

EASEMENTS FROM TITLE COMMITMENT

TITLE COMMITMENT/POLICY NUMBER: NCS-1127030-COL
SHELL PETROLEUM CORP. DB 124 P 405: DOES NOT PERTAIN TO SUBJECT TRACT
OHIO EDISON CO. DB 156 P 288: DOES NOT PERTAIN TO SUBJECT TRACT
TEMPORARY R/W AGREEMENT DB 186 P 304: AGREEMENT HAS EXPIRED
OHIO EDISON CO. DB 183 P 246: DOES NOT PERTAIN TO SUBJECT TRACT
OHIO EDISON CO. OR 34 P 48: DOES NOT PERTAIN TO SUBJECT TRACT
DAVID A THOMAS EASEMENT OR 123 P 1151: DOES NOT PERTAIN TO SUBJECT TRACT
DAVID A THOMAS EASEMENT OR 162 P 516: DOES NOT PERTAIN TO SUBJECT TRACT
ROMAN CATHOLIC BISHOP OF THE DIOCESE OF COLUMBUS OR 189 P 2187: DOES NOT PERTAIN TO SUBJECT TRACT
PIPELINE R/W MAD. ENERGY COOP. ASSOC., INC OR 318 P 716:
1) 10' PERMANENT EASEMENT: AS SHOWN
2) 30' TEMPORARY EASEMENT DURING CONSTRUCTION, MAINTENANCE, REPAIR, & REMOVAL: AS SHOWN
ACCESS FARMING AND UTILITY EASEMENT AGREEMENT OR 374 P 1380: PERTAIN TO SUBJECT TRACT.
SUB-SURFACE WATER & FIBER OPTIC LINE EASEMENT MAD. COMMISSIONERS OR 394 P 1113: AS SHOWN

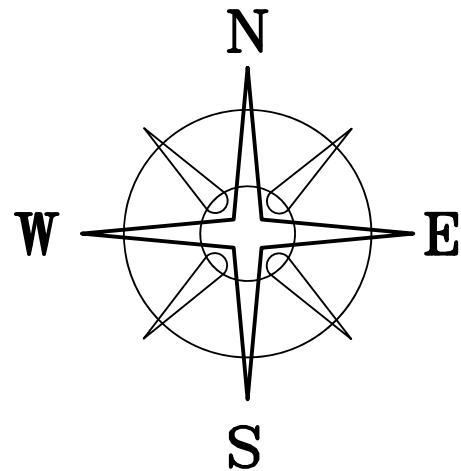
ALTA/NSPS SURVEY

DEED REFERENCE

DONALD K MITCHELL & JEFFREY D MITCHELL, CO-TRUSTEES OF THE M MAXINE MITCHELL 12/26/2012 IRREVOCABLE GRANTOR TRUST OR 283 P 2187 8.223 ACRES 08-00902.006



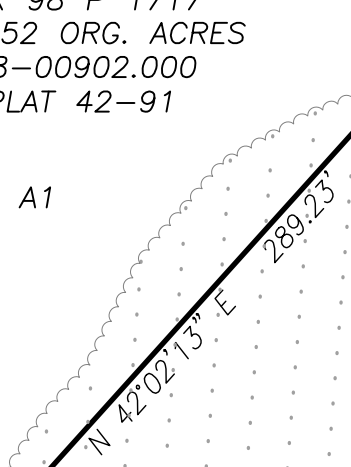
ONLY APPARENT AND UNDERGROUND UTILITIES MARKED BY OUPS TICKET A216400630-00A WERE LOCATED.



BEARINGS ARE BASED ON A GPS OBSERVATION ON 05/31/18 WGS 1984 GEODETIC NORTH.

