SOMERFORD TOWNSHIP
UNION TOWNSHIP

NCB LTD
OR 238 PG 1072
184.3958 ACRES
29-00645.000
44.511 ACRES

HAROLD T MARKLEY, TRUSTEE
OR 323 PG 728
109.708 ACRES
29-00077.000
PLAT 64-87

876.43'
1768.96'
892.52'
N 54°48'04" E
S 38°11'15" E 1622.64'

VMS 4424
VMS 7943
VMS 4424
VMS 7079

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 11/27/12
WGS 1984 GEODETIC NORTH.

N
W E
S

JAMES L & VALERIE E
PEART, JT LVS
OR 412 PG 1533
71.998 ACRES
29-00749.000
89-08

MARK A WHITE
OR 447 PG 2086
11.009 ACRES
29-00750.000
35-84
42-86

DANIEL J NEWMAN
OR 437 PG 589
3.956 ACRES
29-00451.000

N=699628.84'
E=1685883.25

DETAIL "C"
109.708 ACRES
S 54°04'51" W
5.87'
N.T.S.
VOID
109.708 ACRES

N 37°44'17" W
363.18'

DETAIL "B"
0.0089± ACRES DEED OVERLAP
2.77'
2.37'
N 35°43'20" W 33.05'
30.28'
30.82'
S 36°09'32" E 33.42'
2.60'
S 18°40'05" W
116.74'
N.T.S.
71.998 ACRES
89-08

SEE DETAIL "B"
VMS 7079
N 87°31'00" E 951.75'
N 87°38'53" E 717.26'
@529.87'
559.87'
OVER IRON PIN FOUND
VMS 7079
VMS 4515
N 87°55'15" E
VMS 4515

VMS 4424
VMS 4515
1.5761± ACRES

DETAIL "D"
HAROLD T MARKLEY
TRUSTEE
OR 323 PG 728
109.708 ACRES
VOID
3.18'
N 60°39'18" W
1.20'
S 48°56'38" W
200.829 ACRES
N.T.S.

N 38°46'26" W 1371.19'
VMS 4424
VMS 4515

107.4231± ACRES
C

1.7360± ACRES
B
TPOB
@20.00'
N 88°16'45" W 990.00'
S 88°16'45" E 990.00'
@970.00'
10.0000± ACRES
F
N 01°43'15" E 440.00'
S 01°43'15" W 880.00'
@20.00'
N 88°16'45" W 990.00'
S 88°16'45" E 990.00'
@970.00'
TPOB
10.0000± ACRES
E
N 01°43'15" E 440.00'
S 01°43'15" W 440.00'
@20.00'
N 88°16'45" W 990.00'
S 88°16'45" E 990.00'
@970.00'
TPOB
S 01°43'15" W
99.90'
B

95.2617± ACRES
A

294.2020± ACRES

(TR 96) (R/W UNKNOWN)
S 01°43'15" W 1014.42'
S 01°39'15" W
440.00'
S 01°43'15" W
440.00'

N=697636.36'
E=1685800.91'

32.0581± ACRES
I
N 01°51'27" W 1464.14'
@388.89'
S 01°51'27" E 1899.55'
@1497.24'
@402.31'
@1075.25'

DETAIL "A"
N.T.S.
I
TPOB
S 01°39'15" W 33.00'
S 01°39'15" W 13.15'
19.85'
1
TPOB
H
J
R

88.2051± ACRES
G

0.6808± ACRES
H
SEE DETAIL "A"
@20.00'
N 86°05'33" W 900.90'
S 86°05'33" E 900.90'
8.0067± ACRES @880.90'
8.6875± ACRES
J
N 01°51'27" W 435.41'
@20.00'
N 86°51'33" W 868.90'
388.75'
S02°22'48"W
843.66'
S 86°04'44" E 752.08'
@29.73'
11"ø

VINCENT WILLIAM STEPHENSON
51-95
OR 438 PG 1940
6.828 ACRES
29-00153.001
12-86
1
@279.86
472.22'

N 86°51'33" W 2754.10'
@907.50'
S 86°51'33" E 3623.00'
@1846.60'
42" OAK
@40.81'
@2713.29'
@3603.00'
J
9.4934± ACRES
454.92'
S 02°22'48" W
N 02°22'48" E 844.66'
S 04°16'53" W
14.3007± ACRES
R
TPOB
@699.08'
724.08'
N 85°58'38" W
S 85°58'38" E
724.08'
@25.00'
@11"ø WFP

N 03°30'32" E 1262.37'
G
31.4502± ACRES
126.9542± ACRES
Q
22.0346± ACRES
N
34.6612± ACRES
K
8.9229± ACRES
415.92'
1295.07'

