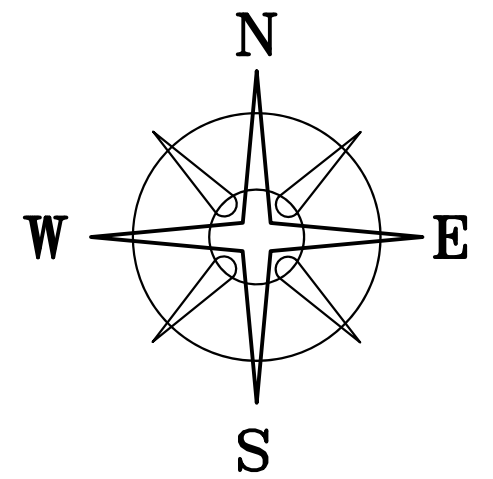


NOTE

COUNTY LINE ESTABLISHED BETWEEN IRON PIN FOUND IN THE CENTERLINE OF STATE ROUTE 41 AND A COUNTY STONE FOUND S 85°39'57" E 7246.32' FROM IRON PIN.

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ▲ DOUBLE ANGLE IRON FENCE POST (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- Ⓜ MADISON COUNTY MONUMENT 02-007 (FOUND)
- △ R/W MONUMENT FOUND
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "McCARTY & ASSOC." (FOUND)
- ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

