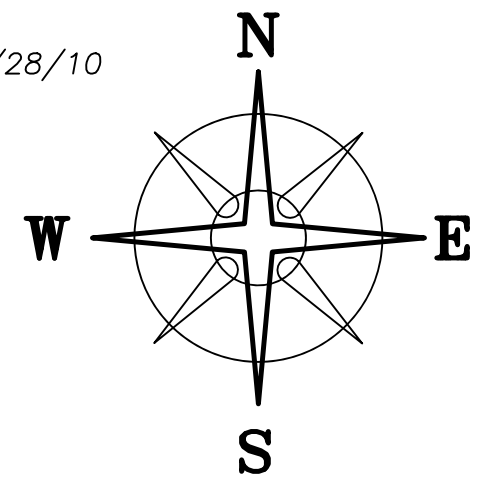


BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/28/10
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

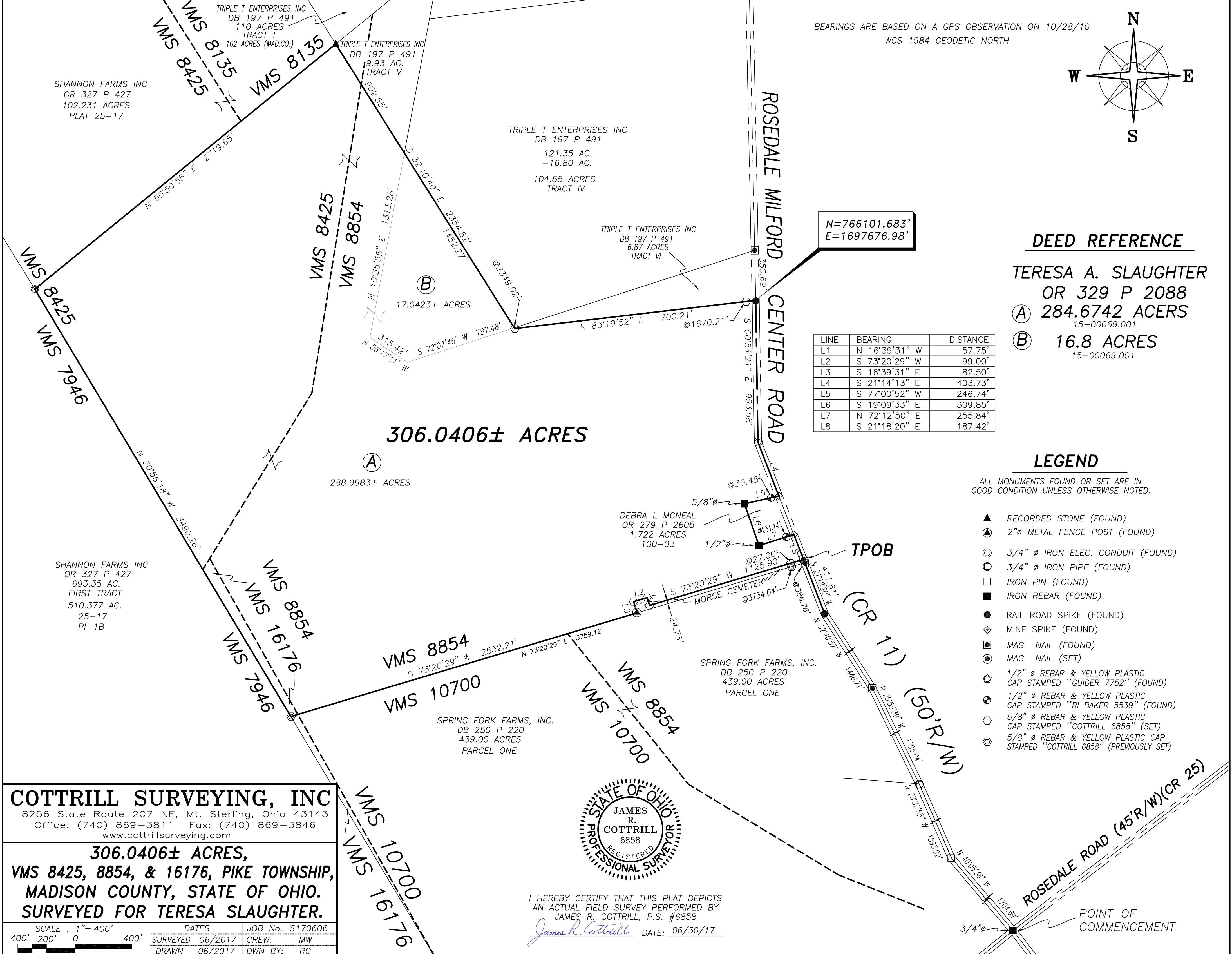
TERESA A. SLAUGHTER
OR 329 P 2088
(A) 284.6742 ACERS
15-00069.001
(B) 16.8 ACRES
15-00069.001