0.4084± ACRES
O
N 03°30'32" E 19.00'
N 86°26'22" W 1094.63'
@916.47'
1852.94'
8"ø
476.71'
281.60'
L
19.2844± ACRES
TPOB
N=694073.377'
E=1685629.03'
849.16'
S 02°27'14" W 1295.07'
N 02°27'14" E
P
28.9616± ACRES
P
S 04°53'08" W 1714.32'

STATE OF OHIO
LONDON CORRECTIONAL PRISON
DB 101 PG 79
302.57 ACRES
DB 255 PG 44
1376.3915

ALLEN C & AMY JO
ARMSTRONG, JT LIVES
OR 186 PG 1597
TRACT ONE: 28.2061 ACRES
29-00667.002
46-92
79-90

STATE OF OHIO
DB 190 PG 344
2.128 ACRES
29-00772.000

N 02°47'22" E 576.81'
S 06°10'55" W 99.93'
N 89°09'27" W 774.99'
0.6991± ACRES
M
@20.63'
@26.17'
N 85°16'48" W 1016.96'
816.96'
@4"ø
200.00'
2
N 02°35'48" E 192.16'
N 01°02'43" W 257.67'
N 02°32'11" W 110.18'
1"ø
S 70°59'52" W 691.84'

STATE OF OHIO
ODNR
DB 284 PG 250
23.891 ACRES
29-00667.001
46-92
79-90

STATE OF OHIO
GAME PRESERVATION
DB 183 PG 432
8.619 ACRES
29-00771.000

LARRY E JR & DOROTHY C
HART, JT LIVES
OR 310 PG 88
9.5764 ACRES
29-00330.000

497.00'
554.30'
745.00'
N 06°36'47" E 46.98'
N 12°00'21" E 85.80'

OAK RUN

POB

STATE OF OHIO
ODNR
OR 456 PG 145
25 ACRES
29-00789.005

N 08°12'14" E 623.30'
N 07°09'36" E 1206.65'
FROM MADISON CO. MONUMENT 12-43
N 08°28'24" E 594.46'
N 30°30'19" E 66.26'

OLD SPRINGFIELD ROAD (CR-13, 50'R/W)
POINT OF COMMENCEMENT

ALLEN C & AMY JO
ARMSTRONG, JT LIVES
OR 186 PG 1597
TRACT TWO: 200.838 ACRES
29-00670.001

N 03°33'14" E 1264.95'
934.56'
N 03°30'32" E 1297.43'

STATE OF OHIO
NATHAN L. COTTRILL
PS-8821
REGISTERED
PROFESSIONAL SURVEYOR

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

Nathan Cottrill DATE: 09/11/26

ADJOINER DEED REFERENCE

1 RICK DAVIS – 0.128 ACRES
OR 366 PG 2370, 29-00153.004

2 THEODORE ATWOOD – 0.442 ACRES
OR 218 PG 375, 29-00203.000

DEED REFERENCE

ANN NIBERT GAY, TRUSTEE
OR 418 PG 2466

PARCEL No. 29-00364.000

- (A) 93.7 ACRES TRACT 1 95.4 ORIG. ACRES
- (B) 1.7 ACRES TRACT 2
- (C) 107.74 ACRES TRACT 3
- (D) 1.7 ACRES TRACT 4
- (E) 10 ACRES TRACT 5 TRACT 7
- (F) 10 ACRES TRACT 6
- (G) 118.5115 ACRES TRACT 7 120.2115 ORIG. ACRES
- (H) 0.66 ACRES TRACT 8
- (I) 28.40 ACRES TRACT 9 53.23 ORIG. ACRES

PARCEL No. 29-00453.000

- (J) 17.42 ACRES PARCEL 1 TRACT I
- (K) 7.80 ACRES PARCEL 1 TRACT II
- (L) 19.23 ACRES PARCEL 1 TRACT II 20 ORIG. ACRES
- (M) 0.77 ACRES PARCEL 1 TRACT II
- (N) 34.651 ACRES PARCEL 1 TRACT II 43.27 ORIG. ACRES
- (O) 0.44 ACRES PARCEL 1 TRACT III
- (P) 30 ACRES PARCEL 1 TRACT IV
- (Q) 22.382 ACRES PARCEL 1 TRACT V
- (R) 14.23 ACRES PARCEL 1 18 ORIG ACRES

LEGEND

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

- ▲ RECORDED STONE (FOUND)
- WOOD FENCE POST (FOUND)
- DOUBLE ANGLE IRON FENCE POST
- 3/4" ø IRON PIPE (FOUND)
- □ IRON PIN (FOUND)
- ■ 5/8" ø REBAR (FOUND)
- △ MADISON CO. MONUMENT (12-43)
- ● RAILROAD SPIKE (FOUND)
- ◒ RAILROAD SPIKE (SET)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 5/8"ø REBAR & YELLOW PLASTIC CAP STAMPED "T. HOPPES 6352" (FOUND)
- 1/2"ø ELEC. CONDUIT & YELLOW PLASTIC CAP STAMPED "RI BAKER" (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 "ODNR BOUNDARY" (FOUND)

