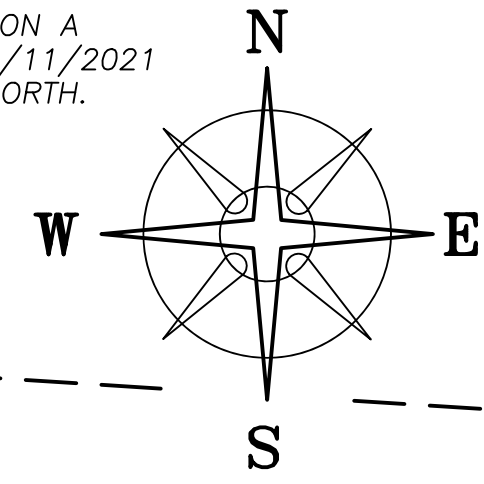


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 03/11/2021
WGS 1984 GEODETIC NORTH.



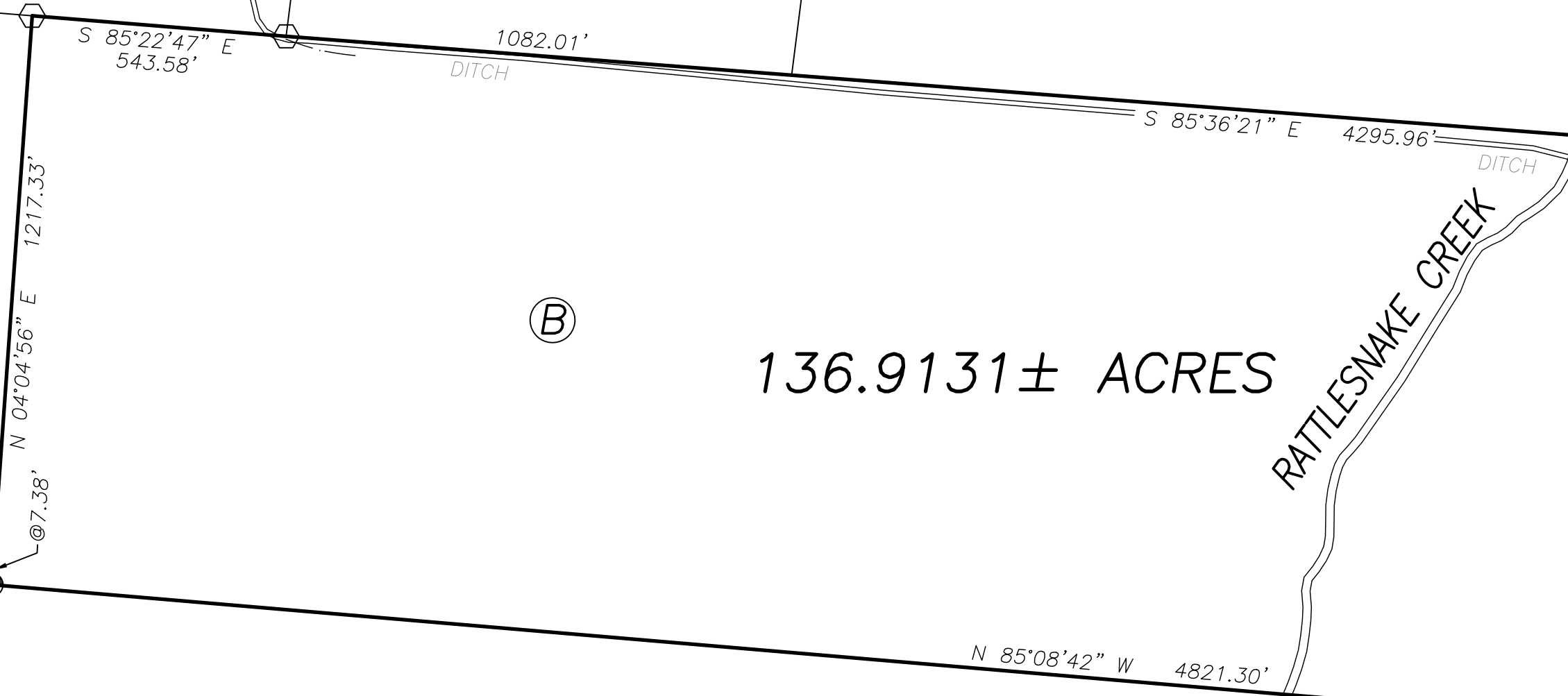
VMS 9124
VMS 1293

DEBRA LYNN CROSBY-COOPER,
KELLY SUE CROSBY &
CRAIG POSTON CROSBY
OR 307 P 1419
50 ACRES (FIRST TRACT)
27-00110.000

JEFFREY C & PATRICIA A TAYLOR
OR 283 P 1993
76.52 ACRES (TRACT I)
27-00125.000
241.503 ACRES (AUDITOR)

JEFFREY C & PATRICIA A TAYLOR
OR 283 P 1993
100.65 ORIG. ACRES
27-00125.000
241.503 ACRES (AUDITOR)

JOHN MARK GOSSARD &
LAURA A STEPP, CO TRUSTEES
OF THE GOSSARD FAMILY
REVOCABLE TRUST
OR 374 P 1480
100.00 ACRES
27-00056.000



136.9131± ACRES (B)

7.7647± ACRES (A)

TPOB
N=630829.11'
E=1655200.91'

DEED REFERENCE

DEBRA LYNN CROSBY-COOPER,
KELLY SUE CROSBY &
CRAIG POSTON CROSBY

OR 307 P 1419

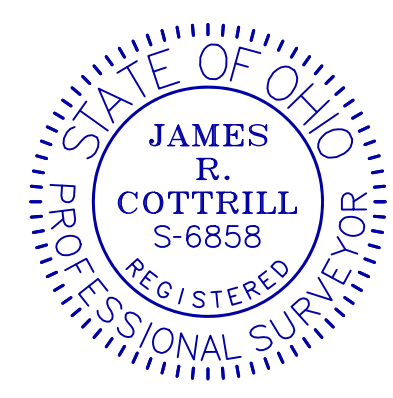
(A) 7.36 ACRES
FOURTH TRACT (A)

(B) 136.17 ACRES
FOURTH TRACT (B)

GLOBAL AG PROPERTIES USA LLC
444.527 ACRES
OR 272 P 336
27-00185.000

LEGEND

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

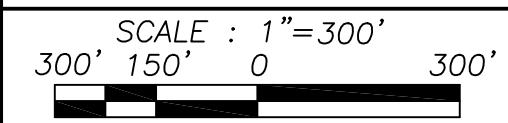


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 03/23/2021

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

136.9131± ACRES,
VMS 1293, STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CROSBY-COOPER



SCALE : 1"=300'	JOB No. S210201B	CREW: MW
