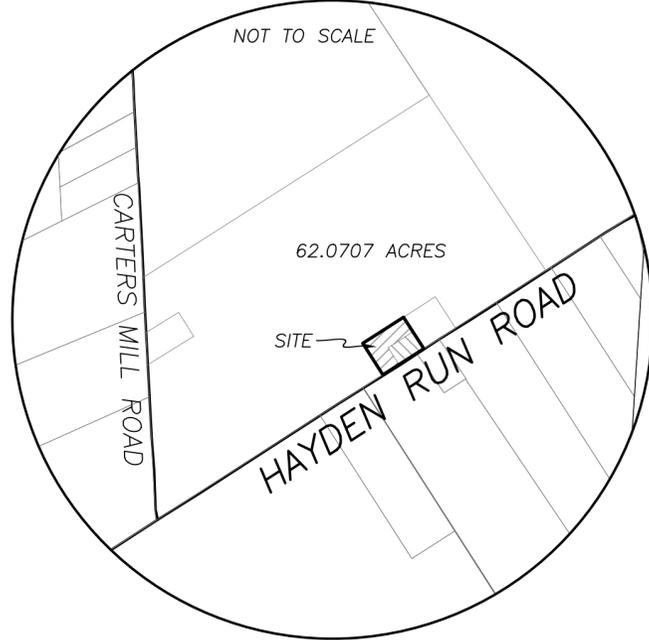


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 08/02/18  
WGS 1984 GEODETIC NORTH.

