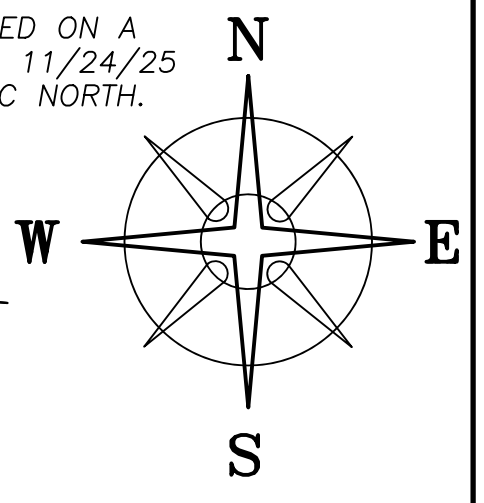


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 11/24/25  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**

- IAI USA LLC  
OR 447 PG 1182
- (A) PARCEL No. 07-00311.000  
**134.7562 ACRES**  
TRACT 1: 137.6592 ORG ACRES
- PARCEL No. 07-00312.003
- (B) **153.0243 ACRES**  
TRACT 2: 193.0943 ORG ACRES
- PARCEL No. 07-00358.000
- (C) **78.259 ACRES**  
TRACT 3
- PARCEL No. 07-00311.003
- (D) **0.0389 ACRES**
- PARCEL No. 07-00311.005
- (E) **0.1375 ACRES**
- PARCEL No. 07-00365.002
- (F) **32.1304 ACRES**  
TRACT 6
- PARCEL No. 07-00365.003
- (G) **38.7838 ACRES**  
TRACT 7
- PARCEL No. 07-00368.001
- (H) **20.4603 ACRES**  
TRACT 8
- PARCEL No. 07-00368.002
- (I) **20.4896 ACRES**  
TRACT 9
- PARCEL No. 07-00416.000
- (J) **202.4716 ACRES**  
TRACT 10

EASEMENTS FROM TITLE COMMITMENT NCS-GRIZZLYOH01-PHIL  
DATED OCTOBER 29, 2025  
DRAINAGE EASEMENT- OR 60 PG 772 - AS SHOWN SHEET 2  
EASEMENT OR 82 PG 635 - NOT ON SUBJECT PROPERTY  
DRAINAGE EASEMENT- OR 85 PG 10 - AS SHOWN SHEET 2  
EASEMENTS- DB 118 PG 559 & DB 118 PG 566 - WITHIN R/W OF  
BIG PLAIN-CIRCLEVILLE ROAD  
EASEMENT- DB 124 PG 123- ALONG EAST LINE OF WEST JEFFERSON-  
KIOUSVILLE ROAD, ACROSS A 52 AC TRACT RECORDED IN DB 88 PG 130  
EASEMENT- DB 176 PG 349 & DB 177 PG 260 - AS SHOWN SHEET 5  
EASEMENT- DB 195 PG 151 - AS SHOWN SHEET 2  
EASEMENT- DB 262 PG 211 - NOT ON SUBJECT PROPERTY  
DRAINAGE EASEMENT, COUNTY DITCH- OR 391 PG 59 - AS SHOWN SHEET 2



**CERTIFICATION**

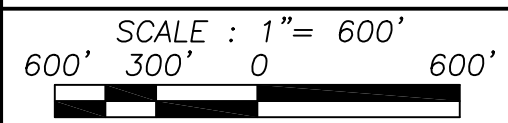
To: Peony Demetra LP, a Delaware limited partnership  
This is to certify that this map or plat and the survey on  
which it is based ("Survey") were made in accordance with  
the Ohio Revised Code, Chapter 4733-37, Standards of  
Boundary Surveys, and in effect on the date of this  
certification, undersigned 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 December 8, 2025.

*Nathan Cottrill*  
NATHAN L. COTTRILL, P.S. #8821

**COTTRILL SURVEYING, INC**

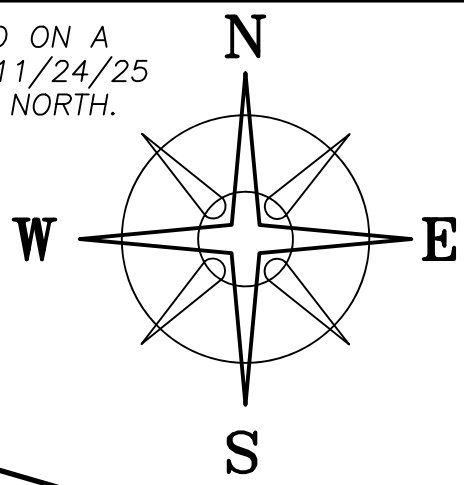
James R Cottrill, PS Nathan Cottrill, PE PS  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**VMS 5433, 6285 & 12852,  
FAIRFIELD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR IAI USA LLC**



SCALE : 1" = 600'	JOB No. S251116	CREW: MW,BC
600' 300' 0 600'	SURVEYED 12/1/25	DWN BY: NC
	DRAWN 12/2/25	CHECK: JRC

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 11/24/25  
WGS 1984 GEODETIC NORTH.



SANDRA A REDDING TOD, ETAL  
OR 428 PG 2130  
49.65 ACRES  
07-00499.000

SANDRA A REDDING, TOD, ETAL  
OR 428 PG 2130  
73 ACRES  
07-00499.001

**DEED REFERENCE**

IAI USA LLC

OR 447 PG 1182

(A) PARCEL No. 07-00311.000  
134.7562 ACRES  
TRACT 1: 137.6592 ORG ACRES

(D) PARCEL No. 07-00311.003  
0.0389 ACRES  
TRACT 4

(E) PARCEL No. 07-00311.005  
0.1376 ACRES  
TRACT 5

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

SANDRA A REDDING TOD, ETAL  
OR 428 PG 2130  
111 ACRES  
07-00499.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821

DATE: 12/8/25

134.9337± ACRES

134.7572± ACRES

BETTY L KEATON, TRUSTEE  
OR 404 PG 2283  
SECOND TRACT: 74 ACRES  
07-00525.000

**ADJOINER DEED REFERENCE**

- 1 CHERI & JUSTIN BOOTH, JT LIVES  
OR 438 PG 1150 - 1.508 ACRES  
07-00459.001
- 2 FAIRFIELD TWP. TRUSTEES  
OR 85 PG 10 - 0.1375 ACRES  
07-00311.010
- 3 FAIRFIELD TWP. TRUSTEES  
OR 85 PG 10 - 0.3069 ACRES  
07-00311.004
- JONATHAN D & JENNIFER K WEITZ, TRUSTEES
- 4 OR 355 PG 2670 - 1.6542 ACRES  
07-00311.002
- 5 OR 355 PG 2670 - 0.3069 ACRES  
07-00311.006
- 6 OR 355 PG 2670 - 0.0389 ACRES  
07-00311.007