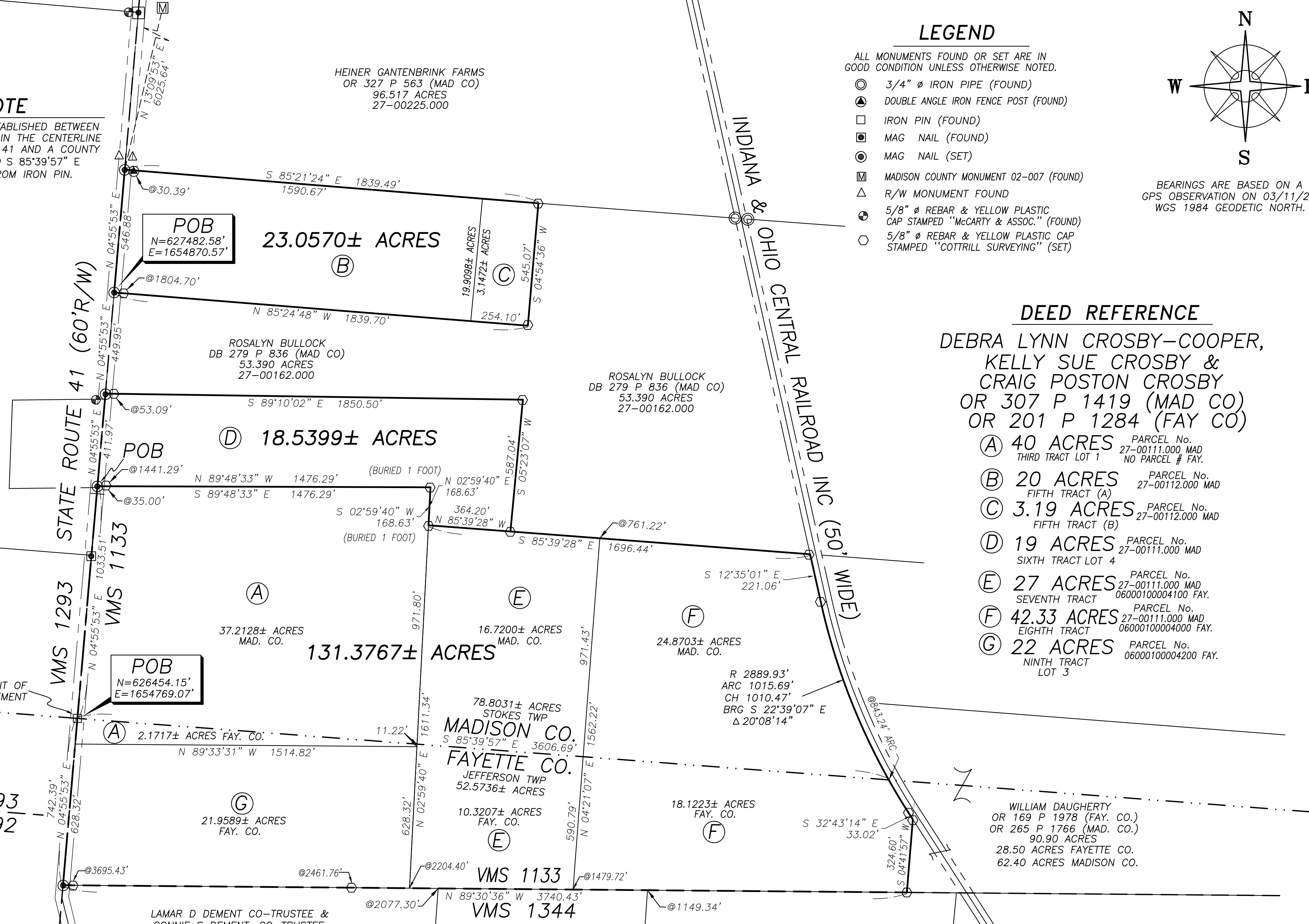


BEARINGS ARE BASED ON A GPS OBSERVATION ON 03/11/21 WGS 1984 GEODETIC NORTH.

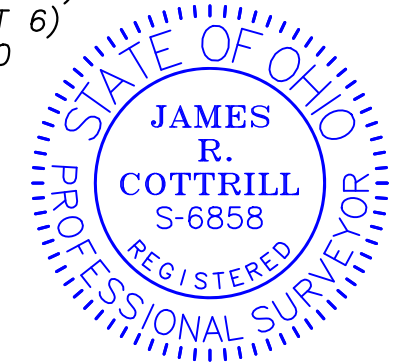
DEED REFERENCE

DEBRA LYNN CROSBY-COOPER,
KELLY SUE CROSBY &
CRAIG POSTON CROSBY
OR 307 P 1419 (MAD CO)
OR 201 P 1284 (FAY CO)

- Ⓐ 40 ACRES PARCEL No. 27-00111.000 MAD THIRD TRACT LOT 1 NO PARCEL # FAY.
- Ⓑ 20 ACRES PARCEL No. 27-00112.000 MAD FIFTH TRACT (A)
- Ⓒ 3.19 ACRES PARCEL No. 27-00112.000 MAD FIFTH TRACT (B)
- Ⓓ 19 ACRES PARCEL No. 27-00111.000 MAD SIXTH TRACT LOT 4
- Ⓔ 27 ACRES PARCEL No. 27-00111.000 MAD SEVENTH TRACT 06000100004100 FAY.
- Ⓕ 42.33 ACRES PARCEL No. 27-00111.000 MAD EIGHTH TRACT 06000100004000 FAY.
- Ⓖ 22 ACRES PARCEL No. 06000100004200 FAY. NINTH TRACT LOT 3



POINT OF COMMENCEMENT



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 03/23/2021

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

**131.3767±, 18.5399± & 23.0570± AC,
VMS 1133, STOKES TWP, MADISON CO,
JEFFERSON TWP, FAYETTE CO, OHIO.
SURVEYED FOR CROSBY-COOPER**

SCALE : 1"=300'	JOB No. S210201C	CREW: MW
300' 150' 0 300'	SURVEYED 03/2021	DWN BY: NC
	DRAWN 03/2021	CHECK: JRC

COTTRILL SURVEYING, INC

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

18.5399 Acre Tract Surveyed for Crosby-Cooper

The following described 18.5399 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1133, being all of a 19 acre tract (Parcel 27-00111.000) conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419 (Madison County), and being more particularly described as follows:

Commencing at an iron pin found at the intersection of the centerline of State Route 41 (60 feet right-of-way) with the line between Madison and Fayette County, said iron pin also being the line between VMS 1293 and 1133;

Thence, with the centerline of State Route 41 and said VMS line, North 04° 55' 53" East a distance of 1033.51 feet to a mag nail set at the Northwest corner of a 40 acre tract conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419 (Madison County) and Official Record 201 page 1284 (Fayette County), the Southwest corner of said 19 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of State Route 41 and said VMS line, **North 04° 55' 53" East** a distance of **411.97 feet** to a mag nail set at a corner to a 53.390 acre tract conveyed to Rosalyn Bullock by Deed Book 279 page 836;

Thence, with said 53.390 acre tract with the following two courses:

- 1) **South 89° 10' 02" East**, passing an iron pin and cap set at 53.09 feet, a total distance of **1850.50 feet** to an iron pin and cap set;
- 2) **South 05° 23' 07" West** a distance of **587.04 feet** to an iron pin and cap set in the North line of a 27 acre tract conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419 and Official Record 201 page 1284 (Fayette County);

