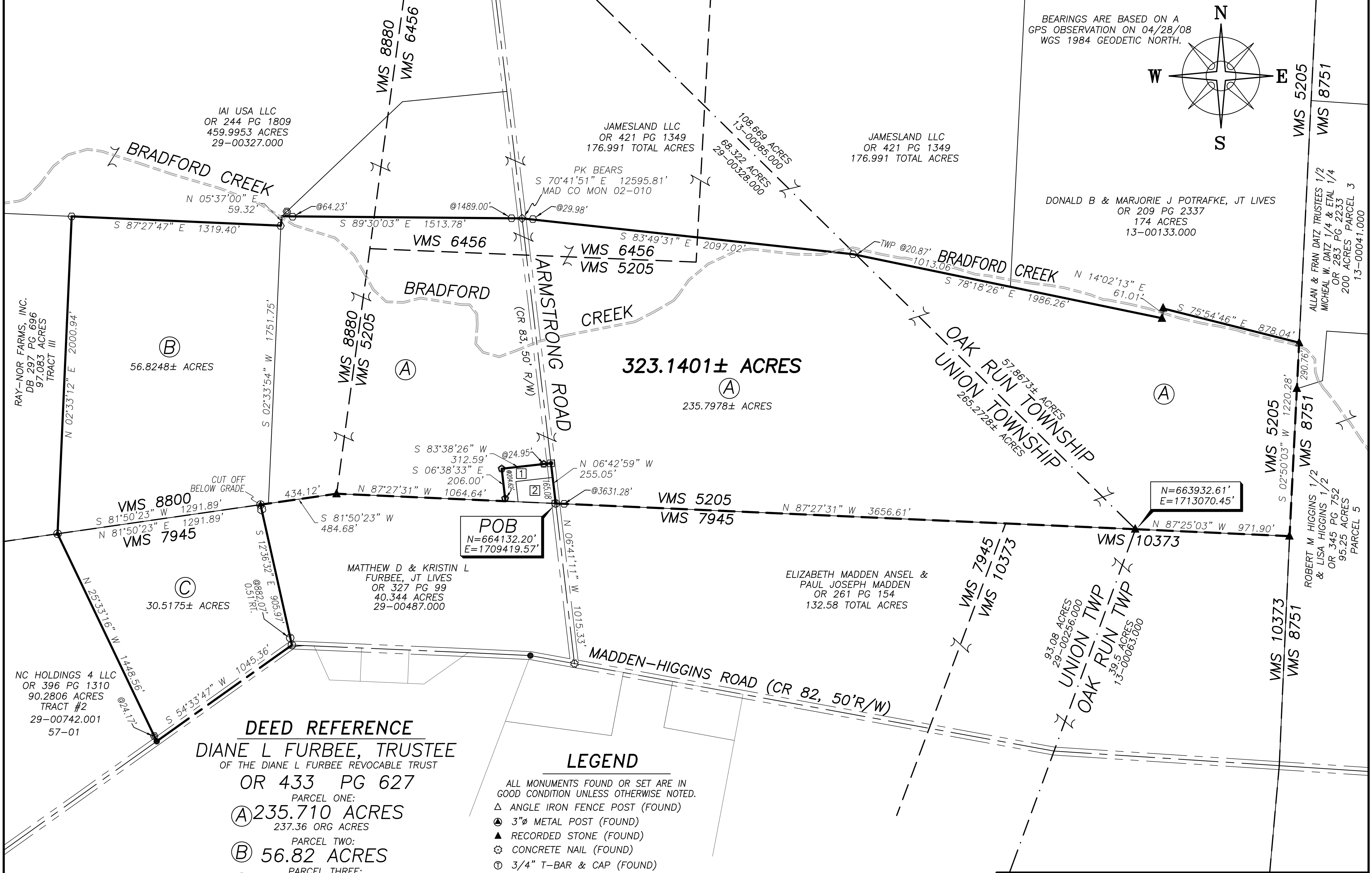
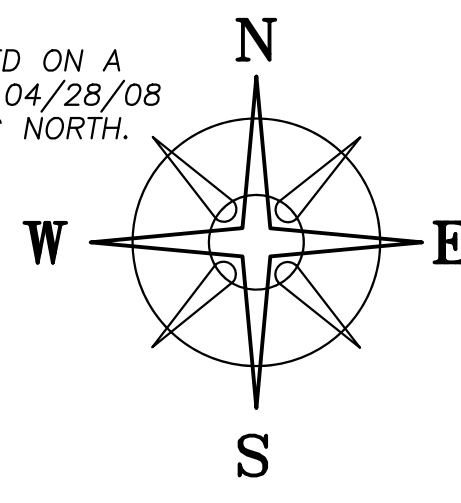