**POB**  
N=670320.73'  
E=1748441.01'

BEARS  
N 76°41'02" W  
373.76'  
FROM MAD. CO.  
MON 02-012

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	370.73'	268.41'	N 53°17'24" W	262.59'	41°28'59"

LINE	BEARING	DISTANCE
L1	N 03°43'06" E	211.03'
L2	N 03°43'06" E	211.09'
L3	S 03°19'07" W	311.74'
L4	S 03°19'07" W	111.02'
L5	N 74°01'54" W	263.79'
L6	N 19°39'35" E	206.71'
L7	N 74°01'54" W	58.10'
L8	S 19°39'35" W	108.55'

**LEGEND**

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

- IRON PIN (FOUND)
- MAG NAIL (SET)
- 5/8" Ø IRON PIN (FOUND)
- ▲ 10" Ø WOOD FENCE POST (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**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

134.9337± ACRES, VMS 5433,  
6285 & 12852, FAIRFIELD TWP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR IAI USA LLC

SCALE: 1" = 250'  
250' 175' 0 250'

JOB No. S251116 SHEET 2 OF 6  
SURVEYED 12/1/25 CREW: MW,BC  
DRAWN 12/2/25 DWN BY: NC

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **134.9337 Acre Tract** *Surveyed for IAI USA LLC*

The following described 134.9337 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, VMS 12852 and VMS 6285, being all of a 134.7562 acre tract (Parcel 07-00311.000, Tract 1, 137.6592 original acres), all of a 0.0389 acre tract (Parcel 07-00311.003) and all of a 0.1376 acre tract (Parcel 07-00311.005) all conveyed to IAI USA LLC by Official Record 447 page 1182, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Big Plain-Circleville Road (County Road 4, 50 feet right-of-way) at the Southeast corner of a 1.508 acre tract conveyed to Cheri and Justin Booth, Joint Lives by Official Record 438 page 1150 and the Southwest corner of said 134.7562 acre tract, said mag nail bears South 80° 36' 40" East a distance of 1137.14 feet, South 79° 36' 54" East a distance of 411.76 feet and South 74° 01' 54" East a distance of 141.15 feet from a mag nail set at the centerline intersection of Big Plain-Circleville Road (County Road 4, 50 feet right-of-way) and West Jefferson-Kiousville Road (County Road 22, 45 feet right-of-way);

Thence, with the East line of said 1.508 acre tract, **North 03° 19' 16" East**, passing an iron pin and cap previously set at 26.00 feet, also passing the Southeast corner of an 111 acre tract conveyed to Sandra A Redding, TOD et.al. by Official Record 428 page 2130 at 447.82 feet, a total distance of **2903.92 feet** to a 10 inch wood fence post found in the line between VMS 6285 and VMS 12852;

Thence, with the North line of said 111 acre tract and with said VMS line, **North 74° 02' 39" West** a distance of **250.73 feet** to an iron pin and cap set at the Southeast corner of a 49.65 acre tract conveyed to Sandra A Redding, TOD et.al. by Official Record 428 page 2130, and being at a corner to VMS 6285, VMS 12127 and VMS 12852;

Thence, with the East line of said 49.65 acre tract and with the line between VMS 6285 and VMS 12127, **North 22° 18' 58" East** a distance of **791.82 feet** to an iron pin and cap set at the Southwest corner of a 73 acre tract conveyed to Sandra A Redding, TOD et.al. by Official Record 428 page 2130;

Thence, with the South line of said 73 acre tract, **South 73° 46' 13" East** a distance of **1714.31 feet** to a 10 inch diameter wood fence post found at the Northwest corner of a 74 acre tract conveyed to Betty L Keaton, Trustee by Official Record 404 page 2283;

Thence, with the West line of said 74 acre tract, **South 03° 43' 06" West**, passing iron pin and cap set at 3750.60 feet, a total distance of **3825.60 feet** to an iron pin and cap previously set in the North line of a 13.38 acre tract conveyed to Betty L Keaton, Trustee by Official Record 404 page 2283;

Thence, with the North line of said 13.38 acre tract, **North 85° 31' 54" West** a distance of **26.68 feet** to an iron pin found in the centerline of said Big Plain-Circleville Road;

Thence, with the centerline of Big Plain-Circleville Road with the following three courses:

- 1) **North 32° 32' 55" West** a distance of **57.78 feet** to an iron pin found;
- 2) with a curve to the left, **radius of 370.73 feet, arc length of 268.41 feet**, chord bears North 53° 17' 24" West a distance of 262.59 feet to an iron pin found;
- 3) **North 74° 01' 54" West** a distance of **122.60 feet** to a mag nail set at the Southeast corner of a 0.1375 acre tract conveyed to Fairfield Township Trustees by Official Record 85 page 10;

Thence, with the East line of said 0.1375 acre tract, **North 03° 43' 06" East**, passing an iron pin and cap previously set at 25.00 feet, a total distance of **211.03 feet** to a corner to

a 4.1972 acre tract conveyed to Fairfield Township by Official Record 60 page 772 and the South corner of said 0.1376 acre tract;

Thence, around said 4.1972 acre tract with the following two courses:

- 1) **North 03° 43' 06" East** a distance of **211.09 feet** to a 5/8 inch diameter iron pin found;
- 2) **North 74° 01' 54" West**, passing the Northeast corner of a 2.4197 acre tract conveyed to Fairfield Township Trustees by Official Record 85 page 10 at 469.90 feet, continuing with the North line of said 2.4197 acre tract, passing the Northeast corner of a 0.3069 acre tract conveyed to Fairfield Township Trustees by Official Record 85 page 10 at 729.53 feet, continuing with the North line of said 0.3069 acre tract, passing the Northwest corner of a 1.6542 acre tract conveyed to Jonathan D and Jennifer K Weitz, Trustees by Official Record 355 page 2670 at 817.42 feet, continuing with the North line of said 1.6542 acre tract, passing the Northeast corner of a 0.3069 acre tract conveyed to Jonathan D and Jennifer K Weitz, Trustees by Official Record 355 page 2670 at 940.73 feet, continuing with the North line of said 0.3069 acre tract, a total distance of **1028.63 feet** to an iron pin and cap previously set;

Thence, with the West line of said 0.3069 acre tract, **South 03° 19' 07" West** a distance of **311.74 feet** to the North corner of said 0.0389 acre tract and a corner to said 1.6542 acre tract;

Thence, with the West line of said 1.6542 acre tract, **South 03° 19' 07" West**, passing an iron pin and cap previously set at 85.83 feet, a total distance of **111.02 feet** to a mag nail set in the centerline of Big Plain-Circleville Road;

Thence, with the centerline of Big Plain-Circleville Road, **North 74° 01' 54" West** a distance of **263.79 feet** returning to the **Point of Beginning**, containing **134.9337 Acres** more or less, of which 134.7572 acres more or less is all of said 134.7562 acre tract, 0.0389 acres more or less is all of said 0.0389 acre tract and 0.1376 acres more or less is all of said 0.1376 acre tract.