### LOCATION MAP

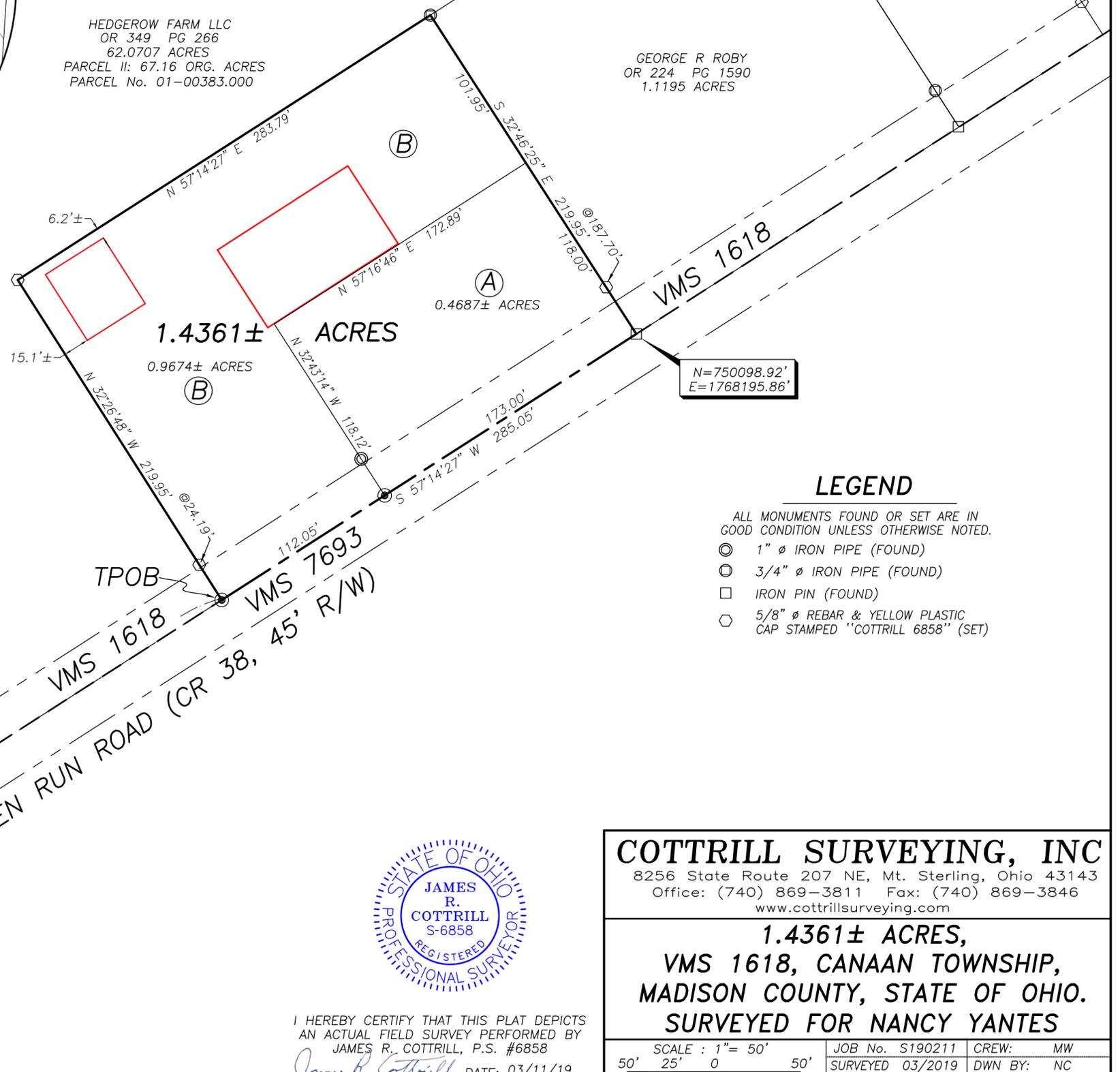


**DEED REFERENCE**  
HEDGEROW FARM LLC  
OR 349 PG 266  
Ⓐ 0.47 ACRES PARCEL I  
PARCEL 01-00382.000  
OR \_\_\_\_ PG \_\_\_\_  
Ⓑ 0.9674 ACRES  
PARCEL 01-00383.\_\_\_\_

HEDGEROW FARM LLC  
OR 349 PG 266  
62.0707 ACRES  
PARCEL II: 67.16 ORG. ACRES  
PARCEL No. 01-00383.000

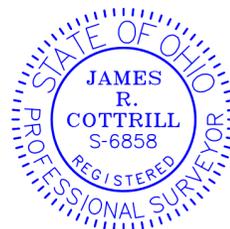
GEORGE R ROBY  
OR 224 PG 1590  
1.1195 ACRES

HEDGEROW FARM LLC  
OR 349 PG 266  
62.0707 ACRES  
PARCEL II: 67.16 ORG. ACRES  
PARCEL No. 01-00383.000



### 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)



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

**1.4361± 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

# COTTRILL SURVEYING, INC

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

## 1.4361 Acre Tract Surveyed for Nancy Yantes

The following described 1.4361 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1618, being all of a 0.47 acre tract (Parcel 01-00382.000) conveyed to Hedgerow Farm, LLC by Official Record 349 page 266 and all of a 0.9674 acre tract (previously split from Parcel 01-00383.000) conveyed to Hedgerow Farm, LLC by Official Record \_\_\_\_\_ page \_\_\_\_\_ 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 a 62.0707 acre tract conveyed to Hedgerow Farm, LLC by Official Record 349 page 266 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 1587.73 feet to a mag nail set at a corner to said 62.0707 acre tract and the South corner of said 0.9674 acre tract and being the **True Point of Beginning**;

Thence, with the line between said 62.0707 acre and 0.9674 acre tracts with the following two 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**, passing the North corner of said 0.47 acre tract at 101.95 feet, passing an iron pin and cap set at 187.70 feet, a total distance of **219.95 feet** to an iron pin found in the centerline of Hayden Run Road and in the line between VMS 1618 and 7693;

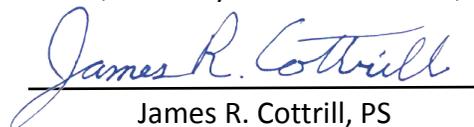
Thence, with the centerline of Hayden Run Road and said VMS line, **South 57° 14' 27" West**, passing a mag nail set at the South corner common to said 0.47 acre and 0.9674 acre tracts at 173.00 feet, a total distance of **285.05 feet** returning to the **True Point of Beginning**, containing **1.4361 Acres** more or less, of which 0.4687 acres more or less is all of said 0.47 acre tract and 0.9674 acres more or less is all of said 0.9674 acre tract.

Bearings are based on a GPS observation on August 2, 2018, 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 March 6, 2019 by James R. Cottrill, PS registration #6858. (Job #S190211-1-4361AC)

  
James R. Cottrill, PS