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

FARM SURVEY
VMS 4424, 4515 & 7079, UNION TOWNSHIP, MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RANDY MILLER

SCALE : 1"= 400'
400' 200' 0 400'

JOB No.	S260713	CREW:	MW
SURVEYED	08/2026	DWN BY:	RC
DRAWN	08/2026	CHECK:	NC

COTTRILL SURVEYING, INC

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

8.6875 Acre Tract

Surveyed for Randy Miller

The following described 8.6875 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4515, being all of a 0.66 acre tract (Parcel 29-00364.000, Tract 8), and being part of a 17.42 acre tract (Parcel 29-00453.000, Parcel 1, Tract I), conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Roberts Mill Road (Township Road 96, 40 feet right-of-way) and Old Springfield Road (County Road 13, 50 feet right-of-way);

Thence, with the centerline of Roberts Mill Road with the following seven courses:

1) North 08° 28’ 24” East a distance of 673.30 feet to an iron pin found;
2) North 08° 12’ 14” East a distance of 594.46 feet to a railroad spike found;
3) North 12° 00’ 21” East a distance of 85.80 feet to a railroad spike found;
4) North 06° 36’ 47” East a distance of 46.98 feet to a 3/4 inch diameter iron pipe found;
5) North 02° 32’ 11” West a distance of 110.18 feet to a mag nail found;
6) North 01° 02’ 43” West a distance of 257.67 feet to a mag nail found;
7) North 02° 35’ 48” East a distance of 192.16 feet to a railroad spike set
8) North 02° 27’ 14” East a distance of 1295.07 feet to a 3/4 inch diameter iron pipe found;
9) North 02° 22’ 48” East a distance of 843.66 feet to a railroad spike set;
10) North 01° 39’ 15” West a distance of 33.00 feet to a railroad spike set at the southeast corner of a 28.40 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, the northeast corner of said 0.66 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Roberts Mill Road with the following two courses:

1) **South 01° 39’ 15” West**, passing a railroad spike found at 13.15 feet, a total distance of **33.00 feet** to a railroad spike set at the northeast corner of said 17.42 acre tract;
2) **South 02° 22’ 48” West** a distance of **388.75 feet** to a railroad spike set;

Thence, with a new line across said 17.42 acre tract, **North 86° 51’ 33” West**, passing an iron pin and cap set at 20.00 feet, a total distance of **868.90 feet** to an iron pin and cap set at southeast corner of a 118.5115 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466;

Thence, with the east line of said 118.5115 acre tract, **North 01° 51’ 27” West,** passing an iron pin and cap set at the southwest corner of said 0.66 acre tract at 402.31 feet, a total distance of **435.41 feet** to an iron pin and cap set at the southwest corner of said 28.40 acre tract;

Thence, with the south line of said 28.40 acre tract, **South 86° 05’ 33” East**, passing an iron pin and cap set at 880.90 feet, a total distance of **900.90 feet** returning to the **Point of Beginning**, containing **8.6875 Acres** more or less, of which 0.6808 acres more or less is all of said 0.66 acre tract and 8.0067 acres more or less is part of said 17.42 acre tract.

Bearings are based on a GPS observation on November, 27, 2012, 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 September of 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260713-8.6875)



Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

10.0000 Acre Tract (North Tract)

Surveyed for Randy Miller

The following described 10.0000 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4515, being all of a 10 acre tract (Parcel 29-00364.000, Tract 6), conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Roberts Mill Road (Township Road 96, unknown right-of-way) and Old Springfield Road (County Road 13, 50 feet right-of-way);

Thence, with the centerline of Roberts Mill Road with the following seven courses:

1) North 08° 28’ 24” East a distance of 673.30 feet to an iron pin found;
2) North 08° 12’ 14” East a distance of 594.46 feet to a railroad spike found;
3) North 12° 00’ 21” East a distance of 85.80 feet to a railroad spike found;
4) North 06° 36’ 47” East a distance of 46.98 feet to a 3/4 inch diameter iron pipe found;
5) North 02° 32’ 11” West a distance of 110.18 feet to a mag nail found;
6) North 01° 02’ 43” West a distance of 257.67 feet to a mag nail found;
7) North 02° 35’ 48” East a distance of 192.16 feet to a railroad spike set
8) North 02° 27’ 14” East a distance of 1295.07 feet to a 3/4 inch diameter iron pipe found;
9) North 02° 22’ 48” East a distance of 843.66 feet to a railroad spike set;
10) North 01° 39’ 15” West a distance of 1428.75 feet to a railroad spike found;
11) North 01° 43’ 15” West a distance of 539.90 feet to a railroad spike set at the northeast corner of a 10 acre tract (Tract 5) conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, the southeast corner of said 10 acre tract (Tract 6) and being the **True Point of Beginning**;

