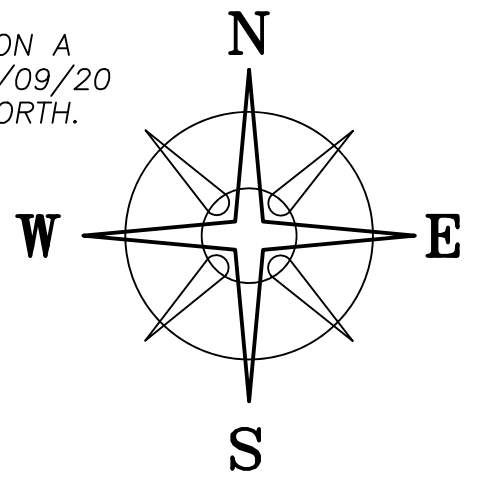


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/09/20
WGS 1984 GEODETIC NORTH.



UNION TWP
OAK RUN TWP

N 21°44'08" W 85.53'
N 16°17'55" E 174.32'
S 87°45'04" E 1163.00'
@38.76'
@1152.99'

(CORNER IN C/L OF SOLAR PANELS)

BEN-ELEN FARMS
DB 277 PG 640
260.8 ACRES
13-00013.000

FILO TERRY
OR 319 PG 594
77.108 ACRES
13-00027.000

MADDEN DITCH
40' MAINTENANCE EASEMENT
N 10°39'51" E 204.65'
N 29°06'09" W 367.17'
N 29°52'51" E 370.25'

100.0060± ACRES
(A)

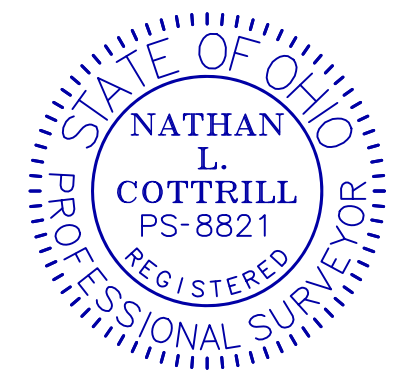
TPOB
N=655800.85'
E=1713899.33'

VMS 10373
VMS 5891
(A)

N 39°54'51" E 302.47'
N 00°11'57" W 669.56'
@639.62'

S 89°30'39" W 2499.16'

@25.91'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 10/29/25

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
 - MAG NAIL (SET)
 - ⊙ 1/2" Ø IRON PIPE (FOUND)
 - RAILROAD SPIKE (FOUND)
 - ▲ WOOD FENCE POST (FOUND)
 - ⊕ 5/8" Ø REBAR & RED PLASTIC CAP
STAMPED "MCCARTY & ASSOC" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

DEED REFERENCE
TERRY FILO
OR 319 PG 594
PARCEL No. 13-00026.000
(A) 195.062 ACRES

YANKEETOWN-CHENOWETH
ROAD (CR-9)
RANGE TWP.
OAK RUN TWP.
50' R/W

POINT OF COMMENCEMENT
N=653107.44'
E=1711291.32'

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

**100.0060± ACRES,
VMS 5891 & 10373, OAK RUN TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TERRY FILO**

SCALE : 1" = 200'	JOB No. S250904	CREW: MW
200' 200' 0 200'	SURVEYED 10/24/25	DWN BY: NC
	DRAWN 10/27/25	CHECK: RC

COTTRILL SURVEYING, INC

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

100.0060 Acre Tract Surveyed for Terry Filo

The following described 100.0060 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, VMS 5891 and VMS 10373, being part of a 195.062 acre tract (Parcel 13-00026.000) as conveyed to Terry Filo by Official Record 319 page 594, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Yankeetown-Chenoweth Road (County Road nine, 50 feet right-of-way) and Johnson Road (County Road 85, 40 feet right-of-way);

Thence, with the centerline of Johnson Road with the following two courses:

- 1) North 55° 38' 00" East a distance of 2073.37 feet to a 1/2-inch diameter iron pipe found;
- 2) North 29° 18' 39" East a distance of 1776.50 feet to a railroad spike found at the Southeast corner of a 260.8 acre tract conveyed to Ben-Elen Farms by Deed Book 277 page 640, the Northeast corner of said 195.062 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Johnson Road, **South 29° 18' 39" West** a distance of **939.59 feet** to a mag nail set;

