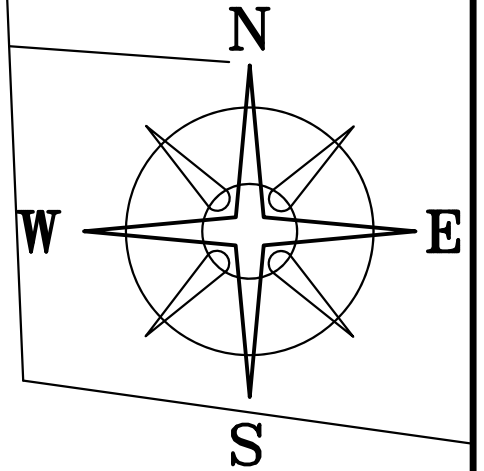
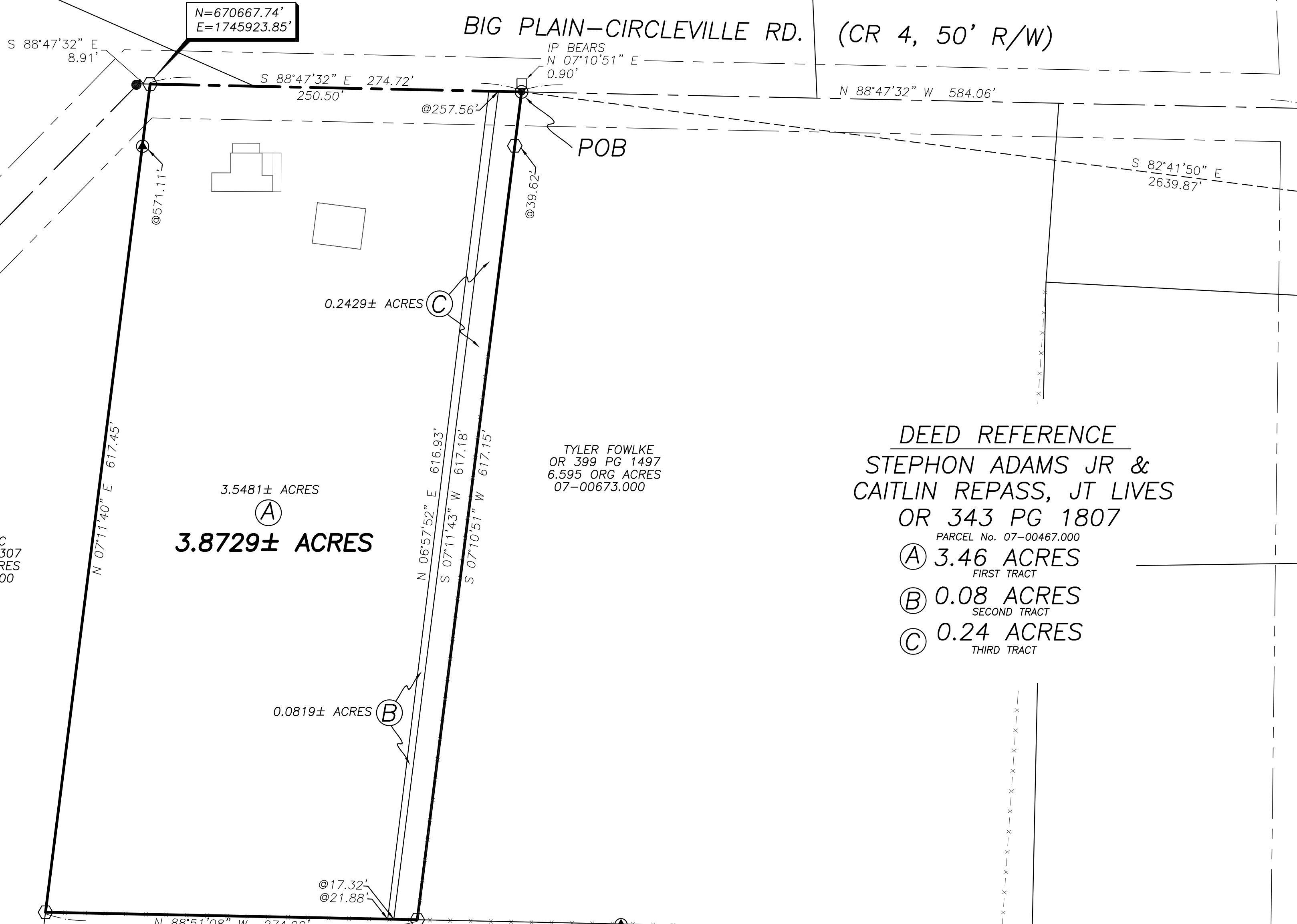


BEARINGS BASED ON THE SOUTH LINE OF BIG PLAIN-CIRCLEVILLE ROAD
(SOUTH 82° EAST) AS DESCRIBED IN PLAT BOOK 1 PAGE 41.



