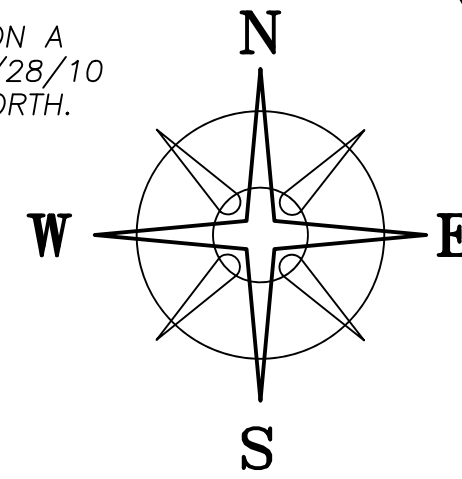
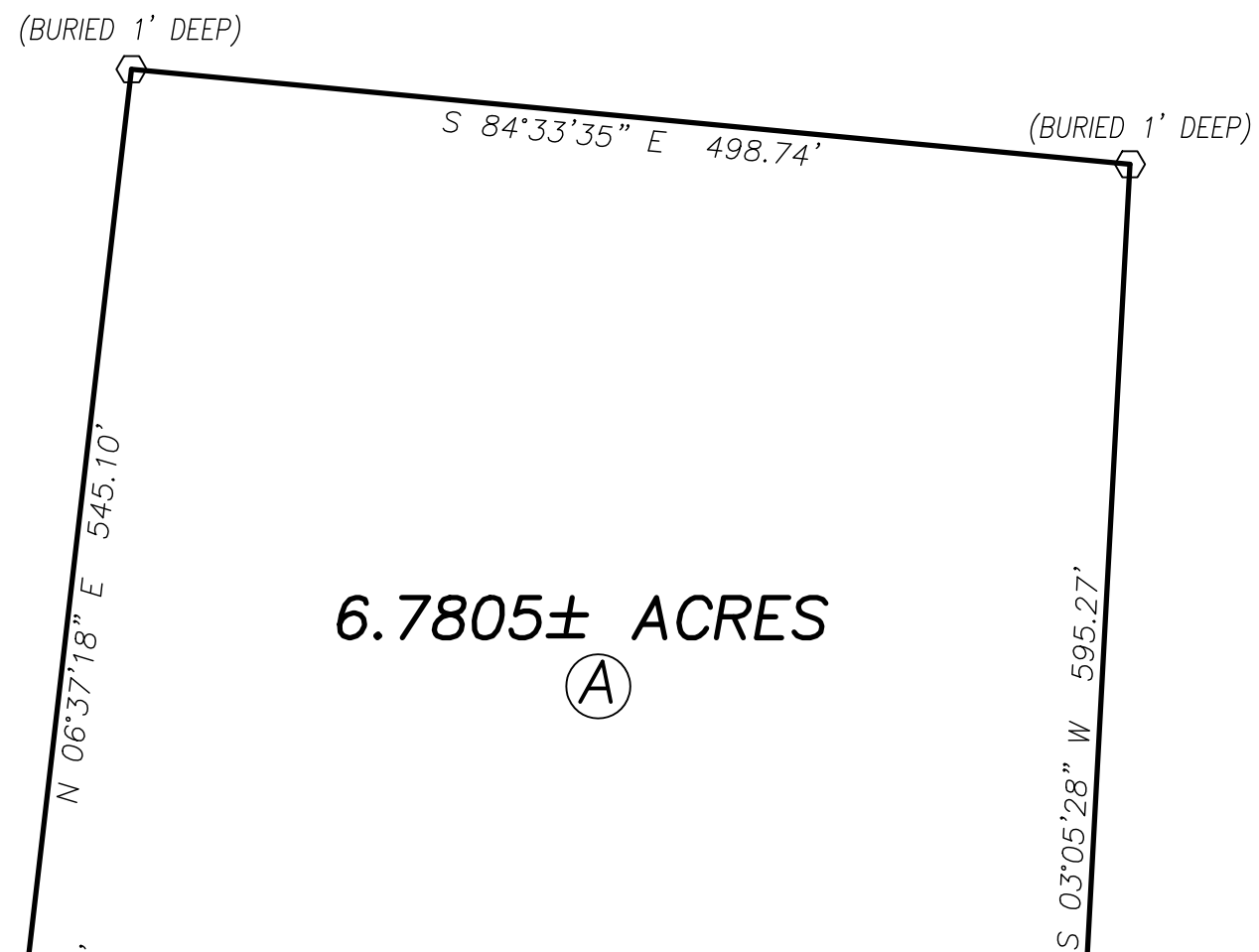


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/28/10
WGS 1984 GEODETIC NORTH.