LINE	BEARING	DISTANCE
L1	N 16°39'31" W	57.75'
L2	S 73°20'29" W	99.00'
L3	S 16°39'31" E	82.50'
L4	S 21°14'13" E	403.73'
L5	S 77°00'52" W	246.74'
L6	S 19°09'33" E	309.85'
L7	N 72°12'50" E	255.84'
L8	S 21°18'20" E	187.42'

LEGEND

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

- ▲ RECORDED STONE (FOUND)
- 2"Ø METAL FENCE POST (FOUND)
- 3/4" Ø IRON ELEC. CONDUIT (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- IRON REBAR (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ◇ MINE SPIKE (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊙ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "GUIDER 7752" (FOUND)
- ⊙ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RI BAKER 5539" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



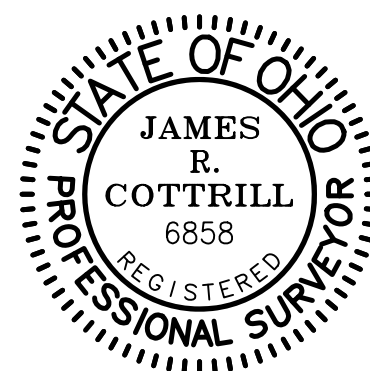
306.0406± ACRES

(A) 288.9983± ACRES

VMS 8854
S 73°20'29" W 2532.21'
VMS 10700
N 73°20'29" E 3759.12'

SPRING FORK FARMS, INC.
DB 250 P 220
439.00 ACRES
PARCEL ONE

SPRING FORK FARMS, INC.
DB 250 P 220
439.00 ACRES
PARCEL ONE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 06/30/17

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

306.0406± ACRES,
VMS 8425, 8854, & 16176, PIKE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TERESA SLAUGHTER.

SCALE : 1" = 400'	DATES	JOB No. S170606
400' 200' 0 400'	SURVEYED 06/2017	CREW: MW
	DRAWN 06/2017	DWN BY: RC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

306.0406 Acre Tract *Surveyed for Teresa Slaughter*

The following described 306.0406 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 8425, 8854, and 16176, being all of a 284.6742 acre tract (Parcel #15-00069.001) and all of a 16.8 acre tract (Parcel #15-00069.001) both tracts conveyed to Teresa A Slaughter by Official Record 329 page 2088, and being more particularly described as follows:

Commencing at a 3/4 inch diameter iron rebar found at the centerline intersection of Rosedale Road (County Road 25)(45 feet right-of-way) with Rosedale Milford Center Road (County Road 11)(50 feet right-of-way);

Thence, with the centerline of said Rosedale Milford Center Road the following 5 courses:

- 1) North 40° 05' 38" West a distance of 1704.69 feet to an iron pin found
- 2) North 23° 37' 55" West a distance of 1593.92 feet to a 3/4-inch diameter iron pipe found
- 3) North 25° 55' 39" West a distance of 1795.04 feet to a mag nail found
- 4) North 32° 40' 57" West a distance of 1446.71 feet to a railroad spike found
- 5) North 21° 18' 20" West, passing a mag nail found at the southeast corner of Morse Cemetery and the northeast corner of a 439.00 acre tract conveyed to Spring Fork Farms, Incorporated by Deed Book 250 page 220 at 386.78 feet, a total distance of 411.61 feet to a mag nail set at the northeast corner of said Cemetery and the southeast corner of said 284.6742 acre tract and **The True Point of Beginning;**

