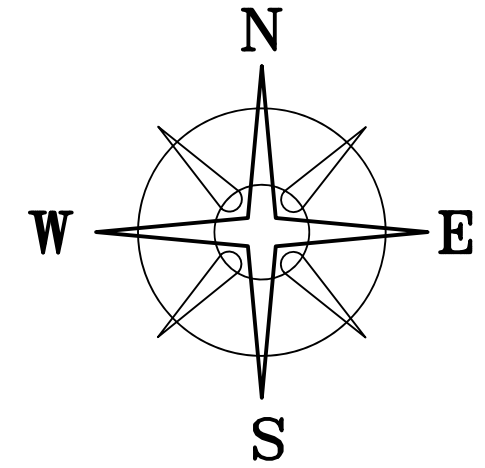


BASES OF BEARING IS THE NORTH LINE OF THE STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES 138.849 ACRE TRACT (N 86°29'11" E) AS DESCRIBED IN OR 319 P 2636



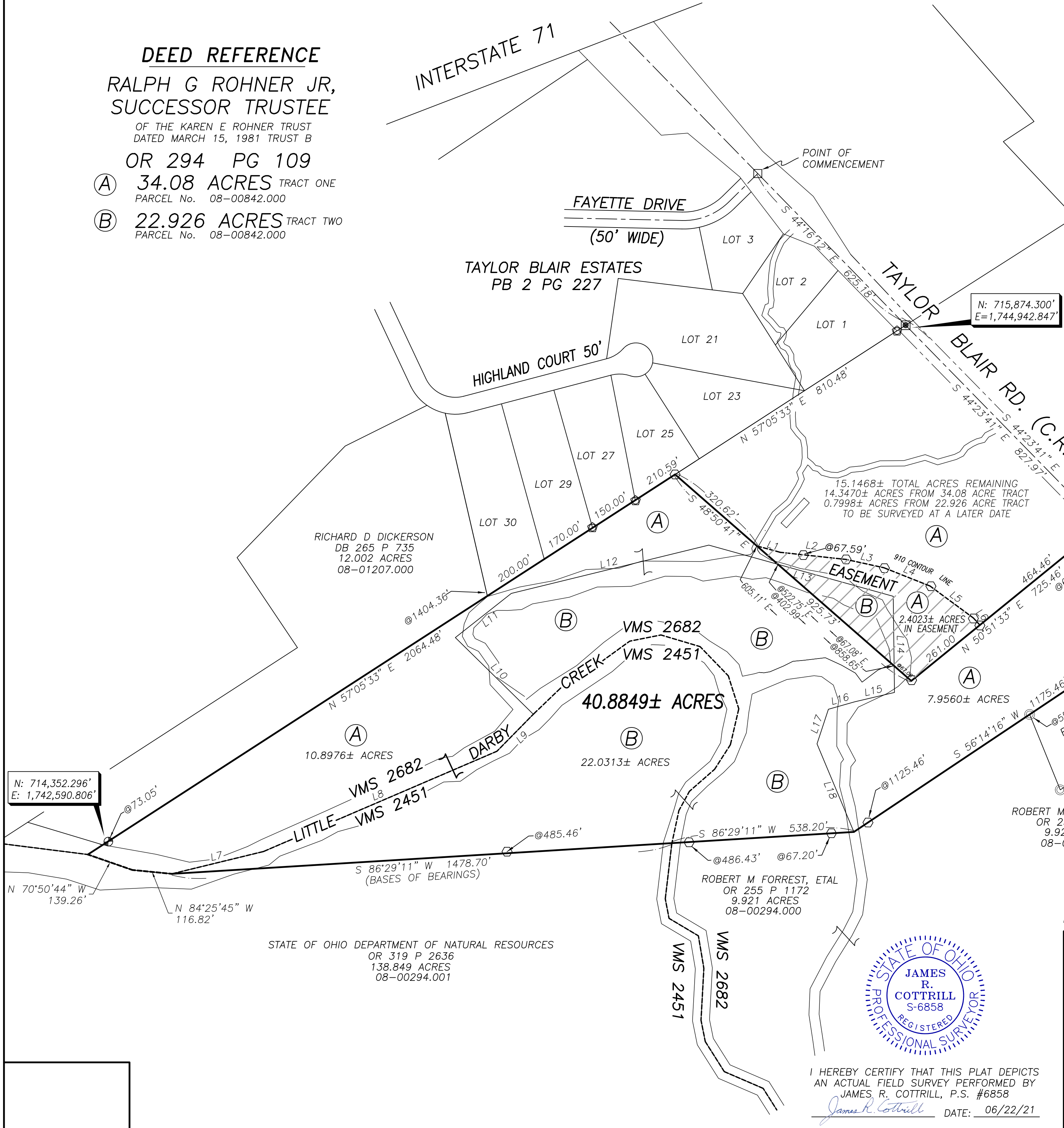
**DEED REFERENCE**

**RALPH G ROHNER JR,  
SUCCESSOR TRUSTEE**

OF THE KAREN E ROHNER TRUST  
DATED MARCH 15, 1981 TRUST B

OR 294 PG 109

- (A) 34.08 ACRES TRACT ONE  
PARCEL No. 08-00842.000
- (B) 22.926 ACRES TRACT TWO  
PARCEL No. 08-00842.000



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 74°44'44" E | 71.54'   |
| L2   | S 83°49'33" E | 195.26'  |
| L3   | S 77°38'10" E | 114.18'  |
| L4   | S 68°23'21" E | 146.74'  |
| L5   | S 53°35'02" E | 159.06'  |
| L6   | S 42°25'22" E | 28.09'   |
| L7   | N 76°19'18" E | 278.55'  |
| L8   | N 66°45'27" E | 749.76'  |
| L9   | N 44°30'27" E | 153.12'  |
| L10  | N 45°29'33" W | 322.74'  |
| L11  | N 51°45'27" E | 210.54'  |
| L12  | N 76°15'27" E | 599.94'  |
| L13  | S 74°29'33" E | 564.96'  |
| L14  | S 00°44'33" E | 283.80'  |
| L15  | S 76°45'27" W | 120.78'  |
| L16  | S 74°15'27" W | 80.52'   |