Thence, with the line between said 10 acre tracts, **North 88° 16’ 45” West**, passing an iron pin and cap set at 20.00 feet, a distance of **990.00 feet** to an iron pin and cap set in the east line of a 1.7 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466;

Thence, with said 1.7 acre tract with the following two courses:

1) **North 01° 43’ 15” East**, a distance of **440.00 feet** to an iron pin and cap set;
2) **South 88° 16’ 45” East**, passing an iron pin and cap set at 970.00 feet, a total distance of **990.00 feet** to a railroad spike set in the centerline of Roberts Mill Road;

Thence, with the centerline of Roberts Mill Road, **South 01° 43’ 15” West** a distance of **440.00 feet** returning to the **Point of Beginning**, containing **10.0000 Acres** more or less.

Bearings are based on a GPS observation on November, 27, 2012, 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 September of 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260713-10.0000N)



Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

10.0000 Acre Tract (South Tract)

Surveyed for Randy Miller

The following described 10.0000 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4515, being all of a 10 acre tract (Parcel 29-00364.000, Tract 5), conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Roberts Mill Road (Township Road 96, unknown right-of-way) and Old Springfield Road (County Road 13, 50 feet right-of-way);

Thence, with the centerline of Roberts Mill Road with the following seven courses:

1) North 08° 28’ 24” East a distance of 673.30 feet to an iron pin found;
2) North 08° 12’ 14” East a distance of 594.46 feet to a railroad spike found;
3) North 12° 00’ 21” East a distance of 85.80 feet to a railroad spike found;
4) North 06° 36’ 47” East a distance of 46.98 feet to a 3/4 inch diameter iron pipe found;
5) North 02° 32’ 11” West a distance of 110.18 feet to a mag nail found;
6) North 01° 02’ 43” West a distance of 257.67 feet to a mag nail found;
7) North 02° 35’ 48” East a distance of 192.16 feet to a railroad spike set
8) North 02° 27’ 14” East a distance of 1295.07 feet to a 3/4 inch diameter iron pipe found;
9) North 02° 22’ 48” East a distance of 843.66 feet to a railroad spike set;
10) North 01° 39’ 15” West a distance of 1428.75 feet to a railroad spike found;
11) North 01° 43’ 15” West a distance of 99.90 feet to a railroad spike set at the northeast corner of a 28.40 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, the southeast corner of said 10 acre tract (Tract 5) and being the **True Point of Beginning**;

Thence, with the north line of said 28.40 acre tract, **North 88° 16’ 45” West**, passing an iron pin and cap set at 20.00 feet, a distance of **990.00 feet** to an iron pin and cap set in the east line of a 1.7 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466;

Thence, with the east line of said 1.7 acre tract, **North 01° 43’ 15” East**, a distance of **440.00 feet** to an iron pin and cap set at the southwest corner of a 10 acre tract (Tract 6) conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466;

Thence, with the south line of said 10 acre tract (Tract 6), **South 88° 16’ 45” East**, passing an iron pin and cap set at 970.00 feet, a total distance of **990.00 feet** to a railroad spike set in the centerline of Roberts Mill Road;

Thence, with the centerline of Roberts Mill Road, **South 01° 43’ 15” West** a distance of **440.00 feet** returning to the **Point of Beginning**, containing **10.0000 Acres** more or less.

Bearings are based on a GPS observation on November, 27, 2012, 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 September of 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260713-10.0000S)



Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

14.3007 Acre Tract

Surveyed for Randy Miller

The following described 14.3007 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4515, being all of a 14.23 acre tract (Parcel 29-00453.000, Parcel 1, 18 original acres) as conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Roberts Mill Road (Township Road 96, unknown right-of-way) and Old Springfield Road (County Road 13, 50 feet right-of-way);

Thence, with the centerline of Roberts Mill Road with the following eight courses:

1) North 08° 28’ 24” East a distance of 673.30 feet to an iron pin found;
2) North 08° 12’ 14” East a distance of 594.46 feet to a railroad spike found;
3) North 12° 00’ 21” East a distance of 85.80 feet to a railroad spike found;
4) North 06° 36’ 47” East a distance of 46.98 feet to a 3/4 inch diameter iron pipe found;
5) North 02° 32’ 11” West a distance of 110.18 feet to a mag nail found;
6) North 01° 02’ 43” West a distance of 257.67 feet to a mag nail found;
7) North 02° 35’ 48” East a distance of 192.16 feet to a railroad spike set
8) North 02° 27’ 14” East a distance of 1295.07 feet to a 3/4 inch diameter iron pipe found at the northwest corner of a 30 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, the southeast corner of said 14.23 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Roberts Mill Road, **North 02° 22’ 48” East** a distance of **843.66 feet** to a railroad spike set at the southwest corner of a 0.128 acre tract conveyed to Rick Davis by Official Record 366 page 2370;