EMMETT M SCHROCK OR 98 P 1717 169.152 ORG. ACRES 08-00902.000 PLAT 42-91

CURRENT ZONING: A1



WOODS

DONALD K MITCHELL & JEFFREY D MITCHELL CO TRUSTEES OF THE M MAXINE MITCHELL 12/26/2012 IRREVOCABLE GRANTOR TRUST OR 283 P 2197 8.223 ACRES 08-00902.007 CURRENT ZONING: A1

PLAT 73-12 16.446 ACRES

N=717420.88' E=1726737.11'

CURRENT ZONING: C2

8.2235± ACRES (BY THIS SURVEY)



CURRENT ZONING: PID

NOTES

VMS LINES SCALED FROM GIS NO APPARENT ENCROACHMENTS SEE ATTACHED FOR LEGAL DESCRIPTION FEMA FLOOD ZONE: X

15.000 ACRES PLAT 34-91 08-00902.001

AGNL TRACTOR III (OH-1) LLC OR 376 P 2207 10.438 ACRES 08-00902.003 PLAT 105-96



This is to certify that this map or plat and the survey on which it is based ("Survey") were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1, 2, 3, 4, 6 (a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that, in my professional opinion, as a land surveyor registered in the state of Ohio, the Relative Positional Accuracy of this Survey does not exceed that which is specified therein. The field work was completed on June 20, 2022.

Nathan L. Cottrill signature and name: NATHAN L COTTRILL, P.S. #8821

DATE: 08/04/22

N=716446.02' E=1725841.06'

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- MONUMENT BOX (FOUND)
5/8" Ø IRON PIN (FOUND)
MAG NAIL (FOUND)
5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS 6140" (FOUND)
5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
WATER VAULVE
FIRE HYDRANT
UNDERGROUND GAS LINE
WATER LINE
OVERHEAD POWER LINES
OVERHEAD TELEPHONE/COMMUNICATIONS

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

8.2235± ACRES, VMS 7829 & 12918, JEFFERSON TWP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR MITCHELL

SCALE: 1" = 100' JOB No. S220605 CREW: MW SURVEYED 06/2022 DWN BY: JRC DRAWN 06/2022 CHECK: NC

# COTTRILL SURVEYING, INC

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

## 8.2235 Acre Tract Surveyed for Mitchell

The following described 8.2235 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 7829 and VMS 12918, being all of an 8.223 acre tract (Parcel 08-00902.006) conveyed to Donald K Mitchell and Jeffrey D Mitchell, Co-Trustees of the M Maxine Mitchell 12/26/2012 Revocable Grantor Trust by Official Record 283 page 2187, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of US Route 42 (60 feet right-of-way) at the South corner of an 8.223 acre tract conveyed to Donald K Mitchell and Jeffrey D Mitchell, Co-Trustees of the M Maxine Mitchell 12/26/2012 Revocable Grantor Trust by Official Record 283 page 2187 in the East corner of said 8.223 acre tract, said mag nail bears South 42° 02' 34" West a distance of 993.07 feet from a monument box found at the centerline intersection of US Route 42 with State Route 29 (60 feet right-of-way);

Thence, with the centerline of US Route 42, **South 42° 02' 34" West** a distance of **331.05 feet** to a mag nail found at the East corner of a 10.438 acre tract conveyed to AGNL Tractor III (OH-1) LLC by Official Record 376 page 2207;

Thence, with the Northeast line of said 10.438 acre tract, **North 47° 57' 07" West**, passing a 5/8 inch diameter iron pin found at 30.01 feet, a total distance of **1155.00 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found in the Southwest line of a 169.152 original acre tract conveyed to Emmett M Schrock by Official Record 98 page 1717;

Thence, with the Southeast line of said 169.152 original acre tract, **North 42° 02' 13" East** a distance of **289.23 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at the Northwest corner common to said 8.223 acre tracts;

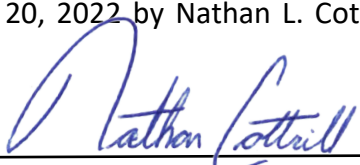
Thence, with the line between said 8.223 acre tracts, **South 50° 01' 33" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at 1125.78 feet, a total distance of **1155.78 feet** returning to the **Point of Beginning**, containing **8.2235 Acres** more or less.

Bearings are based on a GPS observation on May 31, 2018, 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. Easements contained in First American Title Insurance Company title commitment/policy number NCS-1127030-COL, dated May 19, 2022, are shown on accompanying plat.

This description is based on a field survey performed June 20, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220605-8.2235)



  
Nathan L. Cottrill, PS #8821