| L17  | S 18°15'27" W | 107.58'  |
| L18  | S 22°44'33" E | 281.82'  |

LINES L2-L6 FOLLOW THE 910' CONTOUR LINES

15.1468± TOTAL ACRES REMAINING  
14.3470± ACRES FROM 34.08 ACRE TRACT  
0.7998± ACRES FROM 22.926 ACRE TRACT  
TO BE SURVEYED AT A LATER DATE

RICHARD D DICKERSON  
DB 265 P 735  
12.002 ACRES  
08-01207.000

N: 715,874.300'  
E: 1,744,942.847'

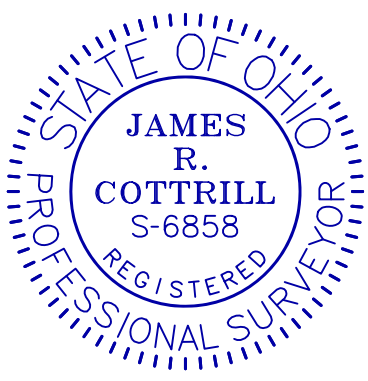
**TPOB**  
N: 715,032.267'  
E: 1,745,767.283'

N: 714,352.296'  
E: 1,742,590.806'

N 70°50'44" W 139.26'  
N 84°25'45" W 116.82'

STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES  
OR 319 P 2636  
138.849 ACRES  
08-00294.001

**40.8849± ACRES**



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
James R. Cottrill DATE: 06/22/21

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 1/2" Ø IRON PIPE (FOUND)
  - IRON PIN (FOUND)
  - MAG NAIL (SET OVER IRON PIN FOUND)
  - MAG NAIL (SET)
  - ⊕ 1" Ø IRON PIPE & ALUMINUM CAP STAMPED "NCB 5969" (FOUND)
  - ⊕ 1" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "NCB 5969" (FOUND)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - "E" PERTINENT TO EASEMENT