Thence, across said 195.062 acre tract with the following two new courses:

- 1) **South 89° 30' 39" West**, passing an iron pin and cap set at 25.91 feet, a total distance of **2499.16 feet** to an iron pin and cap set;
- 2) **North 00° 11' 57" West**, passing an iron pin and cap set at 639.62 feet, a total distance of **669.56 feet** to the Southeast line of a 77.108 acre tract conveyed to Terry Filo by Official Record 319 page 594 and being in the centerline of Madden Ditch;

Thence, with said 77.108 acre tract and with the centerline of said ditch with the following six courses:

- 1) **North 39° 54' 51" East** a distance of **302.47 feet**;
- 2) **North 29° 52' 51" East** a distance of **370.25 feet**;
- 3) **North 10° 39' 51" East** a distance of **204.65 feet**;
- 4) **North 29° 06' 09" West** a distance of **367.11 feet**;
- 5) **North 16° 17' 55" East** a distance of **174.32 feet**;
- 6) **North 21° 44' 08" West** a distance of **85.53 feet** to the South line of said Ben-Elen Farms' 260.8 acre tract;

Thence, with the South line of said 260.8 acre tract with the following two courses:

- 1) **South 87° 45' 04" East**, passing iron pin and caps set at 38.76 feet and 1152.99 feet, a total distance of **1163.00 feet** to a solar panel;
- 2) **South 54° 24' 49" East**, passing an iron pin and cap set at 1879.92 feet, a total distance of **1898.78 feet** returning to the **True Point of Beginning**, containing **100.0060 Acres** more or less.

Bearings are based on a GPS observation on December 9, 2020, 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 October 24, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S250904-100.0060)



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

Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

40 feet Drainage Maintenance Easement Surveyed for Terry Filo

The following described 40 feet wide drainage maintenance easement is situated in the State of Ohio, Madison County, Oak Run Township, VMS 5891 and VMS 10373, being part of a 195.062 acre tract (Parcel 13-00026.000) as conveyed to Terry Filo by Official Record 319 page 594, and being contiguous to and 40 feet east of the following described baseline:

Commencing at an iron pin found at the centerline intersection of Yankeetown-Chenoweth Road (County Road nine, 50 feet right-of-way) and Johnson Road (County Road 85, 40 feet right-of-way);

Thence, with the centerline of Johnson Road with the following two courses:

- 1) North 55° 38' 00" East a distance of 2073.37 feet to a 1/2-inch diameter iron pipe found;
- 2) North 29° 18' 39" East a distance of 1776.50 feet to a railroad spike found at the Southeast corner of a 260.8 acre tract conveyed to Ben-Elen Farms by Deed Book 277 page 640, the Northeast corner of said 195.062 acre tract;

Thence, with the centerline of Johnson Road, South 29° 18' 39" West a distance of 939.59 feet to a mag nail set;

Thence, across said 195.062 acre tract with the following two new courses:

- 1) South 89° 30' 39" West, passing an iron pin and cap set at 25.91 feet, a total distance of 2499.16 feet to an iron pin and cap set;
- 2) North 00° 11' 57" West, passing an iron pin and cap set at 639.62 feet, a total distance of 669.56 feet to the Southeast line of a 77.108 acre tract conveyed to Terry Filo by Official Record 319 page 594 and being in the centerline of Madden Ditch and being the **True Point of Beginning of said Baseline**;

Thence, with said 77.108 acre tract and with the centerline of said ditch with the following six courses:

- 1) **North 39° 54' 51" East** a distance of **302.47 feet**;
- 2) **North 29° 52' 51" East** a distance of **370.25 feet**;
- 3) **North 10° 39' 51" East** a distance of **204.65 feet**;
- 4) **North 29° 06' 09" West** a distance of **367.11 feet**;
- 5) **North 16° 17' 55" East** a distance of **174.32 feet**;
- 6) **North 21° 44' 08" West** a distance of **85.53 feet** to the South line of said Ben-Elen Farms' 260.8 acre tract and being the **Terminus of said Baseline**;

Bearings are based on a GPS observation on December 9, 2020, 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 October 24, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S250904-100.0060)



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

Nathan L. Cottrill, PS-8821