Bearings are based on a GPS observation on November 24, 2025, WGS 1984 Geodetic North.

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 pin and caps previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858", iron pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on December 2, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251116-134.9337)

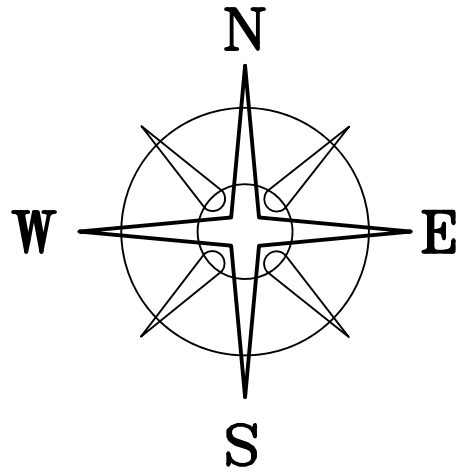


  
Nathan L. Cottrill, PS-8821

DEED REFERENCE

IAI USA LLC  
OR 447 PG 1182  
PARCEL No. 07-00312.003  
153.0243 ACRES  
TRACT 2: 193.0943 ORG ACRES

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 11/24/25  
WGS 1984 GEODETIC NORTH.



GERALDINE MAY YOST  
DB 288 PG 168  
35 ACRES  
07-00195.000

ROBERT J & DAWNE M HOWARD  
OR 92 PG 516  
102.25 ACRES  
07-00362.000

GERALDINE MAY YOST  
DB 288 PG 166  
15.00 ACRES  
07-00195.001

DAVID W & LOIS KAY  
NARDIN, TRUSTEES  
OR 257 PG 2661  
68.75 ACRES  
07-00457.000

DAVID W & LOIS KAY  
NARDIN, TRUSTEES  
OR 257 PG 987  
30 ACRES  
07-00458.000

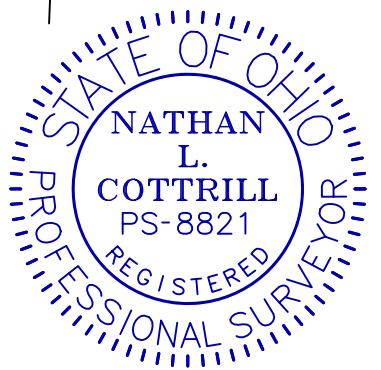
DANIEL W GALBRAITH, TOD  
OR 279 PG 396  
45.1275 ACRES  
07-00403.000

KEVIN WITHERS  
OR 424 PG 2481  
3.6616 ACRES  
07-00403.002

153.0151± ACRES

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

POB  
BEARS  
N 59°56'56" W  
2357.69'  
FROM MAD. CO.  
MON 02-012



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821  
DATE: 12/8/25

LEGEND

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

- 5/8" Ø IRON PIN (FOUND)
- 14" SQUARE CONC. POST (FOUND)
- ▲ WOOD FENCE POST (FOUND)
- RAILROAD SPIKE (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- MAG NAIL SET OVER IRON PIN (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS6140" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

153.0151± ACRES, VMS 5433,  
FAIRFIELD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR IAI USA LLC

SCALE: 1" = 250'  
250' 125' 0' 250'

JOB No. S251116 SHEET 3 OF 6  
SURVEYED 12/1/25 CREW: MW,BC  
DRAWN 12/2/25 DWN BY: NC

9"Ø @10.00'

239.90'(D) @4401.09'

1064.23'(D,RESIDUAL)

465.63'(D)

11"Ø N 02°24'45" E 4411.09'

2105.54'

380.59'

S 78°36'16" W 182.04'

N=669132.38'  
E=1743800.84'

S 74°50'33" E 2841.84'

@2815.89' ACCESS

S 76°44'03" W 93.61'

S 53°31'13" W 229.63'

S 46°49'07" W 356.40'

S 36°40'25" W 163.23'

DANIEL W GALBRAITH, TOD  
OR 279 PG 396  
40.070 ACRES  
07-00312.002

S 86°11'33" W 165.00'

N=670667.74'  
E=1745923.85'

N=670633.64'  
E=1746781.15'

S 02°24'53" W 1588.80'

@1558.04'

187.25'

N 45°44'59" E 1178.95'

OPEN DITCH

CROP LINE ENCROACHMENT

ACCESS  
BIG PLAIN-CIRCLEVILLE ROAD  
(CR 4, 50' R/W)

ACCESS  
S 57°10'00" W 1095.62'

# COTTRILL SURVEYING, INC

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

## **153.0151 Acre Tract** *Surveyed for IAI USA LLC*

The following described 153.0151 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, being all of a 153.0243 acre tract (Parcel 07-00312.003, Tract 2, 193.0943 original acres) as conveyed to IAI USA LLC by Official Record 447 page 1182, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of West Jefferson-Kiousville Road (County Road 22, 45 feet right-of-way), at the Northeast corner of a 40.070 acre tract conveyed to Daniel W Galbraith, TOD by Official Record 279 page 396 and a corner to said 153.0243 acre tract, said mag nail bears North 01° 02' 23" West a distance of 796.15 feet from a mag nail set at the centerline intersection of Big Plain-Circleville Road (County Road 4, 50 feet right-of-way) and said West Jefferson-Kiousville Road;

Thence, with said 40.070 acre tract with the following eight courses:

- 1) **South 86° 11' 33" West**, passing iron pin and cap set at 35.00 feet, a total distance of **165.00 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS6140" found;
- 2) **North 67° 55' 23" West** a distance of **563.40 feet** to a 5/8 inch diameter rebar found;
- 3) **North 64° 09' 23" West** a distance of **519.09 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS6140" found;
- 4) **South 76° 44' 03" West** a distance of **93.61 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS6140" found;
- 5) **South 53° 31' 13" West** a distance of **229.63 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS6140" found;
- 6) **South 46° 49' 07" West** a distance of **356.40 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS6140" found;
- 7) **South 36° 40' 25" West** a distance of **163.23 feet** to a 5/8 inch diameter rebar found;
- 8) **South 02° 24' 53" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS6140" found at 1558.04 feet, a total distance of **1588.80 feet** to a mag nail set in the centerline of Big Plain-Circleville Road;

Thence, with the centerline of Big Plain-Circleville Road with the following two courses:

- 1) **South 57° 10' 00" West** a distance of **1095.62 feet** to a mag nail set;
- 2) **South 78° 36' 16" West** a distance of **182.04 feet** to a mag nail set at the Southeast corner of a 3.6616 acre tract conveyed to Kevin Withers by Official Record 424 page 2481;

Thence, with the East line of said 3.6616 acre tract, **North 02° 24' 45" East**, passing iron pin and cap previously set at 27.16 feet, also passing iron pin and cap previously set at a corner to a 45.1275 acre tract conveyed to Daniel W Galbraith, TOD by Official Record 279 page 396 at 380.59 feet, continuing with the East line of said 45.1275 acre tract, passing and 11 inch diameter wood fence post found at the Southeast corner of a 30 acre tract conveyed to David W and Lois Kay Nardin, Trustees by Official Record 257 page 987 at 2486.13 feet, continuing with the East line of said 30 acre tract, passing the Southeast corner of a 68.75 acre tract conveyed to David W and Lois Kay Nardin, Trustees by Official Record 257 page 2661 at 2951.76 feet, continuing with the East line of said 68.75 acre tract, passing the Southeast corner of a 15.00 acre tract conveyed to Geraldine May Yost by Deed Book 288 page 166 at 4015.99 feet, continuing with the East line of said 15.00

acre tract, passing the Southeast corner of a 35 acre tract conveyed to Geraldine May Yost by Deed Book 288 page 166 at 4255.89 feet, continuing with the East line of said 35 acre tract, passing an iron pin and cap set at 4401.09 feet, a total distance of **4411.09 feet** to a 9 inch diameter wood fence post found at the Southwest corner of a 102.25 acre tract conveyed to Robert J and Dawne M Howard by Official Record 92 page 516;

Thence, with the South line of said 102.25 acre tract, **South 74° 50' 33" East**, passing iron pin and cap set at 10.00 feet, passing a 14 inch square concrete fence post found at 2815.98 feet, a total distance of **2841.84 feet** to a mag nail set over an iron pin found in the centerline of West Jefferson-Kiousville Road;

Thence, with the centerline of West Jefferson-Kiousville Road, **South 01° 02' 23" East** a distance of **1341.21 feet** returning to the **Point of Beginning**, containing **153.0151 Acres** more or less.

Bearings are based on a GPS observation on November 24, 2025, WGS 1984 Geodetic North.

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.

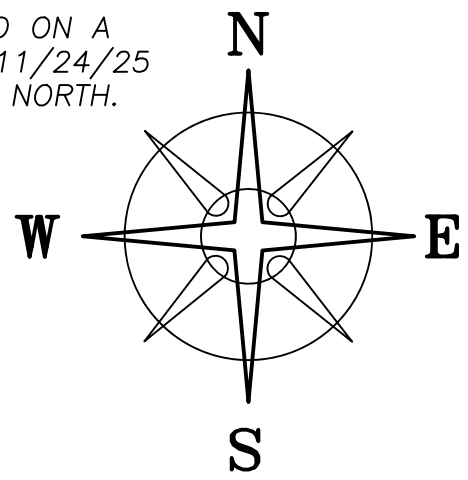
All iron pin and caps previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858", iron pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on December 2, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251116-153.0151)



  
Nathan L. Cottrill, PS-8821

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 11/24/25  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**

IAI USA LLC  
OR 447 PG 1182  
PARCEL No. 07-00358.000  
© 78.259 ACRES  
TRACT 3

**ADJOINER DEED REFERENCE**

JENNIFER S KRAFT & GREGORY HUNTER  
DB 280 PG 442 1.085 ACRES  
07-00358.002

LINE	BEARING	DISTANCE
L1	S 72°35'28" E	230.39'
L2	S 72°35'28" E	141.47'
L3	S 72°40'52" E	247.46'
L4	S 73°36'19" E	99.28'
L5	S 16°49'30" W	194.93'
L6	S 73°05'37" E	282.27'
L7	N 07°46'01" W	219.46'
L8	S 75°22'21" E	64.90'
L9	S 73°36'19" E	100.57'
L10	S 75°22'21" E	90.45'

N=669828.65'  
E=1741009.34'

POB  
BEARS  
S 85°55'33" W  
7590.72'  
FROM MAD. CO.  
MON 02-012

DANIEL W GALBRAITH, TOD  
OR 316 PG 2150  
98.135 ACRES  
07-00322.000

GARY L HOSTETLER, TOD ETAL  
OR 375 PG 1432  
132.6 ACRES  
07-00493.000

**78.2481± ACRES**

0.3130± ACRES IN PRO



**LEGEND**

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

- △ IRON PIN (FOUND)
- 5/8" Ø REBAR (FOUND)
- Ⓣ 3/4" T-BAR & CAP (FOUND)
- ▲ 4" Ø STEEL POST (FOUND, BROKEN OFF @GRADE)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS6140" (FOUND)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "WOLPERT" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821