Thence, with the south line of said 0.128 acre tract, **South 86° 04’ 44 East**, passing an iron pin and cap set at 29.73 feet, passing a 1/2 inch diameter electrical conduit and yellow plastic cap stamped “RI Baker” found at a corner to a 6.828 acre tract conveyed to Vincent William Stephenson by Official Record 438 page 1940 at 279.86 feet, continuing with the south line of said 6.828 acre tract, a total distance of **752.08 feet** to an 11 inch diameter wood fence post found in the west line of a 302.57 acre tract conveyed to the State of Ohio London Correctional Prison by Deed Book 101 page 79 and Deed Book 255 page 44;

Thence, with the west line of said Correctional Prison, **South 04° 16’ 53” West** a distance of **844.66 feet** to an iron pin and cap set at the northeast corner of said 30 acre tract;

Thence, with the north line of said 30 acre tract, **North 85° 58’ 38” West**, passing an iron pin and cap set 699.08 feet, a total distance of **724.08 feet** returning to the **Point of Beginning**, containing **14.3007 Acres** more or less

Bearings are based on a GPS observation on November, 27, 2012, 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 September of 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260713-14.3007)



Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

28.9616 Acre Tract

Surveyed for Randy Miller

The following described 28.9616 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4515, being all of a 30 acre tract (Parcel 29-00453.000, Parcel 1 Tract IV) as conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Roberts Mill Road (Township Road 96, unknown right-of-way) at the northwest corner of a 25 acre tract conveyed to the State of Ohio ODNR by Official Record 456 page 145 and the southwest corner of said 30 acre tract, said railroad spike bears North 08° 28’ 24” East a distance of 673.30 feet to an iron pin found and North 08° 12’ 14” East a distance of 594.46 feet from an iron pin found at the centerline intersection of Roberts Mill Road and Old Springfield Road (County Road 13, 50 feet right-of-way);

Thence, with the centerline of Roberts Mill Road with the following six courses:

1) **North 12° 00’ 21” East** a distance of **85.80 feet** to a railroad spike found;
2) **North 06° 36’ 47” East** a distance of **46.98 feet** to a 3/4 inch diameter iron pipe found;
3) **North 02° 32’ 11” West** a distance of **110.18 feet** to a mag nail found;
4) **North 01° 02’ 43” West** a distance of **257.67 feet** to a mag nail found;
5) **North 02° 35’ 48” East** a distance of **192.16 feet** to a railroad spike set;
6) **North 02° 27’ 14” East** a distance of **1295.07 feet** to a 3/4 inch diameter iron pipe found at the southwest corner of a 14.23 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466;

Thence, with the South line of said 14.23 acre tract, **South 85° 58’ 38” East**, passing an iron pin and cap set at 25.00 feet, a total distance of **724.08 feet** to an iron pin and cap set next to an 11 inch diameter wood fence post found in the west line of a 302.57 acre tract conveyed to the State of Ohio London Correctional Prison by Deed Book 101 page 79 and Deed Book 255 page 44;

Thence, with the west line of said Correctional Prison, **South 04° 53’ 08” West** a distance of **1714.32 feet** to a 1 inch diameter iron pin found at the northwest corner of said ODNR’s 25 acre tract;

Thence, with the northwest line of said 25 acre tract, **South 70° 59’ 52” West** a distance of **691.84 feet** returning to the **Point of Beginning**, containing **28.9616 Acres** more or less

Bearings are based on a GPS observation on November, 27, 2012, 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 September of 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260713-28.9616)



Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

32.0581 Acre Tract

Surveyed for Randy Miller

The following described 32.0581 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4515, being all of a 28.40 acre tract (Parcel 29-00364.000, Tract 9, 53.23 original acres), conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Roberts Mill Road (Township Road 96, unknown right-of-way) and Old Springfield Road (County Road 13, 50 feet right-of-way);

Thence, with the centerline of Roberts Mill Road with the following seven courses:

1) North 08° 28’ 24” East a distance of 673.30 feet to an iron pin found;
2) North 08° 12’ 14” East a distance of 594.46 feet to a railroad spike found;
3) North 12° 00’ 21” East a distance of 85.80 feet to a railroad spike found;
4) North 06° 36’ 47” East a distance of 46.98 feet to a 3/4 inch diameter iron pipe found;
5) North 02° 32’ 11” West a distance of 110.18 feet to a mag nail found;
6) North 01° 02’ 43” West a distance of 257.67 feet to a mag nail found;
7) North 02° 35’ 48” East a distance of 192.16 feet to a railroad spike set
8) North 02° 27’ 14” East a distance of 1295.07 feet to a 3/4 inch diameter iron pipe found;
9) North 02° 22’ 48” East a distance of 843.66 feet to a railroad spike set;
10) North 01° 39’ 15” West a distance of 33.00 feet to a railroad spike set at the northeast corner of a 0.66 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, the southeast corner of said 28.40 acre tract and being the **True Point of Beginning**;