	SURVEYED 03/2021	DWN BY: JRC
	DRAWN 03/2021	CHECK: NC

MADISON COUNTY
FAYETTE COUNTY

STATE ROUTE 41 (60'R/W)
VMS 1133

POINT OF COMMENCEMENT

COTTRILL SURVEYING, INC

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

7.7647 Acre Tract Surveyed for Crosby-Cooper

The following described 7.7647 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1293, being all of a 7.36 acre tract (Parcel 27-00110.000, Fourth Tract (B)) conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419, 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 being in the line between VMS 1293 and 1133;

Thence, with the centerline of State Route 41 and said VMS line with the following two courses:

- 1) North 04° 55' 53" East a distance of 3142.61 feet to the Southeast corner of a 136.17 acre tract conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419,
- 2) North 04° 55' 53" East a distance of 1254.00 feet to a mag nail set at the Northeast corner of said 136.17 acre tract, the Southeast corner of said 7.36 acre tract, and being the **True Point of Beginning**;

Thence, with the North line of said 136.17 acre tract, **North 85° 36' 21" West**, passing an iron pin and cap set at 30.00 feet, a total distance of **796.95 feet** to a large rock found corner to a 100.65 original acre tract conveyed to Jeffrey C and Patricia A Taylor by Official Record 283 page 1993;

