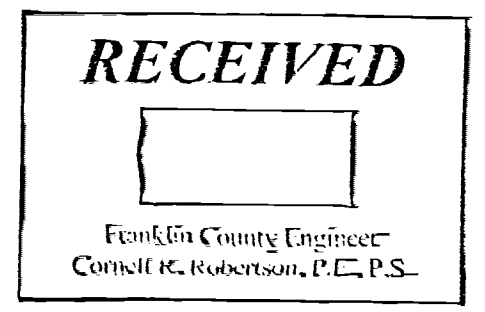
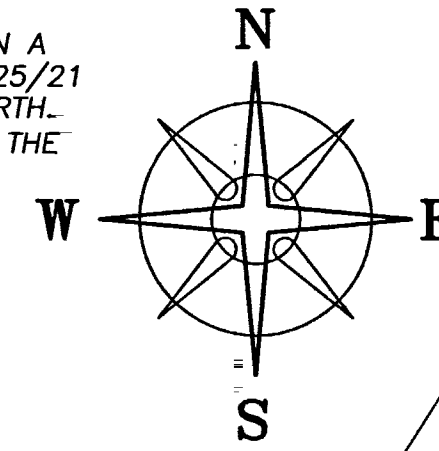


DEED REFERENCE
AIR QUALITY SOLUTIONS LLC
INSTR No. 202011300188869
 PARCEL No. 160-000109-00
(A) 4.298 ACRES
 9.46 ORG ACRES

RIGHT-OF-WAY AND TRACK MAP
 BALTIMORE & OHIO RAILWAY COMPANY
 V-144.1 SHEET 31

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 02/25/21
 WGS 1984 GEODETIC NORTH.
 BEARINGS ARE BASED ON THE
 CENTERLINE OF US 62
 S 32°19'34" W



ROGER L & DONNA J SPILLMAN
 OR 266287 E14
 26.182 ACRES
 PLAT 2324

JEFFREY B DAVIS
 INSTR No 200007180141979
 7.815 ACRES

4.3912± ACRES
 3.5999± NET ACRES

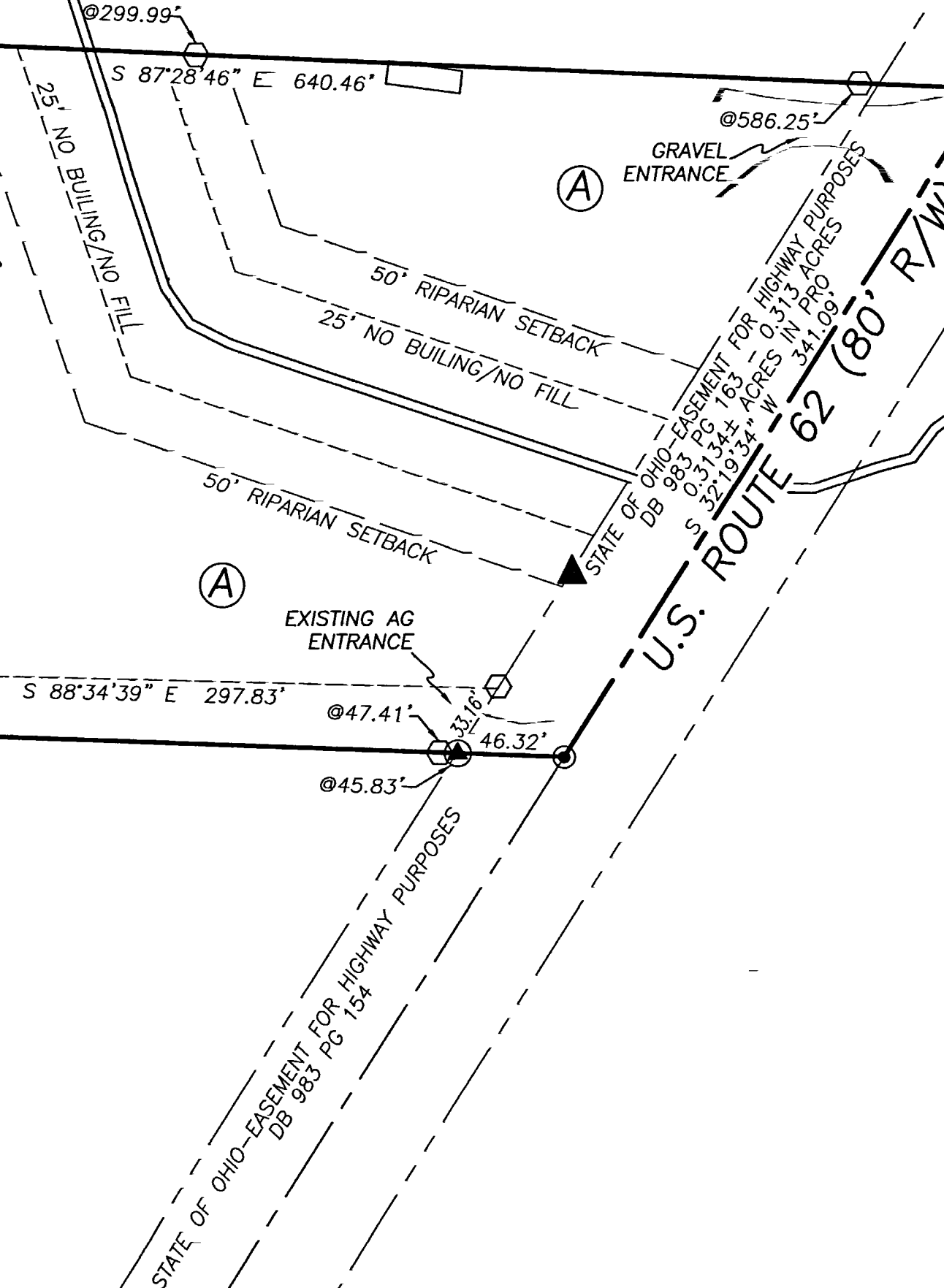
0.9827± ACRES
 (LEASED AREA)

KENNETH A SNYDER
 INSTR No. 200307070204564
 INSTR No. 200307070204567
 INSTR No. 200306190186161
 9.694 ACRES

Baltimore & Ohio Railway by Deed Book 592 Page 1, now known as CSX Transportation, Inc., successors by merger, whose merger documents have been summarized and recorded as Official Record 13276 A14 and Official Record 13276 B14 subsequently re-recorded as Official Record 13283 C13, and as originally defined as railroad ROW in Deed Book 323 page 75.

CSX TRANSPORTATION INC. - BALTIMORE & OHIO RAILWAY IN RR R/W

N 32°19'13" E 347.30'
 S 32°19'13" E 172.35'
 N 32°19'13" E 172.35'
 S 32°19'13" W 346.63'



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
 - ▲ CONCRETE R/W MONUMENT (FOUND)
 - 2.5" METAL FENCE POST IN CONCRETE (FOUND) BROKE OFF BELOW GRADE
 - 1/2" Ø IRON PIPE (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊞ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 08/03/21

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

4.3912± ACRES,
VMS 1371, JACKSON TOWNSHIP,
FRANKLIN COUNTY, STATE OF OHIO.
SURVEYED FOR TITUS

SCALE = 1" = 60'	JOB No. S210124	CREW: MW
60' 30' 0 60'	SURVEYED 02/25/21	DWN BY: NC
	DRAWN 07/19/21	CHECK: RC