

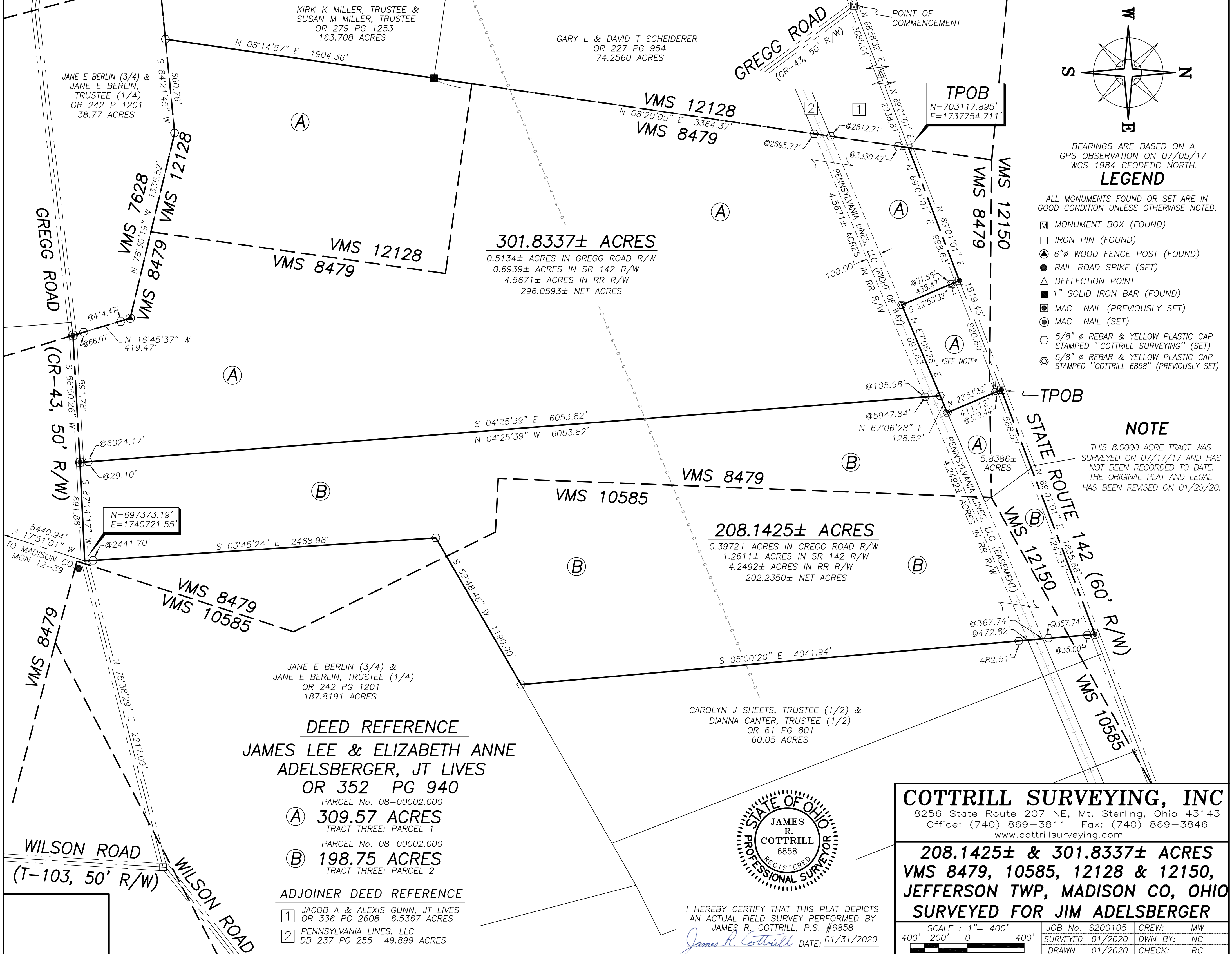
BEARINGS ARE BASED ON A GPS OBSERVATION ON 07/05/17 WGS 1984 GEODETIC NORTH.