Thence, with the north line of said 0.66 acre tract, **North 86° 05’ 33” West**, passing an iron pin and cap set at 20.00 feet, a distance of **900.90 feet** to an iron pin and cap set in the east line of a 118.5115 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466;

Thence, with the east line of said 118.5115 acre tract, **North 01° 51’ 27” West**, passing the southeast corner of a 1.7 acre tract (Tract 2) conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466 at 1075.25 feet, continuing with said 1.7 acre tract (Tract 2), a total distance of **1464.14 feet** to an iron pin and cap set at the southwest corner of a 10 acre tract (Tract 5) conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466;

Thence, with the south line of said 10 acre tract (Tract 5), **South 88° 16’ 45” East**, passing an iron pin and cap set at 970.00 feet, a total distance of **990.00 feet** to a railroad spike set in the centerline of Roberts Mill Road;

Thence, with the centerline of Roberts Mill Road with the following two courses:

1) **South 01° 43’ 15” West** a distance of **99.90 feet** to a railroad spike found;
2) **South 01° 39’ 15” West** a distance of **1395.75 feet** returning to the **Point of Beginning**, containing **32.0581 Acres** more or less.

Bearings are based on a GPS observation on November, 27, 2012, 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 September of 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260713-32.0581)



Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

126.9542 Acre Tract

Surveyed for Randy Miller

The following described 126.9542 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4515, being part of a 118.5115 acre tract (Parcel 29-00364.000, Tract 7, 120.2115 original acres), being part of a 17.42 acre tract (Parcel 29-00453.000, Parcel 1, Tract I), being all of a 7.80 acre tract (Parcel 29-00453.000, Parcel 1, Tract II), all of a 19.23 acre tract (Parcel 29-00453.000, Parcel 1, Tract II, 20 original acres), all of a 0.77 acre tract (Parcel 29-00453.000, Parcel 1, Tract II), all of a 34.651 acre tract (Parcel 29-00453.000, Parcel 1, Tract II, 43.27 original acres), all of a 0.44 acre tract (Parcel 29-00453.000, Parcel 1, Tract III), all of a 22.382 acre tract (Parcel 29-00453.000, Parcel 1, Tract V) all conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Roberts Mill Road (Township Road 96, unknown right-of-way) and Old Springfield Road (County Road 13, 50 feet right-of-way);

Thence, with the centerline of Roberts Mill Road with the following seven courses:

1) North 08° 28’ 24” East a distance of 673.30 feet to an iron pin found;
2) North 08° 12’ 14” East a distance of 594.46 feet to a railroad spike found;
3) North 12° 00’ 21” East a distance of 85.80 feet to a railroad spike found;
4) North 06° 36’ 47” East a distance of 46.98 feet to a 3/4 inch diameter iron pipe found;
5) North 02° 32’ 11” West a distance of 110.18 feet to a mag nail found;
6) North 01° 02’ 43” West a distance of 257.67 feet to a mag nail found;
7) North 02° 35’ 48” East a distance of 192.16 feet to a railroad spike set at the northeast corner of a 0.442 acre tract conveyed to Theodore Atwood by Official Record 218 page 375 and the southeast corner of said 0.77 acre tract and being the **True Point of Beginning**;

Thence, with the north line of said 0.442 acre tract, **North 85° 16’ 48” West**, passing a double angle iron fence post found at 20.63 feet, passing an iron pin and cap set at 26.17 feet, passing a 4 inch diameter wood fence post found at a corner to a 9.5764 acre tract conveyed to Larry E Jr and Dorthy C Hart, Joint Lives by Official Record 310 page 88 at 200.00 feet, continuing with the North line of said 9.5764 acre tract, a total distance of **1016.96 feet** to an iron pin and cap previously set in the east line of said 34.651 acre tract;

Thence, with the west line of said 9.5764 acre tract, **South 06° 10’ 55” West** a distance of **99.93 feet** to an iron pin and cap set at the northeast corner of an 8.619 acre tract conveyed to the State of Ohio Game Preservation by Deed Book 183 page 432;

Thence, with the north line of said 8.619 acre tract, **North 89° 09’ 27” West** a distance of **774.99 feet** to an iron pin and cap set in the east line of a 2.128 acre tract conveyed to the State of Ohio by Deed Book 190 page 344;

Thence, around said 2.128 acre tract with the following two courses:

1) **North 02° 47’ 22” East** a distance of **576.81 feet** to a 5/8 inch diameter rebar found at the southeast corner of said 22.382 acre tract;
2) **North 86° 26’ 22” West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped “ODNR Boundary” found at the northeast corner of a 23.891 acre tract conveyed to the State of Ohio ODNR by Deed Book 284 page 250 at 281.60 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped “ODNR

Boundary" found at the northeast corner of a 28.2061 acre tract conveyed to Allen C and Amy Jo Armstrong, Joint Lives by Official Record 186 page 1597 at 758.31 feet, passing an 8 inch diameter wood fence post found at the southeast corner of said 0.44 acre tract at 916.47 feet, a total distance of **1852.94 feet** to a double angle iron fence post found in the east line of a 200.838 acre tract conveyed to Allen C and Amy Jo Armstrong, Joint Lives by Official Record 186 page 1597;

Thence, with the east line of said 200.838 acre tract, **North 03° 30' 32" East**, passing the southwest corner of said 118.5115 acre tract at 19.00 feet, a total distance of **1262.37 feet** to an iron pin and cap set;

Thence, with a new line across said 118.5115 acre tract, **South 86° 51' 33" East**, passing a 42 inch diameter oak tree found at the northeast corner of said 22.382 acre tract and the northwest corner of said 34.651 acre tract at 1846.60 feet, continuing with the north line of said 34.651 acre tract, passing a corner to said 17.42 acre tract at 2713.29 feet and 2754.10 feet, continuing with a new line across said 17.42 acre tract, passing an iron pin and cap set at 3603.00 feet, a total distance of **3623.00 feet** to a railroad spike set in the centerline of Roberts Mill Road;

Thence, with the centerline of Roberts Mill Road with the following two courses:

1) **South 02° 22' 48" West** a distance of **454.92 feet** to a 3/4 inch diameter iron pipe found at the northeast corner of said 7.80 acre tract;
2) South 02° 27' 14" West, passing the northeast corner of said 19.23 acre tract at 415.92 feet, passing the northeast corner of said 0.77 acre tract at 1265.08 feet, a total distance of **1295.07 feet** returning to the **Point of Beginning**, containing **126.9542 Acres** more or less, of which 31.4502 acres more or less is part of said 118.5115 acre tract, 9.4934 acres more or less is part of said 17.42 acre tract, 8.9229 acres more or less is all of said 7.80 acre tract, 19.2844 acres more or less is all of said 19.23 acre tract, 0.6991 acres more or less is all of said 0.77 acre tract, 34.6612 acres more or less is all of said 34.651 acre tract, 0.4084 acres more or less is all of said 0.44 acre tract and 22.0346 acres more or less is all of said 22.382 acre tract.

Bearings are based on a GPS observation on November, 27, 2012, 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 September of 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260713-126.9542)



Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

294.2020 Acre Tract

Surveyed for Randy Miller

The following described 294.2020 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4515, VMS 4424 and VMS 7079, being all of a 93.7 acre tract (Parcel 29-00364.000, Tract 1, 95.4 original acre tract), all of a 1.7 acre tract (Parcel 29-00364.000, Tract 2), all of a 107.74 acre tract (Parcel 29-00364.000, Tract 3), all of a 1.7 acre tract (Parcel 29-00364.000, Tract 4), and part of a 118.5115 acre tract (Parcel 29-00364.000, Tract 7, 120.2115 original acre tract) all conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Roberts Mill Road (Township Road 96, unknown right-of-way) and Old Springfield Road (County Road 13, 50 feet right-of-way);

Thence, with the centerline of Roberts Mill Road with the following seven courses:

1) North 08° 28’ 24” East a distance of 673.30 feet to an iron pin found;
2) North 08° 12’ 14” East a distance of 594.46 feet to a railroad spike found;
3) North 12° 00’ 21” East a distance of 85.80 feet to a railroad spike found;
4) North 06° 36’ 47” East a distance of 46.98 feet to a 3/4 inch diameter iron pipe found;
5) North 02° 32’ 11” West a distance of 110.18 feet to a mag nail found;
6) North 01° 02’ 43” West a distance of 257.67 feet to a mag nail found;
7) North 02° 35’ 48” East a distance of 192.16 feet to a railroad spike set
8) North 02° 27’ 14” East a distance of 1295.07 feet to a 3/4 inch diameter iron pipe found;
9) North 02° 22’ 48” East a distance of 843.66 feet to a railroad spike set;
10) North 01° 39’ 15” West a distance of 1428.75 feet to a railroad spike found;
11) North 01° 43’ 15” West a distance of 979.90 feet to a railroad spike set at the northeast corner of a 10 acre tract (Tract 6) conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466, the southeast corner of said 1.7 acre tract (Tract 2) and being the **True Point of Beginning**;

