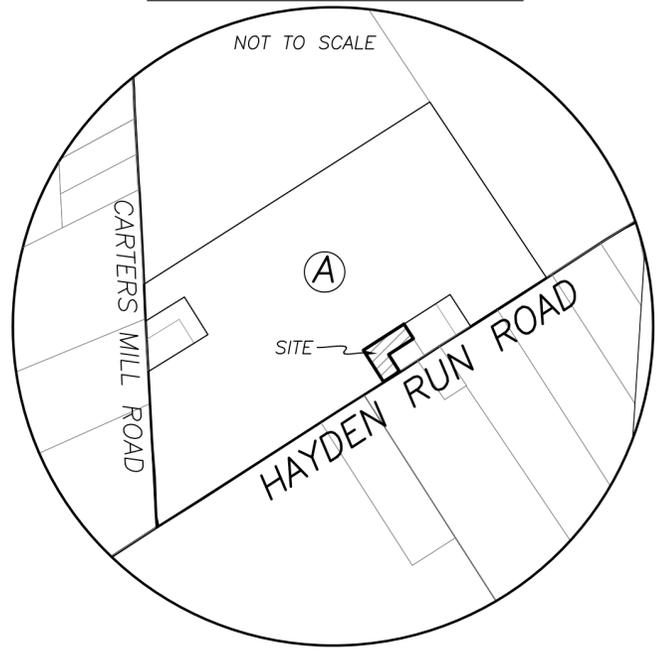


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 08/02/18  
WGS 1984 GEODETIC NORTH.

**LOCATION MAP**



**DEED REFERENCE**  
HEDGEROW FARM LLC  
OR 349 PG 266  
PARCEL No. 01-00383.000  
Ⓐ 63.0381 ACRES  
PARCEL II: 67.16 ORG. ACRES

GEORGE R ROBY  
OR 224 PG 1590  
1.1195 ACRES

HEDGEROW FARM LLC  
OR 349 PG 266  
0.47 ACRES  
PARCEL I  
PARCEL 01-00382.000

0.9674±  
ACRES

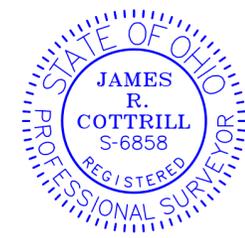
N=750098.92'  
E=1768195.86'

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 1" ∅ IRON PIPE (FOUND)
  - ⊚ 3/4" ∅ IRON PIPE (FOUND)
  - IRON PIN (FOUND)
  - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

**NOTES**

0.9674± ACRES IS TO BECOME PART OF AND CONTINGENT TO HEDGEROW FARM LLC 0.47 ACRE TRACT



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 03/11/19

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

**0.9674± ACRES,**  
**VMS 1618, CANAAN TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR NANCY YANTES**

SCALE : 1" = 50'	JOB No. S190211	CREW: MW
50' 25' 0 50'	SURVEYED 03/2019	DWN BY: NC
	DRAWN 03/2019	CHECK: RC

CARTERS MILL ROAD (CR-39, 45' R/W)

HAYDEN RUN ROAD (CR 38, 45' R/W)