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
- IRON PIN (FOUND)
- ⊙ 6" Ø WOOD FENCE POST (FOUND)
- RAIL ROAD SPIKE (SET)
- ▲ DEFLECTION POINT
- 1" SOLID IRON BAR (FOUND)
- ⊠ MAG NAIL (PREVIOUSLY SET)
- ⊙ MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

NOTE

THIS 8.0000 ACRE TRACT WAS SURVEYED ON 07/17/17 AND HAS NOT BEEN RECORDED TO DATE. THE ORIGINAL PLAT AND LEGAL HAS BEEN REVISED ON 01/29/20.

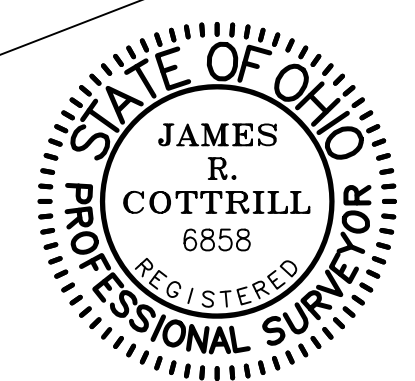


DEED REFERENCE
JAMES LEE & ELIZABETH ANNE ADELSBERGER, JT LIVES
 OR 352 PG 940

- PARCEL No. 08-00002.000
- Ⓐ 309.57 ACRES TRACT THREE: PARCEL 1
- PARCEL No. 08-00002.000
- Ⓑ 198.75 ACRES TRACT THREE: PARCEL 2

ADJOINER DEED REFERENCE

- 1 JACOB A & ALEXIS GUNN, JT LIVES OR 336 PG 2608 6.5367 ACRES
- 2 PENNSYLVANIA LINES, LLC DB 237 PG 255 49.899 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 01/31/2020

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

208.1425± & 301.8337± ACRES
VMS 8479, 10585, 12128 & 12150,
JEFFERSON TWP, MADISON CO, OHIO
SURVEYED FOR JIM ADELSBERGER

SCALE : 1" = 400'	JOB No. S200105	CREW: MW
400' 200' 0 400'	SURVEYED 01/2020	DWN BY: NC
	DRAWN 01/2020	CHECK: RC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

208.1425 Acre Tract Surveyed for Adelsberger

The following described 208.1425 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8479, 10585 and 12150, being part of a 309.57 acre tract (Parcel 08-00002.000, Tract Three: Parcel 1) and all of a 198.75 acre tract (Parcel 08-00002.000, Tract Three: Parcel 2) both conveyed to James Lee and Elizabeth Anne Adelsberger, Joint Lives by Official Record 352 page 940, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 142 (60 feet right-of-way) and Gregg Road (County Road 43, 50 feet right-of-way);

Thence, with the centerline of State Route 142 with the following three courses:

- 1) North 68° 58' 32" East a distance of 3685.04 feet to an angle point;
- 2) North 69° 01' 01" East a distance of 2938.67 feet to an iron pin found at the northwest corner of said 309.57 acre tract;
- 3) With the north line of said 309.57 acre tract, North 69° 01' 01" East a distance of 1819.43 feet to a Mag Nail previously set at the **True Point of Beginning**;

Thence, continuing with the centerline of State Route 142 and north line of said 309.57 acre tract, **North 69° 01' 01" East**, passing the Northwest corner of said 198.75 acre tract at 588.57 feet, a total distance of **1835.88 feet** to a mag nail set at the Northwest corner of a 60.05 acre tract conveyed to Corolyn J Sheets, Trustee (1/2) and Dianna Canter, Trustee (1/2) by Official Record 61 page 801;

