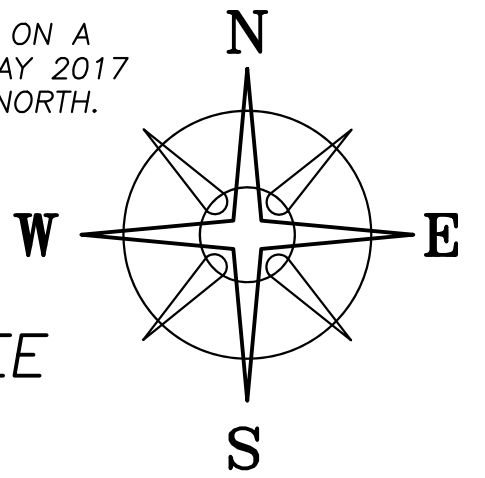


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON MAY 2017  
WGS 1984 GEODETIC NORTH.



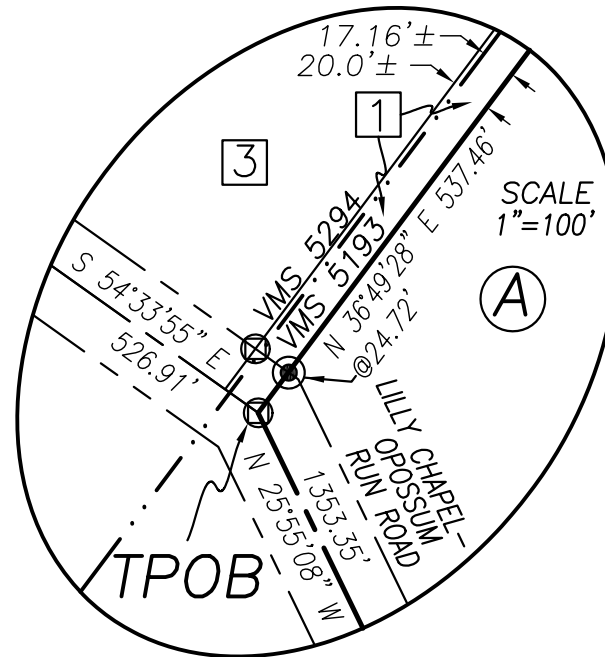
**DEED REFERENCE**  
**JEFFREY ROGERS, TRUSTEE**  
**OR 267 PG 589**  
PARCEL No. 07-00343.000  
Ⓐ **157.024 ACRES** (AUDITOR)  
226.49 ORG ACRES

BRYAN C & ELAINE R OHARRA, JT LIVES 1/2 &  
THOMAS A & SANDRA K KREBS, JT LIVES 1/2  
OR 333 PG 683  
130.8966 ACRES  
PLAT 81-17

130.8966 ACRES  
PLAT 81-17

POINT OF  
COMMENCEMENT  
N=684794.75  
E=1750630.71

**DETAIL "A"**



**156.1561± ACRES**

Ⓐ

ROY L GREEN & ROSEANNA  
DELL GREEN, TRUSTEES  
OR 221 PG 1922  
207.32 AC  
FA-2B

**ADJOINER DEED REFERENCE**

- 1 DOUGLAS N & LAURA D CRAGER  
DB 270 PG 191 - 1.649 ACRES
- 2 DOUGLAS N & LAURA D CRAGER, JT LIVES  
OR 333 PG 572 - 0.1520 ACRES
- 3 DOUGLAS N & LAURA D CRAGER  
DB 246 PG 49 - 1.113 ACRES