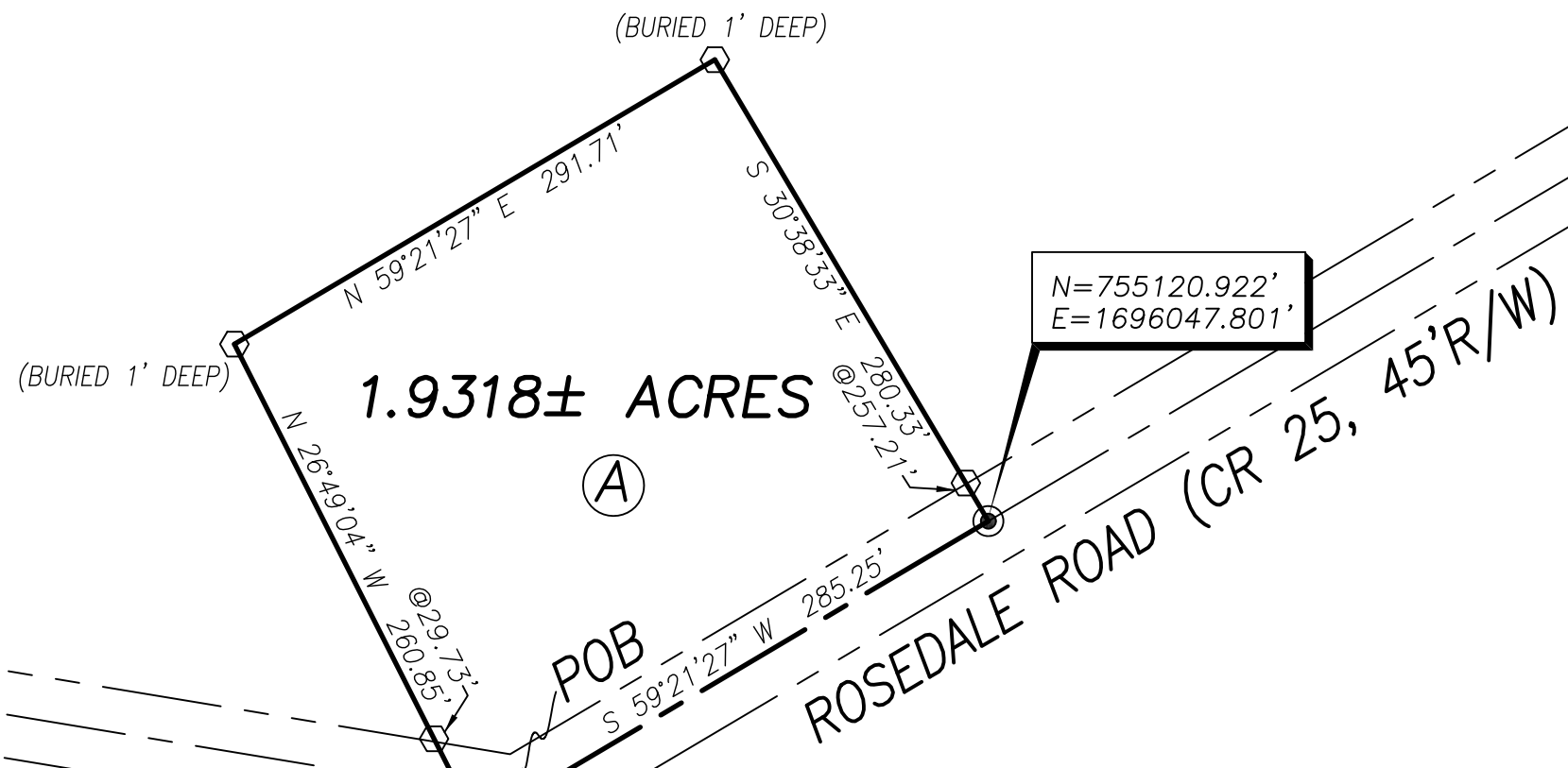


DEED REFERENCE
SPRING FORK FARMS INC
OR 333 PG 2383
 PARCEL No. 15-00145.001
204.1569 ACRES



6.7805± ACRES

TPOB
 N=755143.199'
 E=1694867.051'