REVISED 3/26/21; 6/7/21

**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

**40.8849± ACRES,  
VMS 2451 & 2682, JEFFERSON TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR RALPH ROHNER**

|                   |                 |                |
|-------------------|-----------------|----------------|
| SCALE : 1" = 200' | JOB No. S210106 | CREW: MW       |
| 200' 100' 0 200'  | SURVEYED 3/2021 | DWN BY: JRC,MW |
|                   | DRAWN 3/2021    | CHECK: NC      |

# **COTTRILL SURVEYING, INC**

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

## **40.8849 Acre Tract Surveyed for Ralph Rohner**

The following described 40.8849 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2451 and 2682, being part of a 34.08 acre tract (Parcel 08-00842.000, Tract One) and part of a 22.926 acre tract (Parcel 08-00842.000, Tract Two) both conveyed to Ralph G Rohner, Jr, Successor Trustee of the Karen E Rohner Trust dated March 15, 1981, Trust B by Official Record 294 page 109, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Taylor Blair Road (County Road 14, 50 feet right-of-way and Fayette Drive (50 feet wide);

Thence, with the centerline of Taylor Blair Road with the following two courses:

- 1) South 44° 16' 12" East a distance of 625.18 feet to a mag nail set over an iron pin found at the North corner of said 34.08 acre tract;
- 2) South 44° 23' 41" East a distance of 1178.51 feet to a mag nail set over an iron pin found at the North corner of a 0.470 acre tract conveyed to Robert M Forrest, et al. by Official Record 255 page 1172, the East corner of said 34.08 acre tract and being the **True Point of Beginning**;

Thence, with the Northwest line of said 0.470 acre tract, **South 56° 14' 16" West**, passing an iron pin and cap set at 25.50 feet, passing the North corner of a 2.764 acre tract conveyed to Robert M Forrest, et al. by Official Record 255 page 1172 at 117.50 feet, passing a 1/2 inch diameter iron pipe found at the North corner of a 9.921 acre tract conveyed to Robert M Forrest, et al. by Official Record 255 page 1172 at 551.59 feet, passing an iron pin and cap set at 1125.46 feet, a total distance of **1175.46 feet** to the Southeast corner of said 22.926 acre tract;

Thence, with the North line of said 9.921 acre tract, **South 86° 29' 11" West**, passing iron pin and caps set at 67.20 feet and 486.43 feet, a total distance of **538.20 feet** to the Northeast corner of a 138.849 acre tract conveyed to the State of Ohio Department of Natural Resources by Official Record 319 page 2636, in the centerline of Little Darby Creek and in the line between VMS 2682 and 2451;

Thence, with the North line of said 138.849 acre tract with the following three courses:

- 1) **South 86° 29' 11" West**, passing an iron pin and cap set at 485.26 feet, a total distance of **1478.70 feet** to the centerline of Little Darby Creek, and in the line between VMS 2682 and 2451 and a corner to said 34.08 acre tract;
- 2) with said VMS line and the center of Little Darby Creek, **North 84° 25' 45" West** a distance of 116.82 feet to a point;
- 3) **North 70° 50' 44" West** a distance of **139.26 feet** to the South corner of a 12.002 acre tract conveyed to Richard D Dickerson by Deed Book 265 page 735;

Thence, with the Southeast line of said 12.002 acre tract, **North 57° 05' 33" East**, passing a 1 inch diameter iron pipe and yellow plastic cap stamped "NCB 5969" found at 73.05 feet, passing the South corner of Lot 30 of Taylor Blair Estates as

recorded in Plat Book 2 page 227 at 1404.36 feet, passing 1 inch diameter iron pipes and aluminum cap stamped "NCB 5969" found at 1774.36 feet and 1924.36 feet, a total distance of **2064.48 feet** to an iron pin and cap set in the Southeast line of Lot 25 of said subdivision;

Thence, across said 34.08 acre tract with the following two new courses:

- 1) **South 48° 50' 41" East**, passing the line between said 34.08 acre tract and 22.926 acre tract at 402.99 feet and again at 858.65 feet, a total distance of **925.73 feet** to an iron pin and cap set;
- 2) **North 50° 51' 33" East**, passing an iron pin and caps set at 261.00 feet and 695.92 feet, a total distance of **725.46 feet** to a mag nail set in the centerline of Taylor Blair Road;

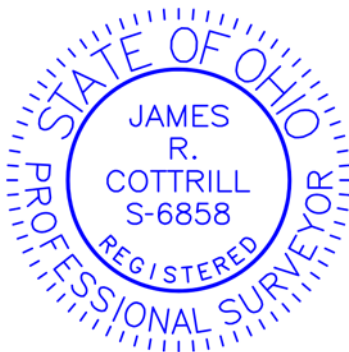
Thence, with the centerline of Taylor Blair Road, **South 44° 23' 41" East** a distance of **350.54 feet** returning to the **True Point of Beginning**, containing **40.8849 Acres** more or less, of which 18.8536 acres more or less is part of said 34.08 acre tract and 22.0313 acres more or less is part of said 22.926 acre tract.

Bearings are based on the North line of a 138.849 acre tract (North 50° 36' 53" West) as described in Official Record 319 page 2636.

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 #S210106-40.8849)



*James R. Cottrill*  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## EASEMENT Surveyed for Ralph Rohner

The following described 2.4023 acre Easement is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2682, being part of a 34.08 acre tract (Parcel 08-00842.000, Tract One) and part of a 22.926 acre tract (Parcel 08-00842.000, Tract Two) both conveyed to Ralph G Rohner, Jr, Successor Trustee of the Karen E Rohner Trust dated March 15, 1981, Trust B by Official Record 294 page 109, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Taylor Blair Road (County Road 14, 50 feet right-of-way and Fayette Drive (50 feet wide);

Thence, with the centerline of Taylor Blair Road with the following two courses:

- 1) South 44° 16' 12" East a distance of 625.18 feet to a mag nail set over an iron pin found at the North corner of said 34.08 acre tract;
- 2) South 44° 23' 41" East a distance of 827.97 feet to a mag nail set

Thence, across said 34.08 acre tract, South 50° 51' 33" West a distance of 725.46 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, across said 34.08 acre tract, **North 48° 50' 41" West**, passing the line between said 34.08 acre tract and 22.926 acre tract at 67.08 feet and again at 522.74 feet, a total distance of **605.11 feet** to a point in the 910' contour line;

Thence, continuing across said 34.08 acre tract and with said 910' contour line with the following six courses:

- 1) **South 74° 44' 44" East** a distance of **71.54 feet** to a point;
- 2) **South 83° 49' 33" East**, passing an iron pin and cap set at 67.59 feet, a total distance of **195.26 feet** to an iron pin and cap set;
- 3) **South 77° 38' 10" East** a distance of **114.18 feet** to an iron pin and cap set;
- 4) **South 68° 23' 21" East** a distance of **146.74 feet** to an iron pin and cap set;
- 5) **South 53° 35' 02" East** a distance of **159.06 feet** to an iron pin and cap set;
- 6) **South 42° 25' 22" East** a distance of **28.09 feet** to an iron pin and cap set;

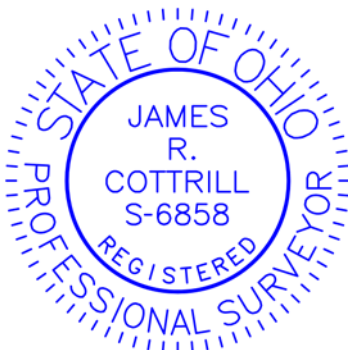
Thence, leaving said 910' contour and continuing across said 34.08 acre tract, **South 50° 51' 33" West** a distance of **261.00 feet** returning to the **True Point of Beginning**, containing **2.4023 Acres** more or less, of which 1.6025 acres more or less is part of said 34.08 acre tract and 0.7998 acres more or less is part of said 22.926 acre tract.

Bearings are based on the North line of a 138.849 acre tract (North 50° 36' 53" West) as described in Official Record 319 page 2636.

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 #S210106-EASE)



*James R. Cottrill*

James R. Cottrill, PS #6858