*Nathan L. Cottrill* DATE: 12/8/25

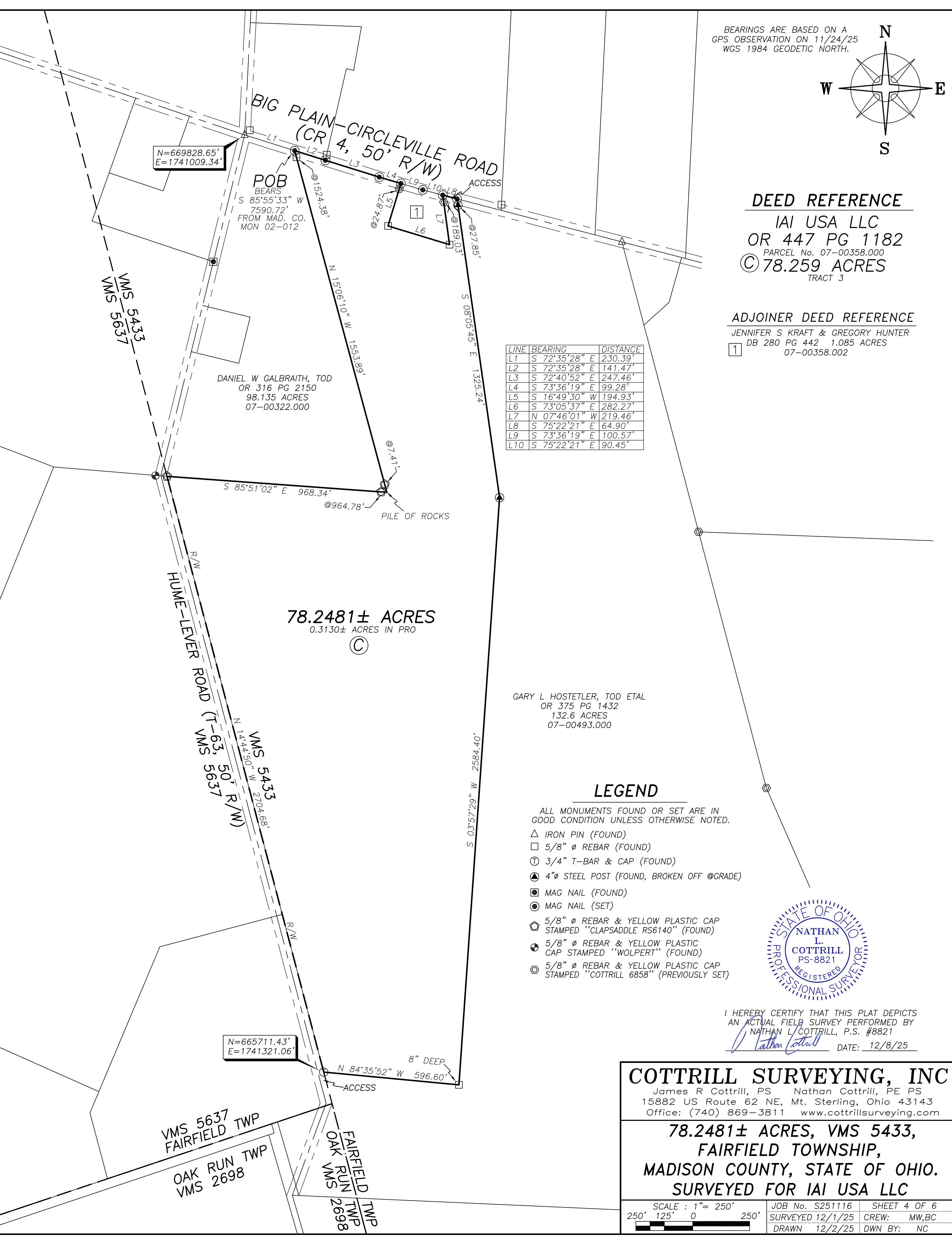
**COTTRILL SURVEYING, INC**

James R Cottrill, PS Nathan Cottrill, PE PS  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**78.2481± ACRES, VMS 5433,  
FAIRFIELD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR IAI USA LLC**

SCALE : 1" = 250'  
250' 125' 0 250'

JOB No. S251116 SHEET 4 OF 6  
SURVEYED 12/1/25 CREW: MW,BC  
DRAWN 12/2/25 DWN BY: NC



# **COTTRILL SURVEYING, INC**

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

## **78.2481 Acre Tract** *Surveyed for IAI USA LLC*

The following described 78.2481 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, being all of a 78.259 acre tract (Parcel 07-00358.000, Tract 3) as conveyed to IAI USA LLC by Official Record 447 page 1182, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Big Plain-Circleville Road (County Road 4, 50 feet right-of-way) at the Northeast corner of a 98.135 acre tract conveyed to Daniel W Galbraith, TOD by Official Record 316 page 2150 and the Northwest corner of said 78.259 acre tract, said mag nail bears South 72° 35' 28" East a distance of 230.39 feet from an iron pin found at the centerline intersection of said Big Plain-Circleville Road with Hume-Lever Road (Township Road 63, 50 feet right-of-way);

Thence, with the centerline of Big Plain-Circleville Road with the following three courses:

- 1) **South 72° 35' 28" East** a distance of **141.47 feet** to a mag nail set;
- 2) **South 72° 40' 52" East** a distance of **247.46 feet** to a mag nail set;
- 3) **South 73° 36' 19" East** a distance of **99.28 feet** to a mag nail set at the Northwest corner of a 1.085 acre tract conveyed to Jennifer S Kraft and Gregory Hunter by Deed Book 280 page 442;

Thence, around said 1.085 acre tract with the following three courses:

- 1) **South 16° 49' 30" West**, passing iron pin and cap previously set at 24.87 feet, a total distance of **194.93 feet** to a 5/8 inch diameter rebar found;
- 2) **South 73° 05' 37" East** a distance of **282.27 feet** to a 5/8 inch diameter rebar found;
- 3) **North 07° 46' 01" West**, passing an iron pin and cap previously set at 189.03 feet, a total distance of **219.46 feet** to a mag nail set in the centerline of Big Plain-Circleville Road;

Thence, with the centerline of Big Plain-Circleville Road, **South 75° 22' 21" East** a distance of **64.90 feet** to a mag nail set at the Northwest corner of a 132.6 acre tract conveyed to Gary L Hostetler, TOD et. al. by Official Record 375 page 1432;

Thence, with said 132.6 acre tract with the following three courses:

- 1) **South 08° 05' 45" East**, passing a 4 inch diameter steel post found (broken off at grade) at 27.85 feet, a total distance of **1325.24 feet** to a 4 inch diameter steel post found (broken off at grade);
- 2) **South 03° 57' 29" West** a distance of **2584.40 feet** to a 5/8 inch diameter rebar found;
- 3) **North 84° 35' 52" West** a distance of **596.60 feet** to a T-bar found in the East line of Hume-Lever Road and in the line between VMS 5433 and VMS 5637;

Thence, with the East line of Hume-Lever Road and with said VMS line, **North 14° 44' 50" West** a distance of **2704.68 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS6140" found in the South line of said Galbraith's 98.135 acre tract;

Thence, around said 98.135 acre tract with the following two courses:

- 1) **South 85° 51' 02" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS6140" found at 964.78 feet, a total distance of **968.34 feet** to a point;
- 2) **North 15° 06' 10" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS6140" found at 7.41 feet, passing a 5/8 inch diameter

rebar found at 1524.38 feet, a total distance of **1553.89 feet** returning to the **Point of Beginning**, containing **78.2481 Acres** more or less.

Bearings are based on a GPS observation on November 24, 2025, WGS 1984 Geodetic North.

