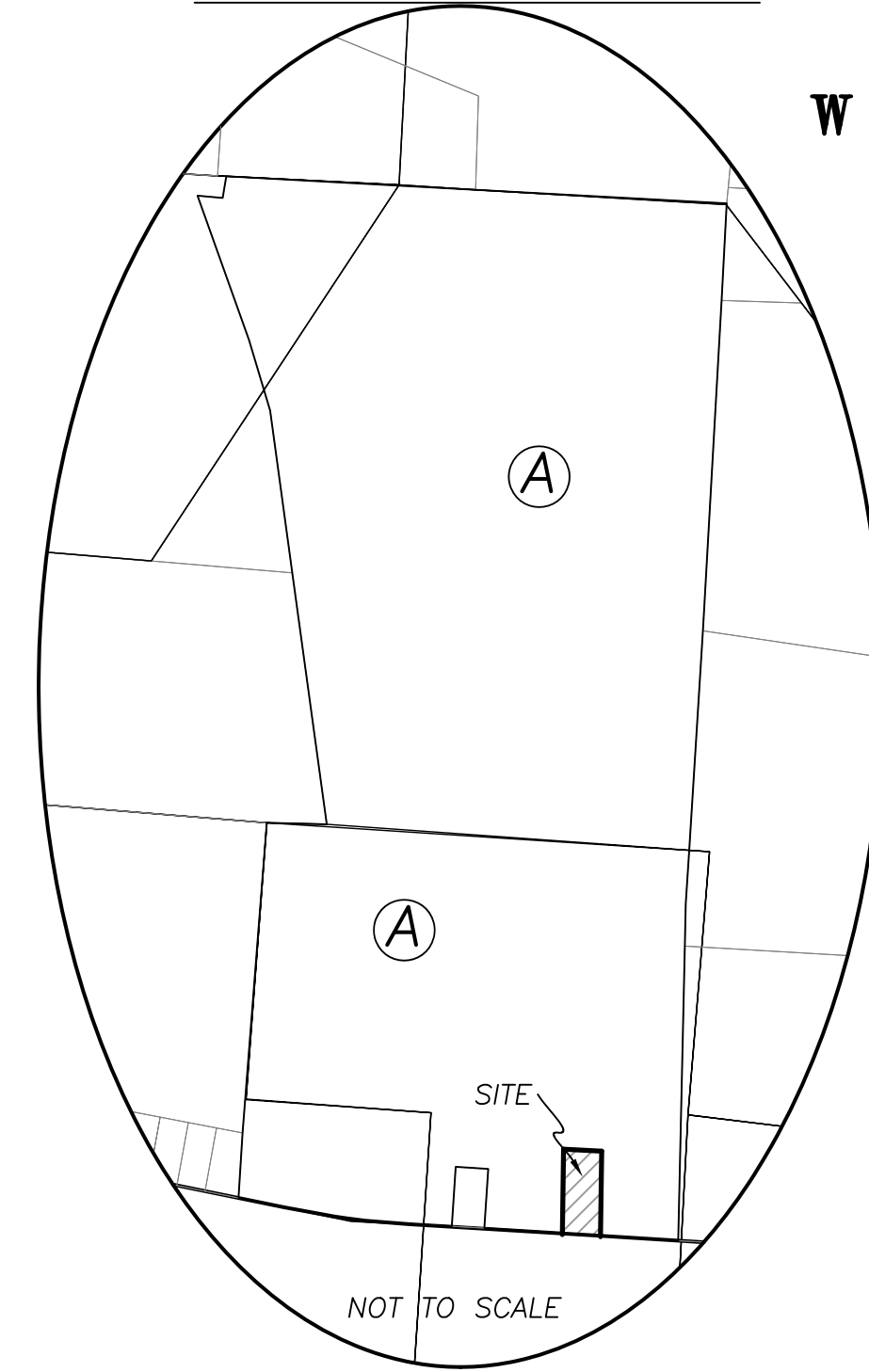
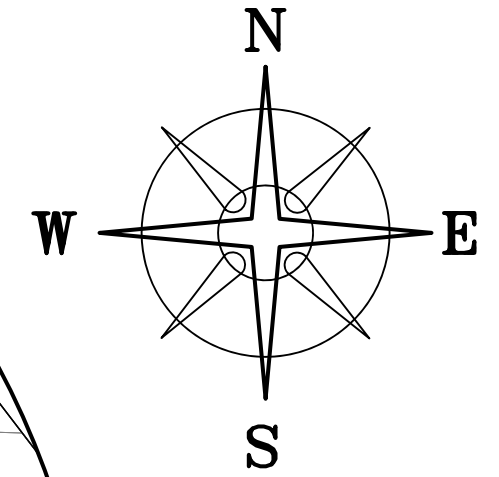