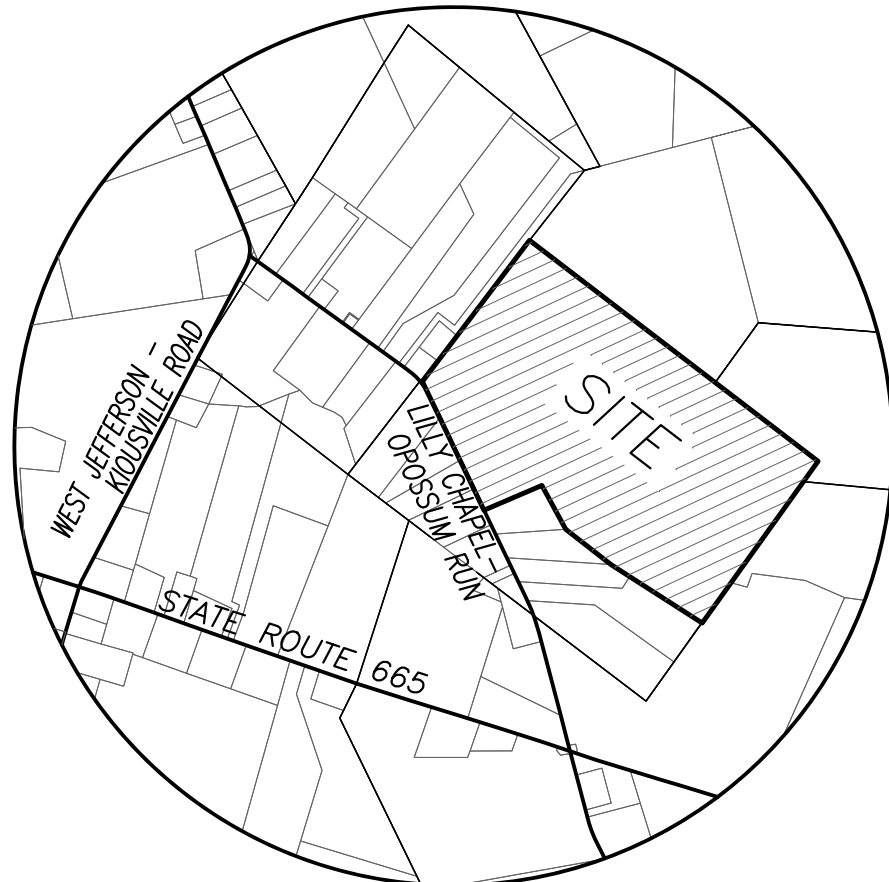
**LEGEND**

ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.

- RAIL ROAD SPIKE (FOUND)
- ▲ 2" METAL FENCE POST (FOUND)
- ▲ WOOD FENCE POST (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (FOUND)
- 1/2" Ø IRON PIPE (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- △ 3/4" Ø IRON PIN (FOUND)
- 1/2" Ø IRON ELEC. CONDUIT (FOUND)
- 3/4" Ø IRON ELEC. CONDUIT (FOUND)
- ⊕ 3/4" Ø ELEC. CONDUIT & YELLOW PLASTIC  
CAP STAMPED "RI BAKER 5539" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "THOMAS ENG." (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**LOCATION MAP**

NOT TO SCALE



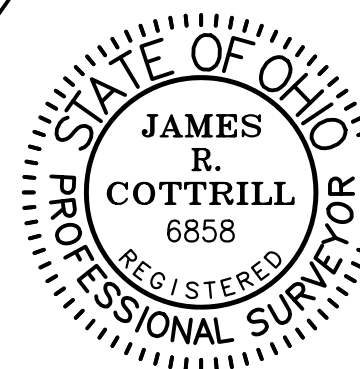
⑩  
DONALD P KOVALCHIK  
OR 148 PG 1051  
5.006 ACRES

THOMAS J & BROOKE M REES, JT LIVES  
OR 323 PG 534  
5.247 ACRES

CHARLES E & FRANCENE M REED, JT LIVES  
OR 55 PG 872  
5.269 ACRES

GARY M RITTERBECK  
DB 233 PG 100  
11.724 ACRES

KNISELY ASSOCIATES LTD  
OR 79 PG 367  
76.203 AC (AUDITOR)  
76.32 AC (DEED)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 12/13/17

**COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 Fax: (740) 869-3846  
www.cottrillsurveying.com

**156.1561± ACRES,**  
**VMS 5193, FAIRFIELD TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR ROGERS TRUST**

SCALE : 1" = 300'	DATES	JOB No. S171111
300' 150' 0 300'	SURVEYED 12/2017	CREW: MW
	DRAWN 12/2017	DWN BY: NC CHECKED BY: MW & RC

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **156.1561 Acre Tract** *Surveyed for Rogers Trust*

The following described 156.1561 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5193, being all of a 157.024 acre tract (Parcel 07-00343.000, being all that remains of a 226.49 original acre tract) conveyed to Jeffrey Rogers, Trustee by Official Record 267 page 589, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of West Jefferson-Kiousville Road (County Road 22, 45 feet right-of-way) and Lilly Chapel-Opossum Run Road (County Road 72, 50 feet right-of-way);