1.9318± ACRES

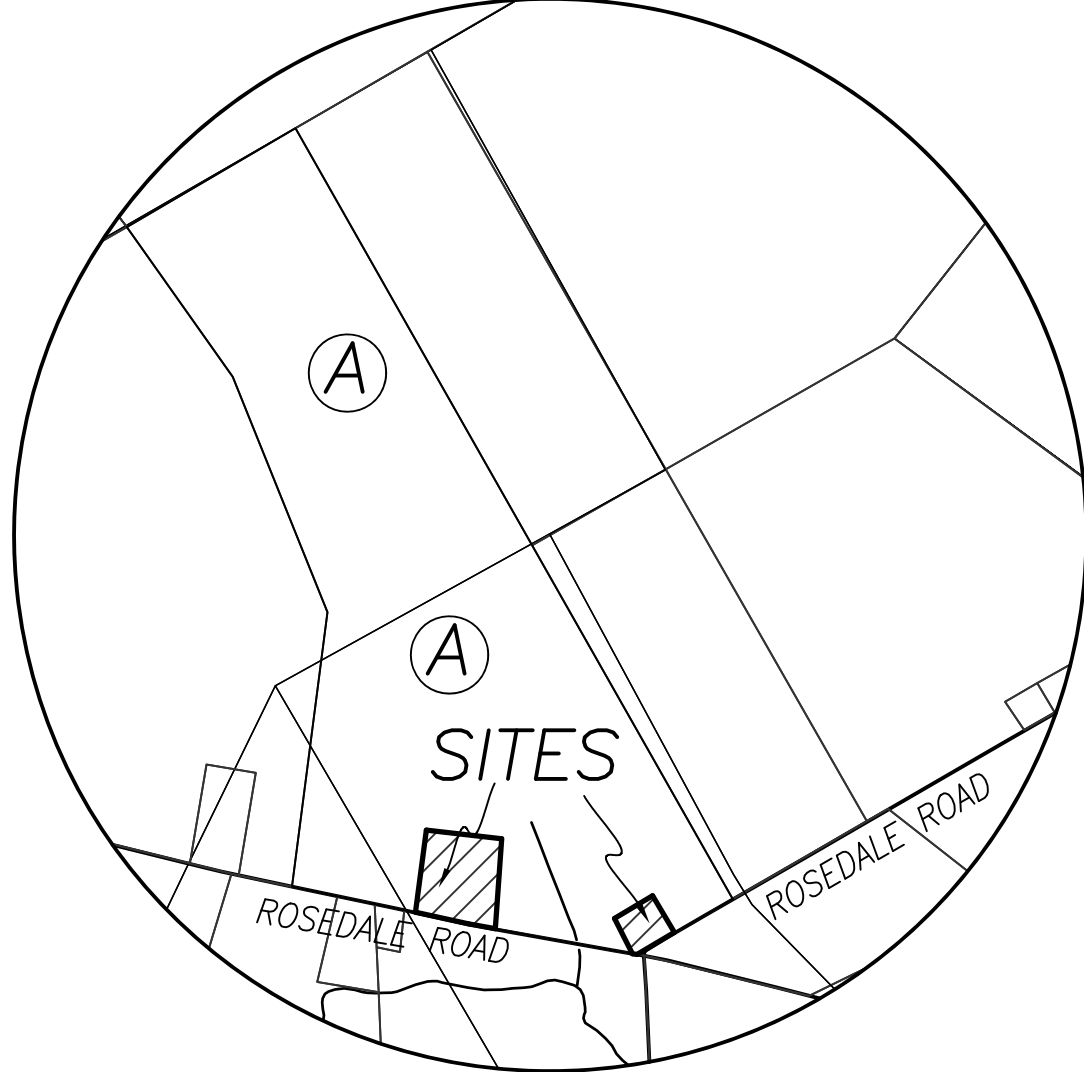
N=755120.922'
 E=1696047.801'