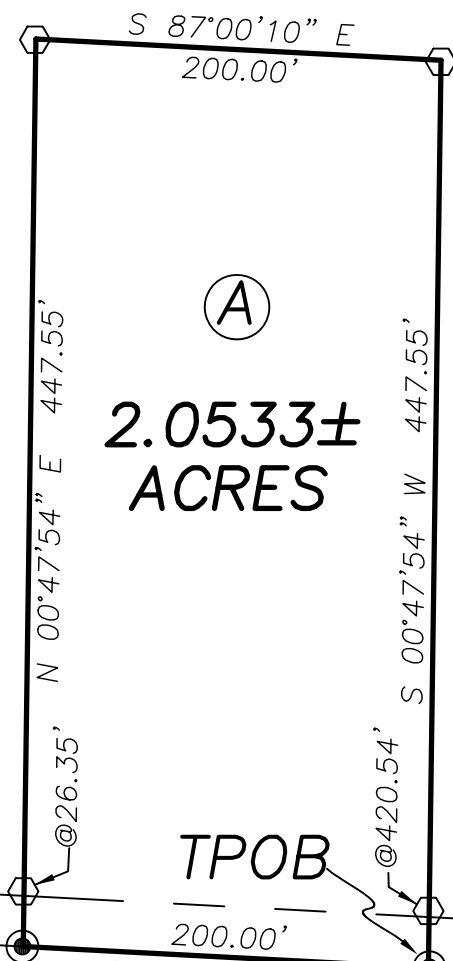
**DEED REFERENCE**  
 DARBY ROSE FARMS LLC 73.46% &  
 ROSEBERRY P 13.27% & ETAL  
 OR 225 PG 1411  
 (A) 279.728 ACRES  
 PARCEL No. 01-00345.000

**LOCATION MAP**



DONNA JEAN ROSEBERRY  
 DB 222 PG 503  
 1.222 ACRES

(A)



2.0533±  
 ACRES

TPOB

(A)

VMS 8590  
 VMS 12745

PETER H & MONICA P BEANE, TRUSTEES  
 OF THE BEANE LIVING TRUST DATED 6/9/2015  
 OR 318 PG 627  
 62.5 ACRES

N=745202.76  
 E=1751394.17

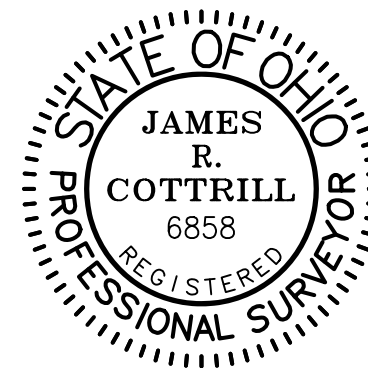
POINT OF  
 COMMENCEMENT

PRICE-HILLIARDS ROAD (CR-32, 50' R/W)

PLAIN CITY-  
 GEORGEVILLE ROAD  
 (CR-7, 50' R/W)

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN  
 GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
  - ▲ MADISON COUNTY MONUMENT 12-42 (FOUND)
  - IRON PIN (FOUND)
  - MAG NAIL (SET) OVER AN IRON PIN FOUND
  - MAG NAIL (SET)
  - 5/8" Ø REBAR & YELLOW PLASTIC  
 CAP STAMPED "COTTRILL 6858" (FOUND)



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

*James R. Cottrill* DATE: 04/01/19

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

**2.0533± ACRES,**  
**VMS 8590, CANAAN TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR ROSEBERRY.**

SCALE : 1" = 100'	JOB No. S190307	CREW: MW
100' 50' 0 100'	SURVEYED 3/29/19	DWN BY: MW, NC
	DRAWN 3/29/19	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 2.0533 Acre Tract Surveyed for Roseberry

The following described 2.0533 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 8590, being part of a 279.729 acre tract (Parcel 01-00345.000) conveyed to Darby Rose Farms LLC (73.46%), Roseberry P (13.27%) and et. al. (13.27%) by Official Record 225 page 1411, and being more particularly described as follows:

Commencing at a mag nail set over an iron pin found in the centerline of Price-Hilliards Road (County Road 32, 50 feet right-of-way) at the Southwest corner of a 62.5 acre tract conveyed to Peter H and Monica P Beane, Trustees of the Beane cap living Trust dated 6/9/2015 by Official Record 318 page 627, the Southeast corner of said 279.728 acre tract and in the line between VMS 8590 and 12745, said iron pin bears North 87° 02' 30" West a distance of 3232.31 feet from a monument box found at the centerline intersection of Price-Hilliards Road and Plain City-Georgesville Road (County Road 7, 50 feet right-of-way);

Thence, with the centerline of Price-Hilliards Road, North 87° 00' 10" West a distance of 407.89 feet to a mag nail set at **The True Point of Beginning**;

Thence, continuing with the centerline of Price-Hilliards Road, **North 87° 00' 10" West** a distance of **200.00 feet** to a mag nail set;

Thence, across said 279.728 acre tract with the following three new courses:

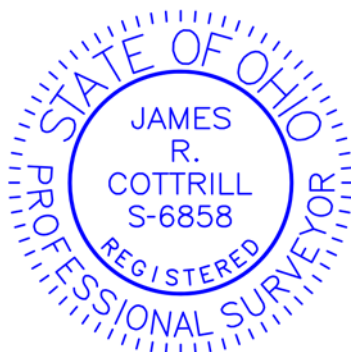
- 1) **North 00° 47' 54" East**, passing an iron pin and cap set at 26.35 feet, a total distance of **447.55 feet** to an iron pin and cap set;
- 2) **South 87° 00' 10" East** a distance of **200.00 feet** to an iron pin and cap set;
- 3) **South 00° 47' 54" West**, passing an iron pin and cap set at 420.54 feet, a total distance of **447.55 feet** returning to the **True Point of Beginning**, containing **2.0533 Acres** more or less.

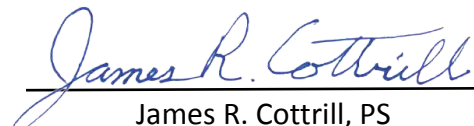
Bearings are based on a GPS observation on March 29, 2019, WGS 1984 Geodetic North.

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 29, 2019 by James R. Cottrill, PS registration #6858. (Job #S190307-2-0533)



  
James R. Cottrill, PS