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 pin and caps previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on December 2, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251116-78.2481)



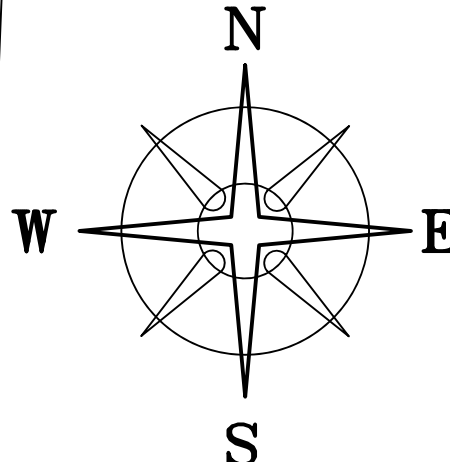
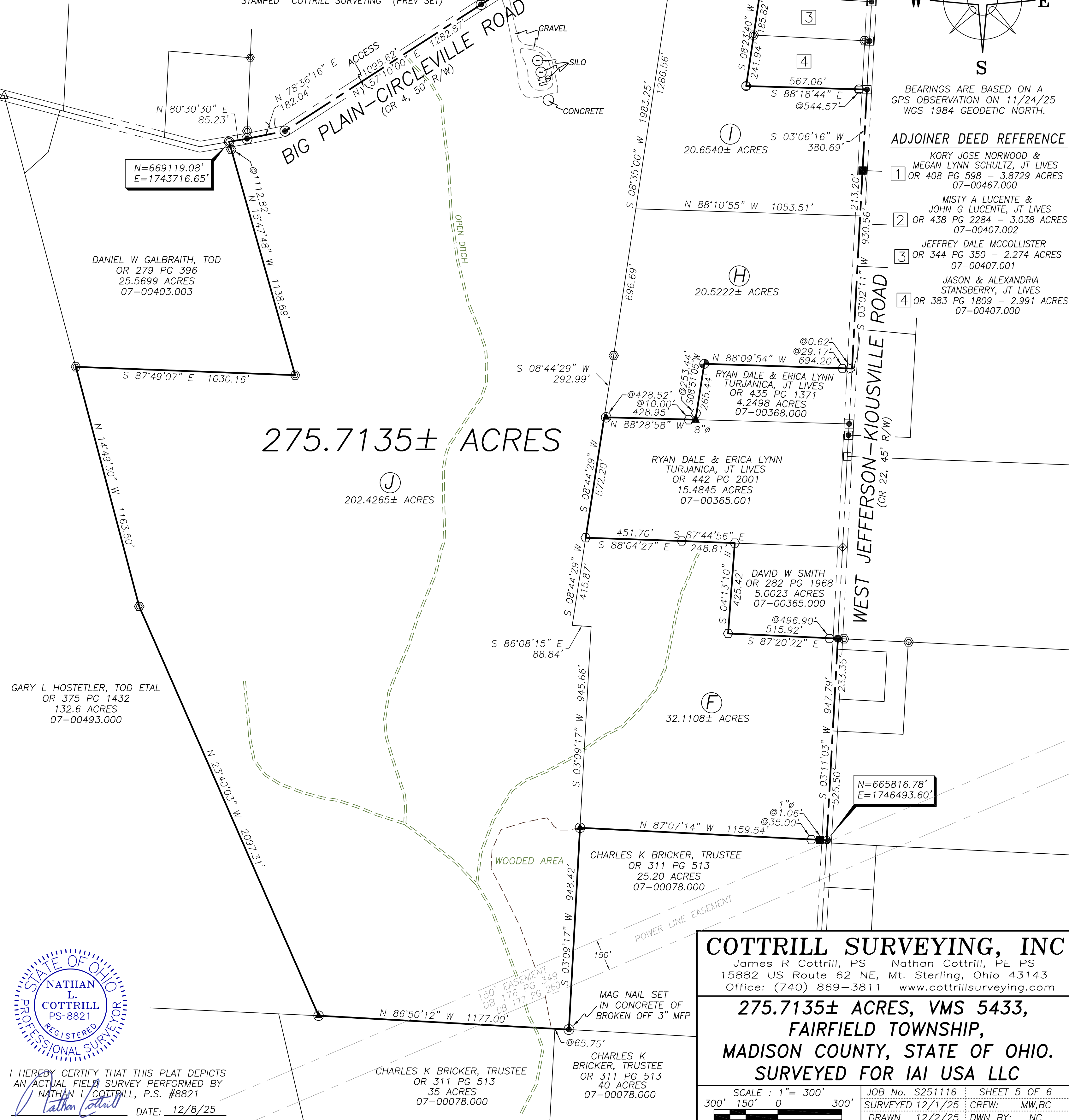
  
Nathan L. Cottrill, PS-8821

**DEED REFERENCE**

- IAI USA LLC  
OR 447 PG 1182  
PARCEL No. 07-00365.002  
**F** 32.1304 ACRES  
TRACT 6
- PARCEL No. 07-00368.001  
**H** 20.4603 ACRES  
TRACT 8
- PARCEL No. 07-00368.002  
**I** 20.4896 ACRES  
TRACT 9
- PARCEL No. 07-00416.000  
**J** 202.4716 ACRES  
TRACT 10

**LEGEND**

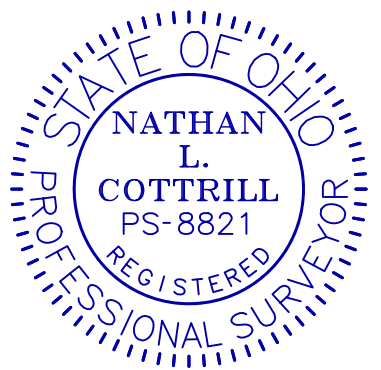
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 1/2" Ø IRON PIN (FOUND)
  - 3/4" SQUARE IRON PIN (FOUND)
  - ◇ PK NAIL OR CONC NAIL (FOUND)
  - ⊙ MAG NAIL SET OVER IRON PIN (FOUND)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS6140" (FOUND)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "R I BAKER" (FOUND)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS7759" (FOUND)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREV SET)
  - ▲ WOOD FENCE POST (FOUND)
  - ⊕ 3" STEEL POST (FOUND)
  - ⊕ LANDSCAPING NAIL (FOUND)
  - △ IRON PIN (FOUND)
  - RAILROAD SPIKE (FOUND)
  - RAILROAD SPIKE (SET)
  - ⊕ MAG NAIL (FOUND)
  - ⊕ MAG NAIL (SET)



BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/24/25 WGS 1984 GEODETIC NORTH.