Thence, with the West line of said 60.05 acre tract, **South 05° 00' 20" East**, passing iron pin and caps set at 35.00 feet and 357.74 feet, passing the north right-of-way line at 367.74 feet and the south right-of-way at 472.82 feet of the Pennsylvania Lines, LLC (Railroad Right-of-Way), passing an iron pin and cap set at 482.51 feet, a total distance of **4041.94 feet** to an iron pin and cap set in the North line of a 187.8191 acre tract conveyed to Jane E Berlin (3/4) and Jane E Berlin, Trustee (1/4) by Official Record 242 page 1201;

Thence, around said 187.8191 acre tract with the following two courses:

- 1) **South 59° 48' 46" West** a distance of **1190.00 feet** to an iron pin and cap set;
- 2) **South 03° 45' 24" East**, passing an iron pin and cap set at 2441.70 feet, a total distance of **2468.98 feet** to a railroad spike set at a deflection point in the centerline of said Gregg Road;

Thence, with the centerline of Gregg Road, **South 87° 14' 17" West** a distance of **691.88 feet** to a mag nail set at the Southeast corner of said 309.57 acre tract;

Thence, with the East line of said 309.57 acre tract, **North 04° 25' 39" West**, passing an iron pin and cap set at 29.10 feet, passing an iron pin and cap set in the South line of said Pennsylvania Lines, LLC (Railroad Right-of-Way) at 5947.84 feet, a total distance of **6053.82 feet** to an iron pin and cap set in the North line of said railroad Right-of-Way;

Thence, with the south line of said 309.57 acre tract in north line of said railroad Right-of-Way, **North 67° 06' 28" East** a distance of **128.52 feet** to an iron pin and cap previously set;

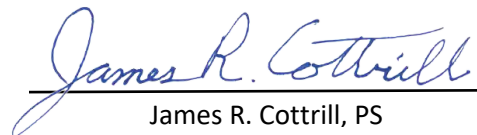
Thence, across said 309.57 acre tract, **North 22° 53' 32" West**, passing an iron pin and cap previously set at 379.44 feet, a total distance of **411.12 feet** returning to the **True Point of Beginning**, containing **208.1425 Acres** more or less, of which 5.8386 acres more or less is part of said 309.57 acre tract and 202.3039 acres more or less is all of said 198.75 acre tract, of which 0.3972 acres more or less is in the right-of-way of Gregg Road, 1.2611 acres more or less is in the right-of-way of State Route 142 and 4.2492 acres more or less is in the right-of-way of the railroad, leaving 202.2350 net acres more or less.

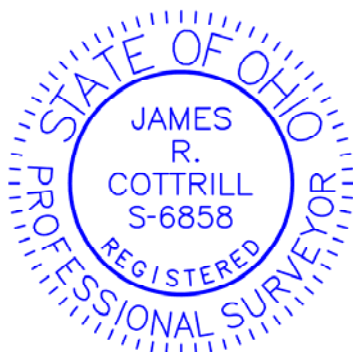
Bearings are based on a GPS observation on July 05, 2017, WGS 1984 Geodetic North.

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 Surveying"

This description is based on a field survey performed July of 2017 and revised January 28, 2020 by James R. Cottrill, PS registration #6858. (Job #S200105-208.1425)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

301.8337 Acre Tract

Surveyed for Adelsberger

The following described 301.8337 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8479 and 12128, being part of a 309.57 acre tract (Parcel 08-00002.000, Tract Three: Parcel 1) conveyed to James Lee and Elizabeth Anne Adelsberger, Joint Lives by Official Record 352 page 940, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 142 (60 feet right-of-way) and Gregg Road (County Road 43, 50 feet right-of-way);

Thence, with the centerline of State Route 142 with the following three courses:

- 1) North 68° 58' 32" East a distance of 3685.04 feet to an angle point;
- 2) North 69° 01' 01" East a distance of 2938.67 feet to an iron pin found at the Northeast corner of a 6.5367 acre tract conveyed to Jacob A and Alexis Gunn, Joint Lives by Official Record 336 page 2608, the northwest corner of said 309.57 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of State Route 142, **North 69° 01' 01" East** a distance of **998.63 feet** to a Mag Nail previously set;

