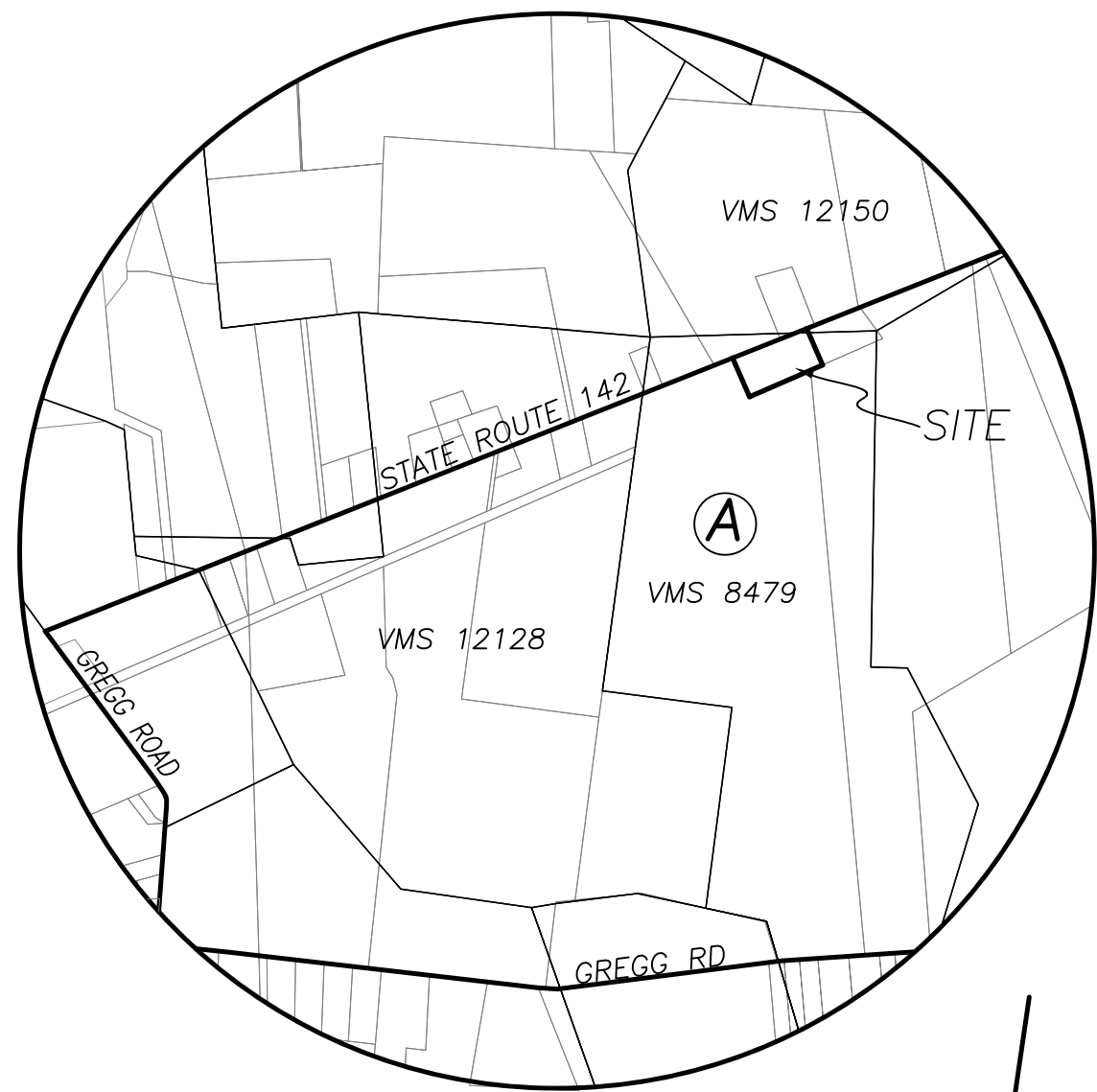
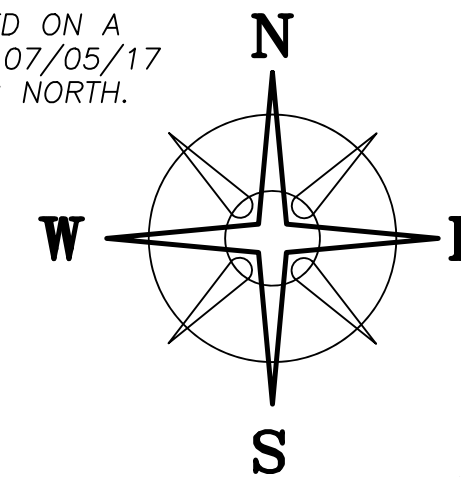


**LOCATION MAP**

NOT TO SCALE



BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 07/05/17  
WGS 1984 GEODETIC NORTH.



