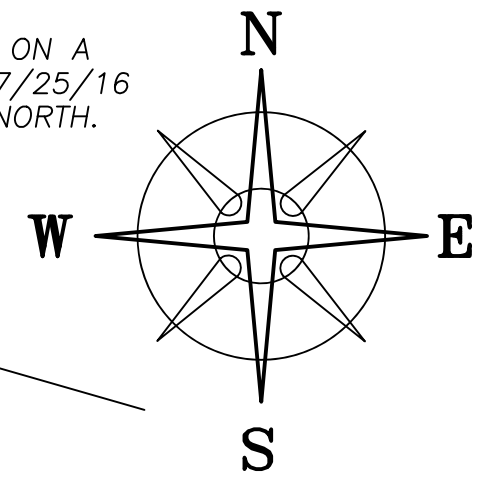


DEED REFERENCE
CYNTHIA L DANIEL, TRUSTEE
OF THE SPLIT ROCK FARM TRUST
OR 315 PG 619
PARCEL No. 21-00063.000
28.002 ACRES

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/25/16
WGS 1984 GEODETIC NORTH.



LEGEND

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

- 5/8" $\varnothing$ REBAR (FOUND)
- 1/2" $\varnothing$ IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND)
- MAG NAIL (SET)
- 5/8" $\varnothing$ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

14.6988 $\pm$ ACRES

POB
N=621591.81'
E=1725673.19'



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

DATE: 01/13/2026

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

14.6988 $\pm$ ACRES,
VMS 7265 & 9721, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DEPUGH.

SCALE : 1" = 100'
100' 50' 0 100'

JOB No. S251206	CREW:	MW
SURVEYED 01/06/26	DWN BY:	NC
DRAWN 01/08/26	CHECK:	RC

N=620849.91'
E=1725163.15'

R & C RIVER FARMS LIMITED PARTNERSHIP
OR 101 PG 1289
157.9095 ACRES (TOTAL)
37.6125 ACRES (MADISON)
21-00063.001

COTTRILL SURVEYING, INC

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

14.6988 Acre Tract Surveyed for Depugh

The following described 14.6988 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 7265 and VMS 9721, being part of a 28.002 acre tract (Parcel 21-00063.000) as conveyed to Cynthia L Daniel, Trustee of the Split Rock Farms Trust by Official Record 315 page 619, and being more particularly described as follows:

Beginning at a 1/2-inch diameter iron pin found at the centerline intersection of Yankeetown-Chenoweth Road (County Road 9, 50 feet right-of-way) and Kellough Road (Township Road 138, 60 feet right-of-way), being a corner to VMS 7265 and VMS 9721 and being the Northeast corner of said 28.002 acre tract;

Thence, with the centerline of Kellough Road and with said VMS line, **South 33° 57' 15" West** a distance of **900.39 feet** to a railroad spike found at the Northeast corner of a 157.9095 acre tract conveyed to R & C Rivers Farms Limited Partnership by Official Record 101 page 1289;

Thence, with the North line of said 157.9095 acre tract, **North 57° 19' 07" West**, passing an iron pin and cap set at 23.12 feet, a total distance of **654.95 feet** to an iron pin and cap set;

Thence, with a new line across said 28.002 acre tract, **North 31° 32' 18" East**, passing an iron pin and cap set at 971.67 feet, a total distance of **997.42 feet** to a mag nail set in the centerline of Yankeetown-Chenoweth Road;

Thence, with the centerline of Yankeetown-Chenoweth Road, **South 49° 22' 01" East** a distance of **701.60 feet** returning to the **Point of Beginning**, containing **14.6988 Acres** more or less.

Bearings are based on a GPS observation on July 25, 2016, 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 January 6, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251206-14.6988)



A handwritten signature in blue ink that reads "Nathan L. Cottrill".

Nathan L. Cottrill, PS-8821