Thence, with said Cemetery the following four courses:

- 1) **South 73° 20' 29" West**, being parallel to and 24.75 feet north of the north line of said 439.00 acre tract and passing an iron pin and cap set at 27.00 feet, a total distance of **1125.90 feet** to an iron pin and cap set
- 2) **North 16° 39' 31" West** a distance of **57.75 feet** to an iron pin and cap set (buried 1 foot deep)
- 3) **South 73° 20' 29" West** a distance of **99.00 feet** to an iron pin and cap set (buried 1 foot deep)
- 4) **South 16° 39' 31" East** a distance of **82.50 feet** to a 2 inch diameter metal fence post found in the north line of said 439.00 acre tract;

Thence, with the north line of said 439.00 acre tract, **South 73° 20' 29" West** a distance of **2532.21 feet** to an iron pin and cap set previously in the east line of a 693.35 acre tract conveyed to Shannon Farms, Incorporated by Official Record 327 page 427;

Thence, with the east line of said 693.35 acre tract, **North 30° 56' 18" West** a distance of **3490.26 feet** to an 1/2-inch diameter iron pin and yellow plastic cap stamped "Guider 7752" found at the southernmost corner of a 102.231 acre tract conveyed to Shannon farms, Incorporated by Official Record 327 page 427;

Thence, with the southeast line of said 102.231 acre tract, **North 50° 50' 55" East** a distance of **2719.65 feet** to a cornerstone found at the southernmost corner of a 110 acre tract and the west corner of a 9.93 acre tract both tracts conveyed to Triple T Enterprises, Incorporated by Deed Book 197 page 491;

Thence, with the southwest line of said 9.93 acre tract, **South 32° 10' 40" East**, passing the west corner of a 104.55 acre tract also conveyed to Triple T Enterprises, Incorporated by Deed Book 197 page 491 at 902.55 feet, also passing the northwest corner of a 6.87 acre tract conveyed to Triple T Enterprises, Incorporated by Deed Book 197 page 491 at 2349.02 feet, a total distance of **2354.82 feet** to an iron pin and cap set at the southwest corner of said 6.87 acre tract;

Thence, with the south line of said 6.87 acre tract, **North 83° 19' 52" East**, passing an iron pin and cap set at 1670.21 feet, a total distance of **1700.21 feet** to a railroad spike found in the centerline of said Rosedale Milford Center Road;

Thence, with the centerline of said Rosedale Milford Center Road, the following 2 courses:

- 1) **South 00° 54' 21" East** a distance of **993.58 feet** to a 3/4 inch diameter iron electrical conduit found
- 2) **South 21° 14' 13" East** a distance of **403.73 feet** to a mine spike found at the northeast corner of a 1.722 acre tract conveyed to Debra L McNeal by Official Record 279 page 2605;

Thence, with said 1.722 acre tract the following 3 courses:

- 1) **South 77° 00' 52" West**, passing an 1/2 inch iron rebar and yellow cap stamped "R I Baker 5539" found at 30.48 feet, a total distance of **246.74 feet** to a 5/8 inch diameter iron pin found
- 2) **South 19° 09' 33" East** a distance of **309.85 feet** to a 1/2 inch diameter iron pin found
- 3) **North 72° 12' 50" East**, passing an 1/2 inch iron rebar and yellow cap stamped "R I Baker 5539" found at 234.14 feet, a total distance of **255.84 feet** to a mine spike found in the centerline of said Rosedale Milford Center Road;

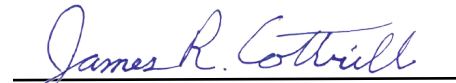
Thence, with the centerline of said Rosedale Milford Center Road, **South 21° 18' 20" East** a distance of **187.42 feet** returning to **The True Point of Beginning** containing **306.0406 Acres** more or less, of which 288.9983 acres more or less is all of said 284.6742 acre tract and 17.0423 acres more or less is all of said 16.8 acre tract.

Bearings are based on a GPS observation on October 28, 2010, WGS 1984 Geodetic North.

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 #S170606-306-0406AC)


James R. Cottrill, PS