MAG NAIL  
PREVIOUSLY SET  
OVER IP FOUND

**DEED REFERENCE**  
**JAMES LEE & ELIZABETH ANNE**  
**ADELSBERGER, JT LIVES**  
**OR 352 PG 940**  
TRACT THREE: PARCEL 1  
**(A) 309.57 ACRES**  
PARCEL No. 08-00002.000

VMS 12150 (VMS LINE SCALED FROM GIS)  
VMS 8479

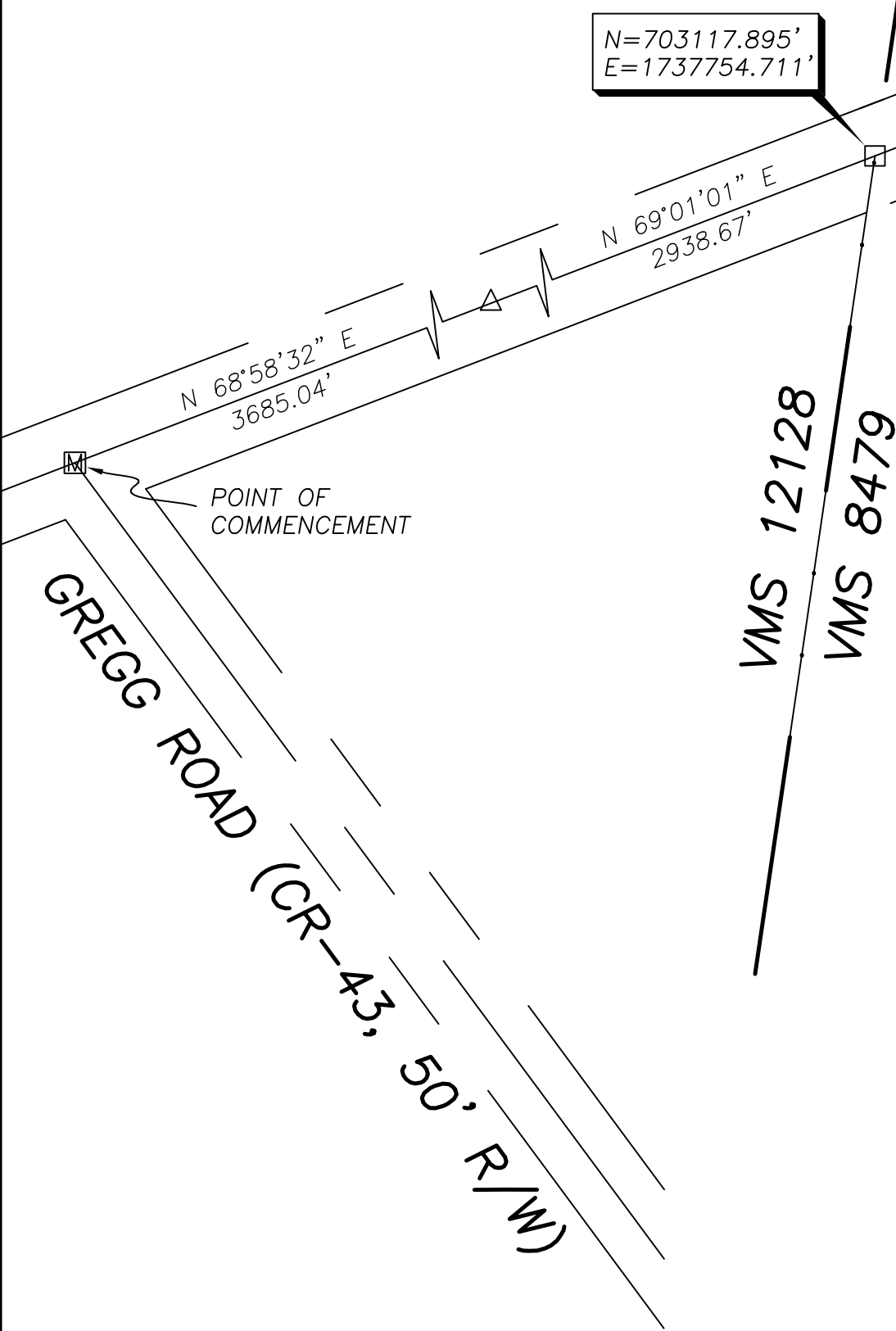
VMS 12150  
VMS 8479

STATE ROUTE 142 (60' R/W)

**8.0000± ACRES**

(A)  
5.8386± ACRES  
REMAINING

N=703117.895'  
E=1737754.711'