Thence, with the North line of said 27 acre tract, **North 85° 39' 28" West** a distance of **364.20 feet** to an iron pin and cap set (buried 1 foot) in the East line of said Crosby-Cooper's 40 acre tract;

Thence, around said 40 acre tract with the following two courses:

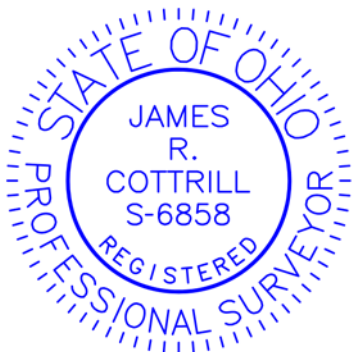
- 1) **North 02° 59' 40" East** a distance of **168.63 feet** to an iron pin and cap set (buried 1 foot);
- 2) **North 89° 48' 33" West**, passing an iron pin and cap set at 1441.29 feet, a total distance of **1476.29 feet** returning to the **True Point of Beginning**, containing **18.5399 Acres** more or less.


Bearings are based on a GPS observation on March 11, 2021, 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 March of 2021 by James R. Cottrill, PS registration #6858. (Job #S210201-18.5399)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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

23.0570 Acre Tract *Surveyed for Crosby-Cooper*

The following described 23.0570 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1133, being all of a 20 acre tract (Parcel 27-00112.000, Fifth Tract (A)) and all of a 3.19 acre tract (Parcel 27-00112.000, Fifth Tract (B)) both conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419 (Madison County), and being more particularly described as follows:

Commencing at an iron pin found at the intersection of the centerline of State Route 41 (60 feet right-of-way) with the line between Madison and Fayette County, said iron pin also being the line between VMS 1293 and 1133;

Thence, with the centerline of State Route 41 and said VMS line, North 04° 55' 53" East a distance of 1895.43 feet to a mag nail set at a corner of a 53.390 acre tract conveyed to Rosalyn Bullock by Deed Book 279 page 836, the Southwest corner of said 20 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of State Route 41 and said VMS line, **North 04° 55' 53" East** a distance of **546.88 feet** to a mag nail set at the Southwest corner of a 96.517 acre tract conveyed to Heiner Gantenbrink Farms by Official Record 327 page 563;

Thence, with the South line of said 96.517 acre tract, **South 85° 21' 24" East**, passing a double angle iron fence post found at 30.39 feet, passing the Northwest corner of said 3.19 acre tract at 1590.67 feet, a total distance of **1839.49 feet** to an iron pin and cap set at a corner to said Bullock's 53.390 acre tract;

Thence, with said 53.390 acre tract with the following two courses:

- 1) **South 04° 54' 36" West** a distance of **545.07 feet** to an iron pin and cap set;
- 2) **North 85° 24' 48" West**, passing the Southeast corner of said 20 acre tract at 254.10 feet, passing an iron pin and cap set at 1804.70 feet, a total distance of **1839.70 feet** returning to **True Point of Beginning**, containing **23.0570 Acres** more or less.

Bearings are based on a GPS observation on March 11, 2021, 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 March of 2021 by James R. Cottrill, PS registration #6858. (Job #S210201-23.0570)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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

131.3767 Acre Tract Surveyed for Crosby-Cooper

The following described 131.3767 acre tract is situated in the State of Ohio, Madison County, Stokes Township, and Jefferson Township, Fayette County, VMS 1133, being all of a 40 acre tract (Parcel 27-00111.000 (Madison County) and no parcel information (Fayette County), Third Tract, Lot 1), all of a 27 acre tract (Parcel 27-00111.000 (Madison County) and Parcel 06000100004100 (Fayette County), Seventh Tract), all of a 42.33 acre tract (Parcel 27-00111.000 (Madison County) and Parcel 06000100004000 (Fayette County), Eighth Tract) and all of a 22 acre tract (Parcel 06000100004200 (Fayette County), Ninth Tract, Lot 3) all conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419 (Madison County) and Official Record 201 page 1284 (Fayette County), and being more particularly described as follows:

Beginning at an iron pin found at the intersection of the centerline of State Route 41 (60 feet right-of-way) with the line between Madison and Fayette County, said iron pin also being the line between VMS 1293 and 1133 and being in the West line of said 40 acre tract;