**ADJOINER DEED REFERENCE**

- KORY JOSE NORWOOD & MEGAN LYNN SCHULTZ, JT LIVES  
OR 408 PG 598 - 3.8729 ACRES  
07-00467.000
- MISTY A LUCENTE & JOHN G LUCENTE, JT LIVES  
OR 438 PG 2284 - 3.038 ACRES  
07-00407.002
- JEFFREY DALE MCCOLLISTER  
OR 344 PG 350 - 2.274 ACRES  
07-00407.001
- JASON & ALEXANDRIA STANSBERRY, JT LIVES  
OR 383 PG 1809 - 2.991 ACRES  
07-00407.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
DATE: 12/8/25

**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

**275.7135± ACRES, VMS 5433,  
FAIRFIELD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR IAI USA LLC**

SCALE: 1" = 300'  
300' 150' 0 300'

JOB No. S251116	SHEET 5 OF 6
SURVEYED 12/1/25	CREW: MW,BC
DRAWN 12/2/25	DWN BY: NC

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **275.7135 Acre Tract** *Surveyed for IAI USA LLC*

The following described 275.7135 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, being all of a 32.1304 acre tract (Parcel 07-00365.002, Tract 6), all of a 20.4603 acre tract (Parcel 07-00368.001, Tract 8), all of a 20.4896 acre tract (Parcel 07-00368.002, Tract 9) and all of a 202.4716 acre tract (Parcel 07-00416.000, Tract 10) all conveyed to IAI USA LLC by Official Record 447 page 1182, and being more particularly described as follows:

Beginning at an iron pin and cap previously set in the centerline of Big Plain-Circleville Road (County Road for, 50 feet right-of-way), at the Northwest corner of a 3.8729 acre tract conveyed to Kory Jose Norwood and Megan Lynn Schultz, Joint Lives by Official Record 408 page 598 and the Northeast corner of said 202.4716 acre tract, said iron pin and cap bears North 87° 24' 11" West a distance of 858.78 feet from a mag nail set at the centerline intersection of Big Plain-Circleville Road and West Jefferson-Kiousville Road (County Road 22, 45 feet right-of-way);

Thence, around said 3.8729 acre tract with the following two courses:

- 1) **South 08° 35' 00" West**, passing a wood fence post found at 46.34 feet, a total distance of **617.45 feet** to an iron pin and cap previously set at the Northwest corner of said 20.4896 acre tract;
- 2) **South 87° 27' 47" East** a distance of **274.90 feet** to an iron pin and cap previously set at the Southwest corner of a 5.99 acre tract conveyed to Tyler Fowlke by Official Record 399 page 1497;

Thence, with the South line of said 5.99 acre tract, **South 87° 24' 27" East**, passing iron pin and cap set at 141.48 feet, a total distance of **151.48 feet** to a 10 inch diameter wood fence post found at the Northwest corner of a 3.038 acre tract conveyed to Misty A Lucente and John G Lucente, Joint Lives by Official Record 438 page 2284;

Thence, with the West line of said 3.038 acre tract, **South 08° 23' 40" West**, passing iron pin and cap set at 10.00 feet, passing iron pin and cap previously set at the Northwest corner of a 2.274 acre tract conveyed to Jeffrey Dale McCollister by Official Record 344 page 350 at 256.40 feet, continuing with the West line of said 2.274 acre tract, passing an iron pin and cap previously set at the Northwest corner of a 2.991 acre tract conveyed to Jason and Alexandria Stansberry, Joint Lives by Official Record 383 page 1809 at 442.22 feet, continuing with the West line of said 2.991 acre tract, a total distance of **684.16 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found;

Thence, with the South line of said 2.991 acre tract, **South 88° 18' 44" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found at 544.57 feet, a total distance of **567.06 feet** to a mag nail found in the centerline of West Jefferson-Kiousville Road;

Thence, with the centerline of West Jefferson-Kiousville Road with the following two courses:

- 1) **South 03° 06' 16" West** a distance of **380.69 feet** to a 3/4-inch square iron pin found;
- 2) **South 03° 02' 11" West**, passing the Northeast corner of said 20.4643 acre tract at 213.20 feet, a total distance of **930.56 feet** to the Northeast corner of a 4.2498 acre tract conveyed to Ryan Dale and Erica Lynn Turjanica, Joint Lives by Official Record 435 page 1371;

Thence, around said 4.2498 acre tract with the following two courses:

- 1) **North 88° 09' 54" West**, passing a landscape nail found at 0.62 feet, passing an iron pin and cap set at 29.17 feet, a total distance of **694.20 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker" found;
- 2) **South 08° 51' 05" West**, passing iron pin and cap set at 253.44 feet, a total distance of **265.44 feet** to an 8 inch diameter wood fence post found in the North line of a 15.4845 acre tract conveyed to Ryan Dale and Erica Lynn Turjanica, Joint Lives by Official Record 442 page 2001;

Thence, around said 15.4845 acre tract with the following four courses:

- 1) **North 88° 28' 58" West**, passing iron pin and cap set at 10.00 feet, passing a 3 inch steel post found at 428.52 feet, a total distance of **428.95 feet** to the East line of said 202.4716 acre tract;
- 2) **South 08° 44' 29" West** a distance of **572.20 feet** to an iron pin and cap set at the Northwest corner of said 32.1304 acre tract;
- 3) **South 88° 04' 27" East** a distance of **451.70 feet** to an iron pin and cap set;
- 4) **South 87° 44' 56" East** a distance of **248.81 feet** to an iron pin and cap set at the Northwest corner of a 5.0023 acre tract conveyed to David W Smith by Official Record 282 page 1968;

Thence, around said 5.0023 acre tract with the following two courses:

- 1) **South 04° 13' 10" West** a distance of **425.42 feet** to an iron pin and cap set;
- 2) **South 87° 20' 22" East**, passing iron pin and cap set at 496.90 feet, a total distance of **515.92 feet** to a railroad spike found in the centerline of West Jefferson-Kiousville Road;

Thence, with the centerline of West Jefferson-Kiousville Road, **South 03° 11' 03" West** a distance of **947.79 feet** to a railroad spike set at the Northeast corner of a 25.20 acre tract conveyed to Charlie K Bricker, Trustee by Official Record 311 page 513;

Thence, around said 25.20 acre tract with the following two courses:

- 1) **North 87° 07' 14" West**, passing a 1 inch diameter iron pin found at 1.06 feet, passing an iron pin and cap set at 35.00 feet, a total distance of **1159.54 feet** to a 3 inch steel post found in the East line of said 202.4716 acre tract;
- 2) **South 03° 09' 17" West** a distance of **948.42 feet** to a mag nail set in the concrete base of a broken 3 inch metal fence post found in the North line of a 40 acre tract conveyed to Charlie K Bricker, Trustee by Official Record 311 page 513;

Thence, with the North line of said 40 acre tract, **North 86° 50' 12" West**, passing the Northeast corner of a 35 acre tract conveyed to Charlie K Bricker, Trustee by Official Record 311 page 513 at 65.75 feet, a total distance of **1177.00 feet** to a 3 inch diameter metal fence post found at the Southeast corner of a 132.6 acre tract conveyed to Gary L Hostetler, TOD et. al. by Official Record 375 page 1432;

Thence, with the East line of said 132.6 acre tract with the following two courses:

- 1) **North 23° 40' 03" West** a distance of **2097.31 feet** to an iron pin and cap previously set;
- 2) **North 14° 49' 30" West** a distance of **1163.50 feet** to an iron pin and cap previously set at the Southwest corner of a 25.5699 acre tract conveyed to Daniel W Galbraith, TOD by Official Record 279 page 396;