Thence, across said 309.57 acre tract with the following two new courses:

- 1) **South 22° 53' 32" East**, passing an iron pin and cap previously set at 31.68 feet, a total distance of **438.47 feet** to an iron pin and cap set in the North line of the Pennsylvania Lines, LLC (Railroad Right-of-Way);
- 2) with the North line of said right-of-way, **North 67° 06' 28" East** a distance of **691.83 feet** to an iron pin and cap set at the Northwest corner of a 198.75 acre tract conveyed to James Lee and Elizabeth Anne Adelsberger, Joint Lives by Official Record 352 page 940;

Thence, with the West line of said 198.75 acre tract, **South 04° 25' 39" East**, passing an iron pin and cap set in the south right-of-way line of said Pennsylvania Lines, LLC (Railroad Right-of-Way) at 105.98 feet, passing an iron pin and cap set at 6024.17 feet, a total distance of **6053.82 feet** to a mag nail set in the centerline of Gregg Road;

Thence, with the centerline of Gregg Road, **South 86° 50' 26" West** a distance of **891.78 feet** to a mag nail set at the Southeast corner of a 38.77 acre tract conveyed to Jane E Berlin (3/4) and Jane E Berlin, Trustee (1/4) by Official Record 242 page 1201 and in the line between VMS 7628 and 8479;

Thence, around said 38.77 acre tract and VMS 7628 with the following three courses:

- 1) **North 16° 45' 37" West**, passing an iron pin and caps set at 66.07 feet and 414.47 feet, a total distance of **419.47 feet** to a 6 inch diameter wood fence post found;
- 2) **North 76° 30' 19" West** a distance of **1336.52 feet** to an iron pin and cap set;
- 3) **South 84° 21' 45" West** a distance of **660.76 feet** to an iron pin and cap set at the Southeast corner of a 163.708 acre tract conveyed to Kirk K Miller, Trustee and Susan M Miller, Trustee by Official Record 279 page 1253;

Thence, with the East line of said 163.708 acre tract, **North 08° 14' 57" East** a distance of **1904.36 feet** to a 1 inch solid iron bar found at the Southeast corner of a 74.2560 acre tract conveyed to Gary L and David T Scheiderer by Official Record 227 page 954;

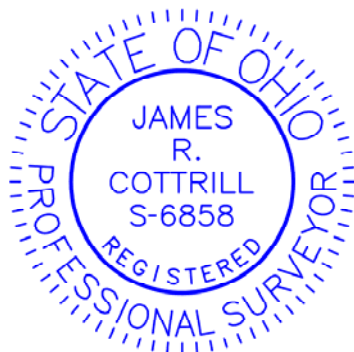
Thence, with the East line of said 74.2560 acre tract, **North 08° 20' 05" East**, passing iron pin and caps set at the south right-of-way at 2695.77 feet in the North right-of-way at 2812.71 feet of the said Pennsylvania Lines, LLC (Railroad Right-of-Way), passing an iron pin and cap set at 3330.42 feet, a total distance of **3364.37 feet** returning to the **True Point of Beginning**, containing **301.8337 Acres** more or less, of which 0.5134 acres more or less is in the right-of-way of Gregg Road, 0.6939 acres more or less is in the right-of-way of State Route 142 and 4.5671 acres more or less is in the right-of-way of the railroad, leaving 296.0593 net acres more or less.

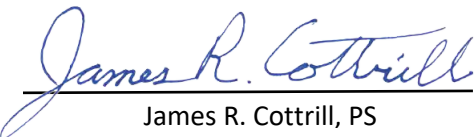
Bearings are based on a GPS observation on July 05, 2017, WGS 1984 Geodetic North.

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 Surveying"

This description is based on a field survey performed July of 2017 and revised January 28, 2020 by James R. Cottrill, PS registration #6858. (Job #S200105-301.8337)




James R. Cottrill, PS