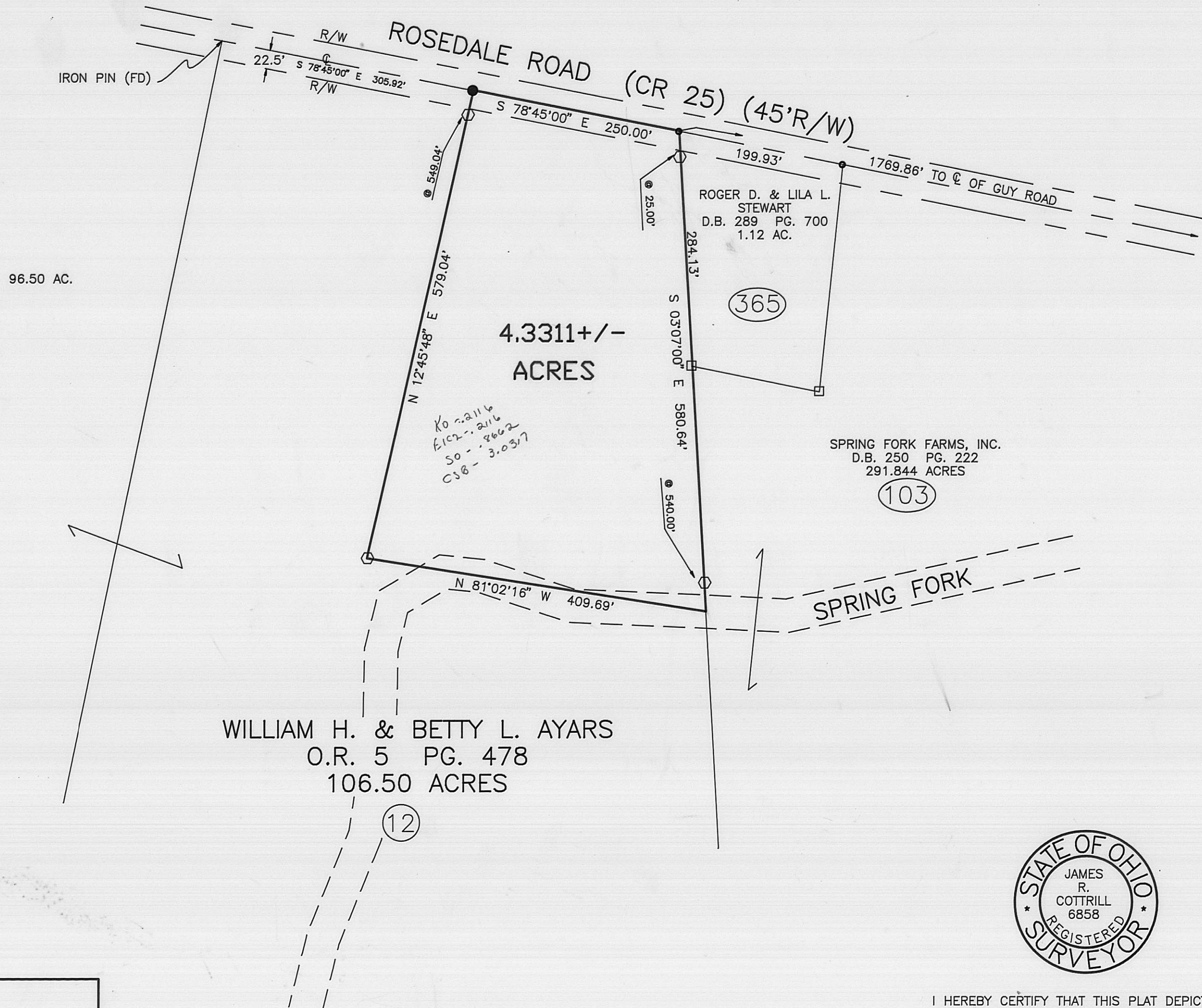


BEARINGS BASED ON THE  $\odot$  OF ROSEDALE ROAD (S 78°45'E)  
AS DESCRIBED IN O.R. 5 PG. 480.



**LEGEND**

- 1/2" DIA. SOLID IRON PIN (FOUND)
- RAIL ROAD SPIKE (SET)
- P K NAIL (FOUND)
- 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

*James R. Cottrill* DATE: 12-23-97

**JAMES R. COTTRILL P.S.**

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

4.3311± ACRES, VMS 6196,  
PIKE TOWNSHIP, MADISON CO.  
STATE OF OHIO.  
SURVEYED FOR BILL AYARS JR.

DATE DRAWN: 12-23-97	SCALE: 1" = 100'	CREW: JJ, MW
JOB # S971215	100' 50' 0 100'	DWN. BY: RC
F. B. # 17		CK. BY:

The following described 4.3311 acre tract is situated in the State of Ohio, Madison County, Pike Township, V.M.S. 6196, and being part of a 106.50 acre tract conveyed to William H. and Betty L. Ayars by Official Record 5 Page 478 and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Rosedale Road (County Road 25) (45 foot right-of-way) said PK nail bears Northwest 1769.86 feet from the centerline intersection of said Rosedale Road with the centerline of Guy Road said PK nail is the Northeast corner of said 106.50 acre tract and the Northwest corner of a 1.12 acre tract conveyed to Roger D. and Lila L. Stewart by Deed Book 289 Page 700;

Thence, with the East line of said 106.50 acre tract South 03 deg. 07 min. 00 sec. East, passing an iron pin and cap set at 25.00 feet, also passing a 1/2 inch iron pin found at the southwest corner of said 1.12 acre tract, also being corner to 291.844 acre tract conveyed to Spring Fork Farms, Inc. by Deed Book 250 Page 222 at 284.13 feet also passing an iron pin and cap set on the North bank of Spring Fork at 540.00 feet, a total distance of 580.64 feet to a point in the centerline of Spring Fork;

Thence, across said 106.50 acre tract the following two courses:

- 1) North 81 deg. 02 min. 16 sec. West a distance of 409.69 feet to an iron pin and cap set
- 2) North 12 deg. 45 min 48 sec. East, passing an iron pin and cap set at 549.04 feet, a total distance of 579.04 feet, to a railroad spike set in the centerline of Rosedale Road;

Thence, with said centerline South 78 deg. 45 min. 00 sec. East a distance of 250.00 feet returning to the point of beginning containing 4.3311 acres more or less.

Bearings are based on the centerline of Rosedale Road (South 78 deg. 45 min. East) as described in Official Record 5 Page 480.

This deed is 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 pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858". This description is based on a field survey performed Dec. 23, 1997 by James R. Cottrill registration #6858.