Thence, around said 25.5699 acre tract with the following two courses:

- 1) **South 87° 49' 07" East** a distance of **1030.16 feet** to an iron pin and cap previously set;

- 2) **North 15° 47' 48" West**, passing iron pin and cap previously set at 1112.82 feet, a total distance of **1138.69 feet** to a mag nail set over an iron pin found in the centerline of Big Plain-Circleville Road;

Thence, with the centerline of Big Plain-Circleville Road with the following five courses:

- 1) **North 80° 30' 30" East** a distance of **85.23 feet** to a mag nail set;
- 2) **North 78° 36' 16" East** a distance of **182.04 feet** to a mag nail set;
- 3) **North 57° 10' 00" East** a distance of **1282.87 feet** to a mag nail set;
- 4) **North 45° 44' 59" East** a distance of **1178.95 feet** to a railroad spike found;
- 5) **South 87° 24' 11" East** a distance of **8.91 feet** returning to the **Point of Beginning**, containing **275.7135 Acres** more or less, of which 32.1108 acres more or less is all of said 32.1304 acre tract, 20.52222 acres more or less is all of said 20.4643 acre tract, 20.6540 acres more or less is all of said 20.4896 acre tract and 202.4265 acres more or less is all of said 202.4716 acre tract.

Bearings are based on a GPS observation on November 24, 2025, WGS 1984 Geodetic North.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

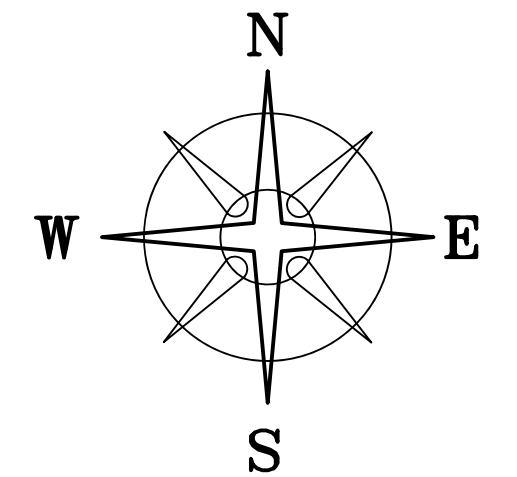
This description is based on a field survey performed by Cottrill Surveying, Inc on December 2, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251116 275.7135)



  
Nathan L. Cottrill, PS-8821

BIG PLAIN-CIRCLEVILLE ROAD  
(CR-4, 66' R/W)

**DEED REFERENCE**  
IAI USA LLC  
OR 447 PG 1182  
PARCEL No. 07-00365.003  
Ⓞ 38.7838 ACRES  
TRACT 7



BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 11/24/25  
WGS 1984 GEODETIC NORTH.

JAMES M PHILLIPPI, TRUSTEE  
OR 327 PG 2125  
180 ACRES  
07-00296.000

**POB**  
N=667616.71'  
E=1746605.63'

POB BEARS  
S 39°33'29" W 3416.31'  
FROM MAD. CO. MON 02-012

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

**38.7972± ACRES**  
0.4421± ACRES IN PRO

Ⓞ

**LEGEND**

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

- RAILROAD SPIKE (FOUND)
- 1/2" ∅ IRON PIN (FOUND) 6" DEEP
- ◇ CONCRETE NAIL (FOUND)
- MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 5/8" ∅ REBAR & RED PLASTIC  
CAP STAMPED "H&S" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC  
CAP STAMPED "R I BAKER" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- 5/8" ∅ REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)

JEFFREY W WELLS  
OR 268 PG 2551  
2.0466  
07-00668.004

LINDA S BRICKER, TRUSTEE  
OR 311 PG 502  
24.001 ACRES  
07-00668.003

JEFFREY S & WILLIAM H KENT  
OR 159 PG 1138  
49.84 ACRES  
07-00320.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821

*Nathan L. Cottrill* DATE: 12/8/25

**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

**38.7972± ACRES, VMS 5433,  
FAIRFIELD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR IAI USA LLC**

SCALE : 1" = 160'  
160' 80' 0 160'

JOB No. S251116 SHEET 6 OF 6  
SURVEYED 12/1/25 CREW: MW,BC  
DRAWN 12/1/25 DWN BY: NC

# COTTRILL SURVEYING, INC

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

## 38.7972 Acre Tract Surveyed for IAI USA LLC

The following described 38.7972 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, being all of a 38.7838 acre tract (Parcel 07-00365.003, Tract 7) as conveyed to IAI USA LLC by Official Record 447 page 1182, and being more particularly described as follows:

Beginning at a 1/2-inch diameter iron pin found in the centerline of West Jefferson-Kiousville Road (County Road 22, 45 feet right-of-way), at a corner to a 180 acre tract conveyed to James M Phillippi, Trustee by Official Record 327 page 2125 and the Northwest corner of said 38.7838 acre tract, said iron pin bears South 02° 04' 50" West a distance of 613.77 feet and South 03° 02' 44" West a distance of 2396.36 feet from a mag nail set at the centerline intersection of Big Plain-Circleville Road (County Road 4, 50 feet right-of-way) and West Jefferson-Kiousville Road;

Thence, with said 180 acre tract with the following two courses:

- 1) **South 87° 51' 24" East**, passing iron pin and cap set at 40.00 feet, a total distance of **1943.83 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "H&S" found;
- 2) **South 02° 37' 51" West** a distance of **887.80 feet** to an iron pin and cap set in the North line of a 49.84 acre tract conveyed to Jeffrey S and William H Kent by Official Record 159 page 1138;

Thence, with the North line of said 49.84 acre tract, **North 86° 22' 34" West** a distance of **710.50 feet** to an iron pin and cap previously set at the Northeast corner of a 24.001 acre tract conveyed to Linda S Bricker, Trustee by Official Record 311 page 502;

Thence, with the North line of said 24.001 acre tract, **North 87° 13' 14" West**, passing iron pin and cap previously set at the Northeast corner of a 2.0466 acre tract conveyed to Jeffrey W Wells by Official Record 268 page 2551 at 907.12 feet, continuing with the North line of said 2.0466 acre tract, passing an iron pin and cap previously set at 1218.98 feet, a total distance of **1237.91 feet** to a railroad spike found in the centerline of West Jefferson-Kiousville Road;

Thence, with the centerline of West Jefferson-Kiousville Road, **North 02° 56' 05" East** a distance of **855.75 feet** returning to the **Point of Beginning**, containing **38.7972 Acres** more or less.

Bearings are based on a GPS observation on November 24, 2025, WGS 1984 Geodetic North.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on December 2, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251116-38.7972)



  
Nathan L. Cottrill, PS-8821