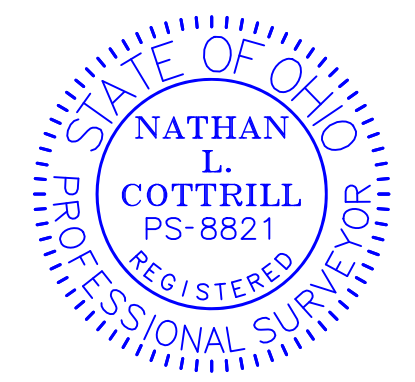
BEARINGS ARE BASED ON A
GPS OBSERVATION ON 04/28/08
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
DIANE L FURBEE, TRUSTEE
 OF THE DIANE L FURBEE REVOCABLE TRUST
 OR 433 PG 627
 PARCEL ONE:
(A) 235.710 ACRES
 237.36 ORG ACRES
 PARCEL TWO:
(B) 56.82 ACRES
 PARCEL THREE:
(C) 30.562 ACRES
 265.0917 ACRES UNION TWP
 PARCEL No. 29-00326.001
 58 ACRES OAK RUN TWP
 PARCEL No. 13-00084.000

ADJOINER DEED REFERENCE
1 KRISTIN L & MATTHEW D FURBEE
 OR 223 PG 395 - 0.868 ACRES
2 KRISTIN L & MATTHEW D FURBEE
 OR 223 PG 395 - 0.7823 ACRES

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - △ ANGLE IRON FENCE POST (FOUND)
 - ▲ 3"Ø METAL POST (FOUND)
 - ▲ RECORDED STONE (FOUND)
 - ⊗ CONCRETE NAIL (FOUND)
 - Ⓣ 3/4" T-BAR & CAP (FOUND)
 - Ⓢ LANDSCAPE SPIKE (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - ◆ PK NAIL (FOUND)
 - MAG NAIL (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS 6140" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 12/27/24

COTTRILL SURVEYING, INC
 James R Cottrill, PS Nathan Cottrill, PE PS
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com
323.1401± ACRES, VMS 5205, 6456, 7945 & 8800, UNION & OAK RUN TWP, MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR FURBEE

SCALE : 1" = 400'	JOB No. S241207	CREW: MW
400' 200' 0 400'	SURVEYED 12/23/24	DWN BY: NC
	DRAWN 12/23/24	CHECK: JRC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

323.1401 Acre Tract Surveyed for Furbee

The following described 323.1401 acre tract is situated in the State of Ohio, Madison County, Union Township and Oak Run Township, VMS 5205, VMS 6456, VMS 7945 and VMS 8800, being all of a 235.710 acre tract (Parcel 29-00326.001 and Parcel 13-00084.000, 237.36 original acres), all of a 56.82 acre tract (Parcel 29-00326.001) and all of a 30.562 acre tract (Parcel 29-00326.001) all conveyed to Diane L Furbee, Trustee of the Diane L Furbee Revocable Trust by Official Record 433 page 627, and being more particularly described as follows:

Beginning at a landscape spike found in the centerline of Armstrong Road (County Road 83, 50 feet right-of-way) at the Southeast corner of a 0.7823 acre tract conveyed to Kristin L and Matthew D Furbee by Official Record 223 page 395, the Northeast corner of a 40.344 acre tract conveyed to Matthew D and Kristin L Furbee, Joint Lives by Official Record 327 page 99, the Northwest corner of a 132.58 acre tract conveyed to Elizabeth Madden Ansel and Paul Joseph Madden by Official Record 261 page 154 and a corner to said 235.710 acre tract, said spike being in the line between VMS 5205 and VMS 7945, said spike bears North 06° 41' 11" West a distance of 1015.33 feet from a concrete nail found at the centerline intersection of Armstrong Road and Madden- Higgins Road (County Road 82, 50 feet right-of-way);

Thence, with the centerline of Armstrong Road, **North 06° 42' 59" West**, passing a corner to a 0.868 acre tract conveyed to Kristin L and Matthew D Furbee by Official Record 223 page 395 at 165.08 feet, a total distance of **255.05 feet** to a mag nail set at the Northeast corner of said 0.868 acre tract;

Thence, around said 0.868 acre tract with the following two courses:

- 1) **South 83° 38' 26" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at 24.95 feet, a total distance of **312.59 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 2) **South 06° 38' 33" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at 204.62 feet, a total distance of **206.00 feet** to the North line of said Furbee's 40.344 acre tract and the line between VMS 5205 and VMS 7945;

Thence, with said 40.344 acre tract and with said VMS line with the following three courses:

- 1) North 87° 27' 31" West a distance of 1064.64 feet to a stone found at a corner to VMS 8800, VMS 520 and VMS 7945;
- 2) with the line between VMS 8800 and VMS 7945, **South 81° 50' 23" West**, passing the Southeast corner of said 56.82 acre tract at 434.12 feet, a total distance of **484.68 feet** to a 3-inch diameter metal fence post found (cut off below grade) at the Northeast corner of said 30.562 acre tract;
- 3) leaving said VMS line, **South 12° 36' 32" East**, passing a T-bar found 0.51 feet right at 882.07 feet, a total distance of **905.97 feet** to a T-bar found at an angle point in Madden-Higgins Road;

Thence, with the centerline of Madden Higgins Road, **South 54° 33' 47" West** a distance of **1045.36 feet** to a railroad spike found at the Southeast corner to a 90.2806 acre tract (Tract #2) conveyed to NC Holdings 4 LLC by Official Record 396 page 1310;

Thence, with the Northeast line of said 90.2806 acre tract, **North 25° 33' 16" West**, passing an iron pin and cap previously set at 24.17 feet, a total distance of **1448.56 feet** to a 3-inch diameter metal fence post found at the Southeast corner to a 97.083 acre tract conveyed to Ray-Nor Farms Inc by Deed Book 297 page 696, the Southwest corner of said 56.82 acre tract and in the line between VMS 7945 and VMS 8800;

Thence, with the East line of said 97.083 acre tract, **North 02° 33' 12" East** a distance of **2000.94 feet** to an iron pin and cap set in the South line of a 459.9953 acre tract conveyed to IAI USA LLC by Official Record 244 page 1809;

Thence, with said 459.9953 acre tract with the following two courses:

- 1) **South 87° 27' 47" East** a distance of **1319.40 feet** to an iron pin and cap set at the Northeast corner of said 56.82 acre tract;
- 2) **North 05° 37' 00" East** a distance of **59.32 feet** to the Southwest corner of a 176.991 acre tract conveyed to Jamesland LLC by Official Record 421 page 1349;

Thence, with the South line of said 176.991 acre tract with the following three courses:

- 1) **South 89° 30' 03" East**, passing iron pin and caps set at 64.23 feet and 1489.00 feet, a total distance of **1513.78 feet** to a PK nail found in the centerline of Armstrong Road;
- 2) **South 83° 49' 31" East**, passing iron pin and cap set at 29.98 feet, a total distance of **2097.02 feet** to an iron pin and cap set;
- 3) **South 78° 18' 26" East**, passing the Union/Oak Run Township line at 20.87 feet, passing the Southwest corner of a 174 acre tract conveyed to Donald B and Marjorie J Potrafke, Joint Lives by Official Record 209 page 2337 at 1013.06 feet, continuing with the South line of said 174 acre tract, a total distance of **1986.26 feet** to a recorded stone found;

Thence, with said 174 acre tract with the following two courses:

- 1) **North 14° 02' 13" East** a distance of **61.01 feet** to a recorded stone found;
- 2) **South 75° 54' 46" East** a distance of **878.04 feet** to a recorded stone found in the West line of a 200 acre tract conveyed to Allan and Fran Datz, Trustees ½, Micheal W. Datz ¼ and ETAL 1/4 by Official Record 283 page 2233 and in the line between VMS 5205 and VMS 8751;

Thence, with the West line of said 200 acre tract and with said VMS line, **South 02° 50' 03" West**, passing a recorded stone found at a corner to a 95.25 acre tract conveyed to Robert M Higgins ½ and Lisa Higgins 1/2 by Official Record 345 page 752 at 290.76 feet, continuing with the West line of said 95.25 acre tract, a total distance of **1220.28 feet** to a recorded stone found at the Northeast corner to said Madden's 132.58 acre tract;

Thence, with the North line of said 132.58 acre tract and with the South line of VMS 5205 with the following two courses:

- 1) **North 87° 25' 03" West** a distance of **971.90 feet** to recorded stone found at an angle point in the Union/Oak Run Township line;
- 2) **North 87° 27' 31" West**, passing iron pin and cap set at 3631.28 feet, a total distance of **3656.61 feet** returning to the **Point of Beginning**, containing **323.1401 Acres** more or less, of which 235.7978 acres more or less is all of said 235.710 acre tract, and 56.8248 acre tract is all of said 56.82 acre tract and 30.5175 acres more or less is all of said 30.562 acre tract, of which 57.8673 acres more or less is in Oak Run Township and 265.2728 acres more or less is in Union Township.


Bearings are based on a GPS observation on April 28, 2008, WGS 1984 Geodetic North.

Subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on December 23, 2024.




Nathan L. Cottrill, PS #8821
(Job #S241207-323.1401)