VMS 12128  
VMS 8479

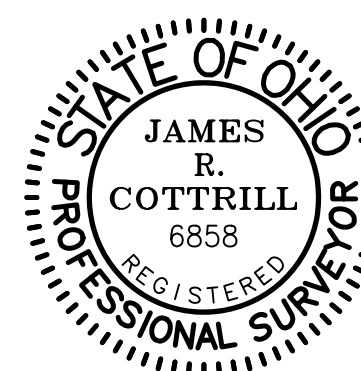
S 67°06'28" W 820.35'  
691.83'  
PENNSYLVANIA LINES, LLC (EASEMENT)

JAMES LEE & ELIZABETH ANNE  
ADELSBERGER, CO-TRUSTEES  
OR 352 PG 940  
198.75 ACRES  
TRACT THREE: PARCEL 2

**LEGEND**

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

- ☐ MONUMENT BOX (FOUND)
- IRON PIN (FOUND)
- △ DEFLECTION POINT
- RIGHT-OF-WAY MONUMENT (FOUND)
- ⊙ MAG NAIL (SET)
- 5/8" ∅ REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858

*James R. Cottrill* DATE: 01/31/20

REVISED 1/31/2020

**COTTRILL SURVEYING, INC**  
8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 Fax: (740) 869-3846  
www.cottrillsurveying.com

**8.0000± ACRES,**  
**VMS 8479 & 12150, JEFFERSON TWP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR ADELSBERGER**

|                   |                  |                  |
|-------------------|------------------|------------------|
| SCALE : 1" = 100' | DATES            | JOB No. S170609B |
| 100' 50' 0 100'   | SURVEYED 07/2017 | CREW: MW         |
|                   | DRAWN 07/2017    | DWN BY: NC       |

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

### **8.0000 Acre Tract Surveyed for Adelsberger**

The following described 8.0000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8479 & 12150, being part of a 309.57 acre tract (Parcel 08-00002.000, Tract Three: Parcel 2) conveyed to James Lee and Elizabeth Anne Adelsberger, Joint Lives by Official Record 352 page 940, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of State Route 142 (60 feet right-of-way) and Gregg Road (County Road 43, 50 feet right-of-way);

Thence, with the centerline of State Route 142 with the following three courses:

- 1) North 68° 58' 32" East a distance of 3685.04 feet to an angle point;
- 2) North 69° 01' 01" East a distance of 2938.67 feet to an iron pin found at the northwest corner of said 309.57 acre tract;
- 3) With the north line of said 309.57 acre tract, North 69° 01' 01" East a distance of 998.63 feet to a Mag Nail set at the **True Point of Beginning**;

Thence, continuing with the centerline of State Route 142, **North 69° 01' 01" East** a distance of **820.80 feet** to a Mag Nail set;

Thence, with a new line across said 309.57 acre tract, **South 22° 53' 32" East**, passing an iron pin and cap set at 31.69 feet, a total distance of **411.12 feet** to an iron pin and cap set in the north line of a 198.75 acre tract also conveyed James Lee and Elizabeth Anne Adelsberger, Joint Lives by Official Record 352 page 940, said line being the North right-of-way line of the Pennsylvania Lines, LLC railroad easement;

Thence, with the North right-of-way line of said railroad and the North line of said 198.75 acre tract and continuing with a new line across said 309.57 acre tract, **South 67° 06' 28" West**, passing a corner to said 309.57 acre tract at 128.52 feet, a total distance of **820.35 feet** to an iron pin and cap set;

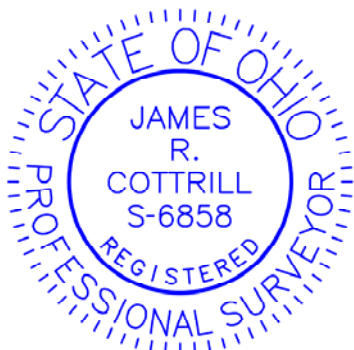
Thence, with a new line across said 309.57 acre tract, **North 22° 53' 32" West**, passing an iron pin and cap set at 406.79 feet, a total distance of **438.47 feet** returning to the **True Point of Beginning**, containing **8.0000 Acres** more or less.

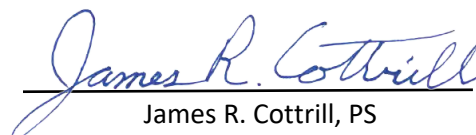
Bearings are based on a GPS observation on July 05, 2017, WGS 1984 Geodetic North.

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 6858."

This description is based on a field survey performed July of 2017 and revised January 28, 2020 by James R. Cottrill, PS registration #6858. (Job #170609-8-0000AC, S200105)



  
James R. Cottrill, PS