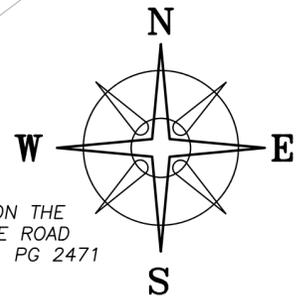
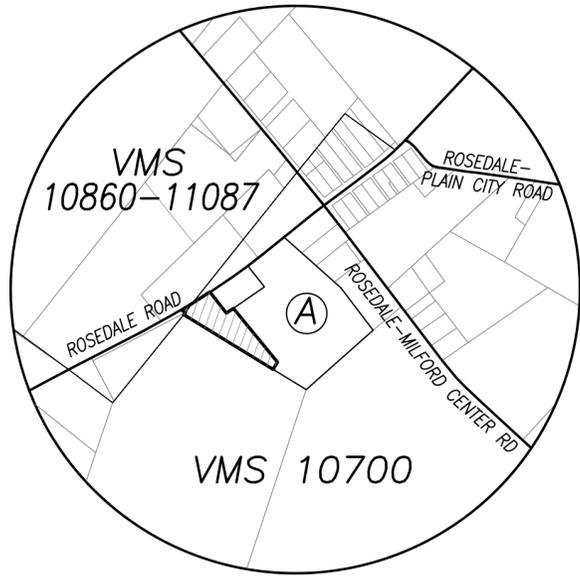


**LOCATION MAP**

NOT TO SCALE



BEARINGS ARE BASED ON THE CENTERLINE OF ROSEDALE ROAD AS DESCRIBED IN OR 288 PG 2471

N=758267.30'  
E=1701379.88'  
POINT OF COMMENCEMENT

S 50°58'46" W  
541.89'

ROSEDALE RD  
(CR 25, 66' R/W)

ROSEDALE-MILFORD CENTER ROAD  
(CR 11, 50' R/W)

VMS 10860-11087  
VMS 10700  
ROSEDALE ROAD (CR 25, 45' R/W)

PIKE TOWNSHIP TRUSTEES  
DB 195 PG 234  
1.00 ACRES

S 38°10'12" E  
@22.53'

TPOB

N 56°17'28" E 198.53'  
N 58°52'02" W 25.74'  
N 38°27'16" E 16.50'

N 54°53'44" E 50.00'

S 39°42'13" E 411.70'

**1.8973± ACRES**  
0.1003± ACRES (WITHIN R/W)  
1.7970± ACRES (NET)

BARBARA WOOD  
OR 324 PG 422  
1.903 ACRES

JOHN E & LEONA KRAMER  
DB 283 PG 178  
77.5001 ACRES

N 58°52'02" W 619.42'  
N 58°52'02" W 849.32'

S 31°07'58" W  
50.00'

**DEED REFERENCE**

DLR HOLDINGS CO, LLC  
OR 288 PG 2471

PARCEL 1  
**(A) 10.8973 ACRES**  
PARCEL No. 15-00136.000

**LEGEND**

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

- 3/4" Ø IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



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

*James R. Cottrill* DATE: 06/20/17

**COTTRILL SURVEYING, INC**  
8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 Fax: (740) 869-3846  
www.cottrillsurveying.com

**1.8973± ACRES**  
**VMS 10700 & 10860-11087, PIKE TWP, MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR DERRICK YODER**

SCALE : 1" = 60'	DATES	JOB No. S170520
60' 30' 0 60'	SURVEYED 06/2017	CREW: MW
	DRAWN 06/2017	DWN BY: NC

# **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **1.8973 Acre Tract** *Surveyed for Derrick Yoder*

The following described 1.8973 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700 and VMS 10860-11087, and being part of a 10.8973 acre tract (Parcel No. 15-00136.000) conveyed to DLR Holdings Company, LLC by Official Record 288 page 2471, and being more particularly described as follows;

Commencing at a 3/4 inch diameter iron pin found at the centerline intersection of Rosedale Road (County Road 25, 66 feet right-of-way at intersection, 45 feet right-of-way at hereinabove described parcel) and Rosedale-Milford Center Road (County Road 11, 50 feet right-of-way);

Thence, with the centerline of Rosedale Road with the following three courses:

- 1) South 50° 58' 46" West a distance of 541.89 feet to a railroad spike found;
- 2) South 51° 23' 42" West a distance of 38.41 feet to a railroad spike found;
- 3) South 54° 54' 48" West a distance of 272.12 feet to a railroad spike found at the Northwest corner common to a 1.00 acre tract conveyed to Pike Township Trustees by Deed Book 195 page 234 and said 10.8973 acre tract, and being the **True Point of Beginning**;

Thence, with the line between said 1.00 acre and 10.8973 acre tracts the following two courses:

- 1) **South 38° 07' 12" East**, passing an iron pin and cap previously set at 22.53 feet, a total distance of **160.00 feet** to an iron pin and cap previously set;
- 2) **North 54° 53' 44" East** a distance of **50.00 feet** to an iron pin and caps set;

Thence, across said 10.8973 acre tract with the following two new courses:

- 1) **South 39° 42' 13" East** a distance of **411.70 feet** to an iron pin and cap set;
- 2) **South 31° 07' 58" West** a distance of **50.00 feet** to an iron pin and caps set in the Northeast line of a 77.5001 acre tract conveyed to John E and Leona Kramer by Deed Book 283 page 178;

Thence, with the Northeast line of said 77.5001 acre tract, **North 58° 52' 02" West** a distance of **619.42 feet** to an iron pin and caps previously set in the Southeast line of a 1.903 acre tract conveyed to Barbara Wood by Official Record 324 page 422 and in the line between VMS 10700 and VMS 10860-11087;

Thence, with the Southeast line of said 1.903 acre tract and said VMS line, **North 38° 27' 16" East** a distance of **16.50 feet** to an iron pin and cap previously set;

Thence, leaving said VMS line and with the Northeast line of said 1.903 acre tract, **North 58° 52' 02" West** a distance of **25.74 feet** to an iron pin and cap set in the centerline of Rosedale Road;

Thence, with the centerline of Rosedale Road, **North 56° 17' 28" East** a distance of **198.53 feet** returning to the **True Point of Beginning** containing **1.8973 acres** more or less, of which 0.1003 acres more or less is within said right-of-way of Rosedale Road leaving a net of 1.7970 acres more or less

Bearings are based on the centerline of Rosedale Road (South 50° 58' 46" West) as described in Official Record 288 page 2471.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed June of 2017 by James R. Cottrill, PS registration #6858. (Job #S170520-1-8973AC)

  
James R. Cottrill, PS