Thence, with the centerline of State Route 41 and said VMS line, **North 04° 55' 53" East** a distance of **1033.51 feet** to a mag nail set at the Southwest corner of a 19 acre tract conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419 (Madison County);

Thence, with the said 19 acre tract with the following three courses:

- 1) **South 89° 48' 33" East**, passing an iron pin and cap set at 35.00 feet, a total distance of **1476.29 feet** to an iron pin and cap set (buried 1 foot);
- 2) **South 02° 59' 40" West** a distance of **168.63 feet** to an iron pin and cap set at the Northwest corner of said 27 acre tract;
- 3) **South 85° 39' 28" East**, passing an iron pin and cap set at a corner to a 53.390 acre tract conveyed to Rosalyn Bullock by Deed Book 279 page 836 (Madison County) at 364.20 feet, passing the Northwest corner of said 42.33 acre tract at 761.22 feet, a total distance of **1696.44 feet** to an iron pin and cap set in the West line of the Indiana & Ohio Central Railroad Inc (50 feet wide);

Thence, with the West line of said railroad with the following three courses:

- 1) **South 12° 35' 01" East** a distance of **221.06 feet** to an iron pin and cap set;
- 2) with a curve to the left, **radius of 2889.93 feet**, passing the Madison/Fayette County line at 843.24 feet, a total **Arc length of 1015.69 feet**, total chord bears South 22° 39' 07" East a chord distance of 1010.47 feet to an iron pin and cap set;
- 3) **South 32° 43' 14" East** a distance of **33.02 feet** to an iron pin and cap set in the West line of a 90.90 acre tract conveyed to William Daugherty by Official Record 169 page 1978 (Fayette County, 28.50 acres) and Official Record 265 page 1766 (Madison County, 62.40 acres) and in the line between VMS 1133 and 1344;

Thence, with the West line of said 90.90 acre tract and said VMS line, **South 04° 41' 57" West** a distance of **324.60 feet** to an iron pin and cap set in the North line of a 24.75 acre tract conveyed to Lamar D, Connie S and Craig M Dement, Trustees by Official Record 171 page 3214 (Fayette County);

Thence, with the North line of said 24.75 acre tract, **North 89° 30' 36" West**, passing the Northeast corner of a 22 acre tract conveyed to Lamar D, Connie S and Craig M Dement, Trustees by Official Record 171 page 3214 (Fayette County) at 1149.34 feet, passing the Southeast corner of said 27 acre tract at 1479.72 feet, passing the Northeast corner of a 40.00 acre tract conveyed to Lamar D Dement, Co-Trustee and Connie S Dement, Co-Trustee by a Official Record 203 page 1365 (Fayette County) at 2077.30 feet, passing the Southeast corner of said 22 acre tract at 2204.40 feet, passing iron pin and caps set at 2461.76 feet and 3695.43 feet, a total distance of

3740.43 feet to a mag nail set in the centerline of State Route 41 and being the Southwest corner of VMS 1133;

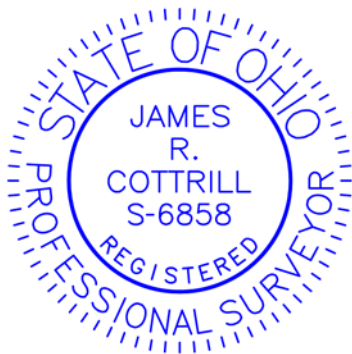
Thence, with the centerline of State Route 41 and with said VMS line, **North 04° 55' 53" East**, passing the Southwest corner of said 40 acre tract at 628.32 feet, a total distance of **742.39 feet** returning to the **Point of Beginning**, containing **131.3767 Acres** more or less, of which 39.3845 acres more or less is all of said 40 acre tract (37.2128 acres more or less in Madison County and 2.1717 acres more or less in Fayette County), 27.0407 acres more or less is all of said 27 acre tract (16.7200 acres more or less in Madison County and 10.3207 acres more or less in Fayette County), 42.9926 acres more or less is all of said 42.33 acre tract (24.8703 acres more or less in Madison County and 18.1223 acres more or less in Fayette County), and 21.9589 acres more or less is all of said 22 acre tract, ALSO 78.8031 acres more or less is in Madison County Stokes Township and 52.5746 acres more or less is in Fayette County Jefferson Township.

Bearings are based on a GPS observation on March 11, 2021, 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 March of 2021 by James R. Cottrill, PS registration #6858. (Job #S210201-131.3891)




James R. Cottrill, PS #6858