Thence, around said 10 acre tract (Tract 6) with the following two courses:

1) **North 88° 16’ 45” West**, passing an iron pin and cap set at 20.00 feet, a distance of **990.00 feet** to an iron pin and cap set;
2) **South 01° 43’ 15” West**, passing an iron pin and cap set at the northwest corner of a 10 acre tract (Tract 5) conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466 at 440.00 feet, a total distance of 880.00 feet to an iron pin and cap set at the northwest corner of a 28.40 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466;

Thence, with the west line of said 28.40 acre tract, **South 01° 51’ 27” East**, passing the northeast corner of said 118.5115 acre tract at 388.89 feet, passing an iron pin and cap set at the northwest corner of a 0.66 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466 at 1464.14 feet, passing the northwest corner of a 17.42 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466 at 1497.24 feet, a total distance of **1899.55 feet** to an iron pin and cap set at a corner to said 17.42 acre tract;

Thence, with said 17.42 acre tract, **North 86° 51’ 33” West**, passing the northeast corner of a 34.651 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466 at 40.81 feet, continuing with the North line of said 34.651 acre tract, passing a 42 inch diameter oak tree found at the northeast corner of a 22.382 acre tract conveyed to Ann Nibert Gay, Trustee by Official Record 418 page 2466 at 907.50 feet, continuing with the new line across said 118.5115 acre tract, a total distance of **2754.10 feet** to an iron pin and cap set in the east line of a 200.838 acre tract conveyed to Allen C and Amy Jo Armstrong, Joint Lives by Official Record 186 page 1597;

Thence, with said 200.838 acre tract with the following three courses:

1) **North 03° 30’ 32” East** a distance of **1297.43 feet** to a stone found at the southwest corner of said 107.74 acre tract;
2) **North 03° 33’ 14” East** a distance of **1264.95 feet** to an iron pin and cap set in the line between VMS 4515 and VMS 4424;
3) with said VMS line, **North 38° 46’ 26” West** a distance of **1371.19 feet** to a stone found at a corner to a 109.708 acre tract conveyed to Harold T Markley, Trustee by Official Record 323 page 728;

Thence, with said 109.708 acre tract and with said VMS line with the following two courses:

1) **North 37° 44’ 17” West** a distance of **363.18 feet** to a stone found;
2) leaving said VMS line, **North 54° 48’ 04” East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped “T Hoppes 6352” found at a corner to a 44.511 acre tract conveyed to NCB LTD by Official Record 238 page 1072 at 892.52 feet, a total distance of **1768.96 feet** to an iron pin and cap previously set;

Thence, with said 44.511 acre tract, **South 38° 11’ 15” East** a distance of **1622.64 feet** to a 3/4 inch diameter iron pipe found at a corner to a 71.998 acre tract conveyed to James L and Valerie E Peart, Joint Lives by Official Record 412 page 1533 and at a corner to VMS 4424, VMS 4515 and VMS 7079;

Thence, with said 71.998 acre tract and with the line between VMS 4424 and VMS 4515 with the following three courses:

1) **South 36° 09’ 32” East** a distance of **33.42 feet** to a 3/4 inch diameter iron pipe found;
2) **South 18° 40’ 05” West** a distance of **116.74 feet** to a 5/8 inch diameter rebar found at the northwest corner of said 1.7 acre tract (Tract 4);
3) leaving said VMS line, **North 87° 31’ 00” East** a distance of **951.75 feet** to a 5/8 inch diameter rebar found at the southwest corner of an 11.009 acre tract conveyed to Mark A White by Official Record 447 page 2086;

Thence, with the south line of said 11.009 acre tract, **North 87° 38’ 53” East** a distance of **717.26 feet** to a 3/4 inch diameter iron pipe found at the southwest corner of a 3.956 acre tract conveyed to Daniel J Newman by Official Record 437 page 589;

Thence, with the south line of said 3.956 acre tract, **North 87° 55’ 15” East**, passing an iron pin and cap set at 529.87 feet, a total distance of **559.87 feet** to a railroad spike set in the centerline of Roberts Mill Road;

Thence, with the centerline of Roberts Mill Road, **South 01° 43’ 15” West** a distance of **1014.42 feet** returning to the **Point of Beginning**, containing **294.2020 Acres** more or less, of which 95.2617 acres more or less is all of said 93.7 acre tract, 1.7360 acres more or less is all of said 1.7 acre tract (Tract 2), 107.4231 acres more or less is all of said 107.74 acre tract, 1.5761 acres more or less is all of said 1.7 acre tract (Tract 4), and 88.2051 acres more or less is part of said 118.5115 acre tract.

Bearings are based on a GPS observation on November, 27, 2012, 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 September of 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260713-294.2020)



Nathan L. Cottrill, PS-8821