Thence, with said 100.65 original acre tract with the following two courses:

- 1) **North 15° 06' 48" East**, passing an iron pin and cap set at 2.00 feet, a total distance of **442.53 feet** to an iron pin and cap set;
- 2) **South 87° 32' 15" East**, passing an iron pin and cap set at 680.61 feet, a total distance of **719.36 feet** to a mag nail set over an iron pin found in the centerline of State Route 41 and in the line between VMS 1293 and 1133;

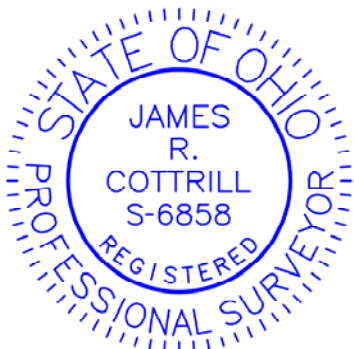
Thence, with the centerline of State Route 41 and said VMS line, **South 04° 55' 53" West** a distance of **459.08 feet** returning to the **True Point of Beginning**, containing **7.7647 Acres** more or less.

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 #S210201-7.7647)



A handwritten signature in blue ink that reads "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

136.9131 Acre Tract Surveyed for Crosby-Cooper

The following described 136.9131 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1293, being all of a 136.17 acre tract (Parcel 27-00110.000, Fourth Tract (A)) conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419, 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 3142.61 feet to the Northeast corner of a 444.527 acre tract conveyed to Global Ag Properties USA LLC by Official Record 272 page 336, the Southeast corner of said 136.17 acre tract, and being the **True Point of Beginning**;

Thence, with said 444.527 acre tract with the following two courses:

- 1) **North 85° 08' 42" West**, passing a mag nail found at 0.22 feet, passing a 5/8 inch diameter rebar found at 29.08 feet, passing a double angle iron fence post found at 30.19 feet, a total distance of **4821.30 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "McCarty & Assoc." found;
- 2) **North 04° 04' 56" East**, passing the Southeast corner of a 100.00 acre tract conveyed to John Mark Gossard and Laura A Stepp, Co-Trustees of the Gossard Family Revocable Trust by Official Record 374 page 1480 at 7.38 feet, a total distance of **1217.33 feet** to an iron pin and cap set in the South line of a 50 acre tract conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419;

Thence, with the South line of said 50 acre tract, **South 85° 22' 47" East** a distance of **543.58 feet** to an iron pin and cap set at the Southwest corner of a 76.52 acre tract conveyed to Jeffrey C and Patricia A Taylor by Official Record 283 page 1993;

Thence, with the South line of said 76.52 acre tract, **South 85° 36' 21" East**, passing the Southwest corner of a 100.65 original acre tract conveyed to Jeffrey C and Patricia A Taylor by Official Record 283 page 1993 at 1082.01 feet, passing an iron pin and cap set at 3497.00 feet, passing the Southwest corner of a 7.36 acre tract conveyed to Debra Lynn Crosby-Cooper, Kelly Sue Crosby and Craig Poston Crosby by Official Record 307 page 1419 at 3499.00 feet, passing an iron pin and cap set at 4265.96 feet, a total distance of **4295.96 feet** to a mag nail set in the centerline of State Route 41 and in the line between VMS 1293 and 1133;

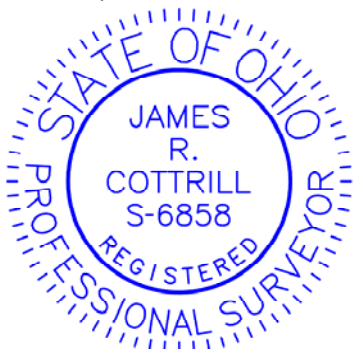
Thence, with the centerline of State Route 41 and said VMS line, **South 04° 55' 53" West** a distance of **1254.00 feet** returning to the **True Point of Beginning**, containing **136.9131 Acres** more or less.

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 #S210201-136.9131)



James R. Cottrill

James R. Cottrill, PS #6858