BIG PLAIN-CIRCLEVILLE RD. (CR 4, 50' R/W)

WEST JEFFERSON-KIOUSVILLE RD. (CR 22, 45' R/W)



IAI USA LLC
OR 235 PG 307
202.4716 ACRES
07-00416.000

3.5481± ACRES
3.8729± ACRES

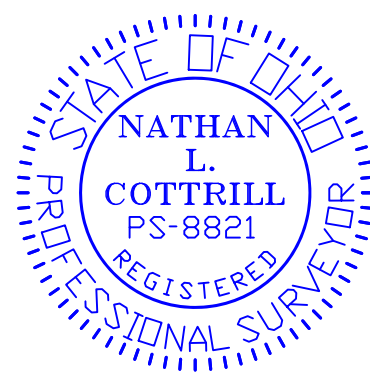
TYLER FOWLKE
OR 399 PG 1497
6.595 ORG ACRES
07-00673.000

DEED REFERENCE
STEPHON ADAMS JR &
CAITLIN REPASS, JT LIVES
OR 343 PG 1807
PARCEL No. 07-00467.000
(A) 3.46 ACRES
FIRST TRACT
(B) 0.08 ACRES
SECOND TRACT
(C) 0.24 ACRES
THIRD TRACT

IAI USA LLC
OR 235 PG 307
20.4896 ACRES
07-00368.002

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ 10" WOOD FENCE POST (FOUND)
- IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND)
- ◆ PK NAIL (FOUND)
- △ COUNTY MONUMENT (02-012)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 11/02/22

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

3.8729± ACRES,
VMS 5433, FAIRFIELD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ADAMS

SCALE : 1" = 60'
60' 30' 0' 60'
JOB No. S221016 CREW: MW,AM
SURVEYED 10/31/22 DWN BY: NC
DRAWN 11/01/22 CHECK: RC

COTTRILL SURVEYING, INC

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

3.8729 Acre Tract Surveyed for Adams

The following described 3.8729 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, being all of a 3.46 acre tract (Parcel 0700467.000, First Tract), all of a 0.08 acre tract (Parcel 0700467.000, Second Tract) and all of a 0.24 acre tract (Parcel 0700467.000, Third Tract) all conveyed to Stephon Adams Jr and Caitlin Repass, Joint Lives by Official Record 343 page 1807, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Big Plain-Circleville Road (County Road for, 50 feet right-of-way) at the Northwest corner of a 6.595 original acre tract conveyed to Tyler Fowlke by Official Record 399 page 1497 and the Northeast corner of said 0.24 acre tract, said mag nail bears North 88° 47' 32" West a distance of 584.06 feet from a railroad spike found at the centerline intersection of Big Plain-Circleville Road and West Jefferson-Kiousville Road (County Road 22, 45 feet right-of-way);

Thence, with the West line of said 6.595 original acre tract, **South 07° 10' 51" West**, passing an iron pin and cap set at 39.62 feet, a total distance of **617.15 feet** to an iron pin and cap set in the North line of a 20.4896 acre tract conveyed to IAI USA LLC by Official Record 235 page 307;

Thence, with the North line of said 20.4896 acre tract, **North 88° 51' 08" West**, passing the Southeast corner of said 0.08 acre tract at 17.32 feet, passing the Southeast corner of said 3.46 acre tract at 21.88 feet, a total distance of **274.90 feet** to an iron pin and cap set in the East line of a 202.4716 acre tract conveyed to IAI USA LLC by Official Record 235 page 307;

Thence, with the East line of said 202.4716 acre tract, **North 07° 11' 40" East**, passing a 10 inch wood fence post found at 571.11 feet, a total distance of **617.45 feet** to an iron pin and cap set in the centerline of Big Plain-Circleville Road;

Thence, with the centerline of Big Plain-Circleville Road, **South 88° 47' 32" East**, passing the Northwest corner of said 0.08 acre tract at 250.50 feet, passing the Northwest corner of said 0.24 acre tract at 257.56 feet, a total distance of **274.72 feet** returning to the **Point of Beginning**, containing **3.8729 Acres** more or less, of which 3.5481 acres more or less is all of said 3.46 acre tract, 0.0819 acres more or less is all of said 0.08 acre tract and 0.2429 acres more or less is all of said 0.24 acre tract.


Bearings are based on the South line of Big Plain-Circleville Road (South 82° East) as described in Plat Book 1 page 41.

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 October 31, 2022 by Nathan L. Cottrill, PS registration #8821.




Nathan L. Cottrill, PS #8821
(Job #S221016-3.8729)