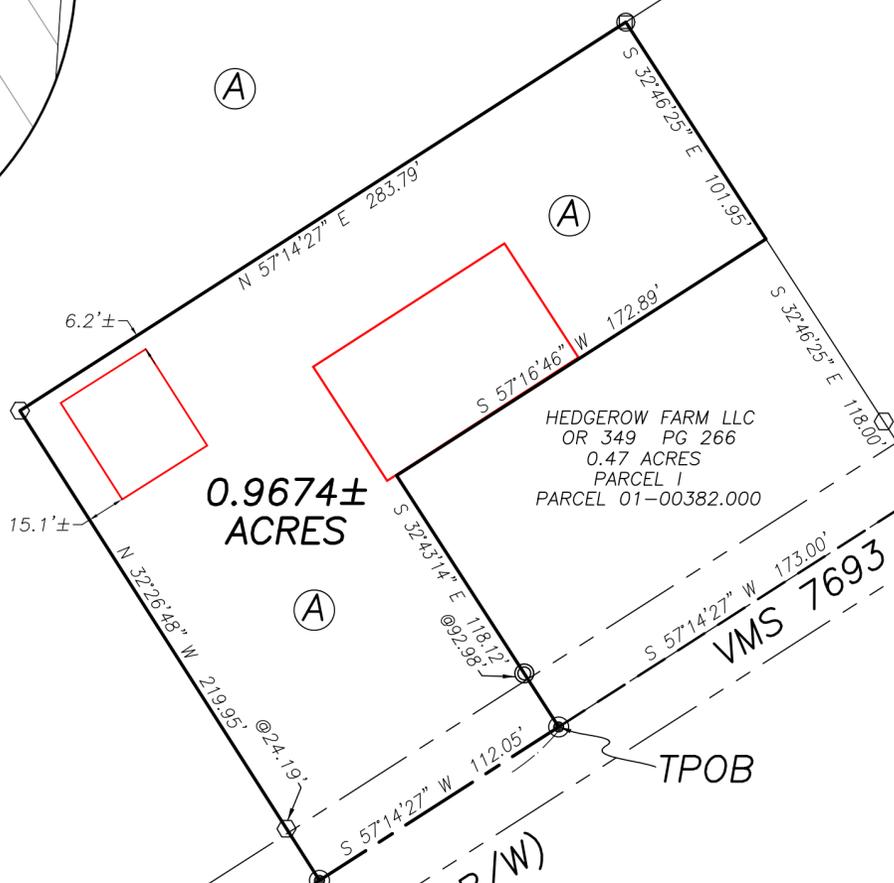
POINT OF COMMENCEMENT

TPOB

VMS 1618

VMS 7693

VMS 1618  
VMS 3744



# COTTRILL SURVEYING, INC

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

## 0.9674 Acre Tract Surveyed for Nancy Yantes

The following described 0.9674 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1618, being part of a 63.0381 acre tract (Parcel 01-00383.000, Parcel Two, 67.16 original acres) conveyed to Hedgerow Farm, LLC by Official Record 349 page 266, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Carters Mill Road (County Road 39, 45 feet right-of-way) and Hayden Run Road (County Road 38, 45 feet right-of-way), the South corner of said 63.0381 acre tract and being in the South line of VMS 1618;

Thence, with the centerline of Hayden Run Road and said VMS line, North 57° 14' 27" East a distance of 1699.78 feet to a mag nail set at the South corner of a 0.47 acre tract conveyed to Hedgerow Farm, LLC by Official Record 349 page 266 and being the **True Point of Beginning**;

Thence, with the centerline of Hayden Run Road and said VMS line, **South 57° 14' 27" West** a distance of **112.05 feet** to a mag nail set;

Thence, across said 63.0381 acre tract with the following two new courses:

- 1) **North 32° 26' 48" West**, passing an iron pin and cap set at 24.19 feet, a total distance of **219.95 feet** to an iron pin and cap set;
- 2) **North 57° 14' 27" East** a distance of **283.79 feet** to a 3/4 inch diameter iron pipe found at the West corner of a 1.1195 acre tract conveyed to George R Roby by Official Record 224 page 1590

Thence, with the Southwest line of said 1.1195 acre tract, **South 32° 46' 25" East** a distance of **101.95 feet** to the North corner of said 0.47 acre tract;

Thence, around said 0.47 acre tract with the following two courses:

- 1) **South 57° 16' 46" West** a distance of **172.89 feet** to the West corner of said 0.47 acre tract;
- 2) **South 32° 43' 14" East**, passing a 1 inch diameter iron pipe found at 92.98 feet, a total distance of **118.12 feet** returning to the **True Point of Beginning**, containing **0.9674 Acres** more or less.

Bearings are based on a GPS observation on August 2, 2018, WGS 1984 Geodetic North.

The hereinabove described 0.9674 acre tract is to become part of and contingent to Hedgerow Farm, LLC 0.47 acre tract.

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 March 6, 2019 by James R. Cottrill, PS registration #6858. (Job #S190211-0-9674AC)

  
James R. Cottrill, PS