Thence, with the centerline of Lilly Chapel-Opossum Run Road with the following two courses:

- 1) South 54° 35' 23" East a distance of 1,484.43 feet to an iron pin found;
- 2) South 54° 33' 55" East a distance of 526.91 feet to a 3/4 inch diameter iron pipe found at an angle point in said road at the southernmost corner of a 1.649 acre tract conveyed to Douglas N and Laura D Crager by Deed Book 270 page 191, and being the **True Point of Beginning**;

Thence, with the Southeast line of said 1.649 acre tract, **North 36° 49' 28" East**, passing a 1/2-inch diameter iron pipe found at 24.72 feet, a total distance of **537.46 feet** to a 3/4 inch diameter iron electrical conduit found at the southernmost corner of a 0.1520 acre tract conveyed to Douglas N and Laura D Crager, Joint Lives by Official Record 333 page 572;

Thence, with the Southeast line of said 0.1520 acre tract, **North 36° 54' 05" East**, passing an iron pin and cap previously set at a corner to a 130.8966 acre tract conveyed to Bryan C and Elaine R Oharra, Joint Lives (1/2) and Thomas A and Sondra K Krebs, Joint Lives (1/2) by Official Record 333 page 683 at 30.00 feet, a total distance of **1,137.81 feet** to a 3/4 inch diameter electrical conduit and yellow plastic cap stamped "RI Baker 5539" in the line between VMS 5193 and 6305;

Thence, with the Southwest line of said 130.8966 acre tract and said VMS line, **South 53° 08' 25" East**, passing a 1/2-inch diameter electrical conduit found at the East corner of a 207.32 acre tract conveyed to Roy L Green and Roseanna Dell Green, Trustees by Official Record 221 page 1922 and corner to VMS 12928 at 2,217.93 feet, a total distance of **3,445.72 feet** to an iron pin and cap set;

Thence, with the Northwest line of said 207.32 feet and said VMS line, **South 35° 16' 15" West**, passing the Northwest corner of a 76.203 acre tract conveyed to Knisely Associates, LTD by Official Record 79 page 367 at 1,419.00 feet, a total distance of **1,894.10 feet** to a 9 inch diameter wooden fence post found at the East corner of an 11.724 acre tract conveyed to Gary M Ritterbeck by Deed Book 233 page 100;

Thence, with the Northwest line of said 11.724 acre tract, **North 57° 42' 43" West**, passing a 3/4 inch diameter iron pin found at the East corner of a 5.269 acre tract conveyed to Charles E and Francene M Reed, Joint Lives by Official Record 55 page 872 at 817.10 feet, a total distance of **1,029.64 feet** to an iron pin and cap set at the East corner of a 5.247 acre tract conveyed to Thomas J and Brooke M Rees, Joint Lives by Official Record 323 page 534;

Thence, with the Northeast line of said 5.247 acre tract, **North 52° 27' 44" West** a distance of **542.60 feet** to an iron pin and cap set at the Southeast corner of a 5.006 acre tract conveyed to Donald P Kovalchik by Official Record 148 page 1052;

Thence, around said 5.006 acre tract with the following two courses:

- 1) **North 28° 56' 43" West** a distance of **472.85 feet** to a 5 inch diameter wooden fence post found;
- 2) **South 66° 28' 16" West**, passing an iron pin and cap set at 10.00 feet, also passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Eng" found at 567.23 feet, a total distance of **597.10 feet** to a railroad spike found in the centerline of Lilly Chapel-Opossum Run Road;

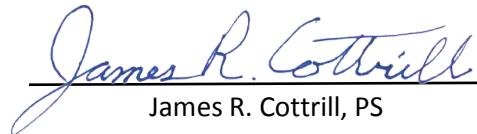
Thence, with the centerline of Lilly Chapel-Opossum Run Road, **North 25° 55' 08" West** a distance of **1,353.35 feet** returning to the **True Point of Beginning**, containing **156.1561 Acres** more or less.

Bearings are based on a GPS observation in May of 2017, WGS 1984 Geodetic North.

This deed is 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 6858."

This description is based on a field survey performed December of 2017 by James R. Cottrill, PS registration #6858. (Job #S171111-156-1561AC)

  
James R. Cottrill, PS