ROSEDALE ROAD (CR 25, 45'R/W)

GUY CEMETERY ROAD (CR 122, 40'R/W)

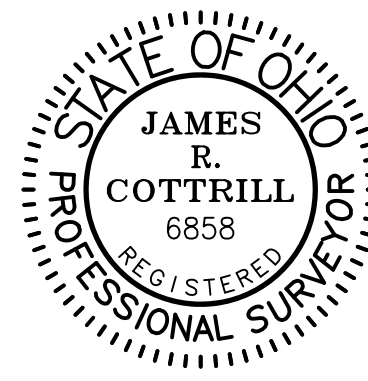
FINLEY GUY ROAD (CR 123, 50'R/W)

LOCATION MAP
 NOT TO SCALE



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-014
- 1/2"Ø IRON PIN (FOUND)
- MAG NAIL (PREVIOUSLY SET)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 02/24/20

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

1.9318± & 6.7805± ACRES,
VMS 5601, PIKE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SPRING FORK FARMS.

SCALE : 1" = 100'	JOB No. S200119A	CREW: MW
100' 50' 0 100'	SURVEYED 02/2020	DWN BY: NC
	DRAWN 02/2020	CHECK: RC

COTTRILL SURVEYING, INC

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

1.9318 Acre Tract *Surveyed for Spring Fork Farms*

The following described 1.9318 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 5601, being part of a 204.1569 acre tract (Parcel 15-00145.001) conveyed to Spring Fork Farms, Inc by Official Record 333 page 2383, and being more particularly described as follows:

Beginning at a mag nail previously set at an angle point in Rosedale Road (County Road 25, 45 feet right-of-way) and at the centerline intersection of Rosedale Road with Finley Guy Road (County Road 123, 50 feet right-of-way) being the Southeast corner of said 204.1569 acre tract;

Thence, with the centerline of Rosedale Road, **North 80° 35' 50" West** a distance of **31.18 feet** to a mag nail set;

Thence, across said 204.1569 acre tract with the following three new courses:

- 1) **North 26° 49' 04" West**, passing an iron pin and cap set at 29.73 feet, a total distance of **260.85 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **North 59° 21' 27" East** a distance of **291.71 feet** to an iron pin and cap set and buried 1 foot deep;
- 3) **South 30° 38' 33" East**, passing an iron pin and cap set at 257.12 feet, a total distance of **280.33 feet** to a mag nail set in the centerline of Rosedale Road;

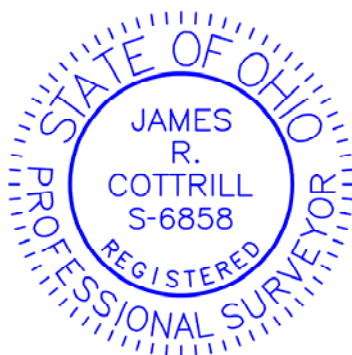
Thence, with the centerline of Rosedale Road, **South 59° 21' 27" West** a distance of **285.25 feet** returning to the **Point of Beginning**, containing **1.9318 Acres** more or less.

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 Surveying"

This description is based on a field survey performed February of 2020 by James R. Cottrill, PS registration #6858. (Job #S200119-1.9318)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

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

6.7805 Acre Tract Surveyed for Spring Fork Farms

The following described 6.7805 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 5601, being part of a 204.1569 acre tract (Parcel 15-00145.001) conveyed to Spring Fork Farms, Inc by Official Record 333 page 2383, and being more particularly described as follows:

Commencing at a mag nail previously set at an angle point in Rosedale Road (County Road 25, 45 feet right-of-way) and at the centerline intersection of Rosedale Road with Finley Guy Road (County Road 123, 50 feet right-of-way) being the Southeast corner of said 204.1569 acre tract;

Thence, with the centerline of Rosedale Road, North 80° 35' 50" West a distance of 948.26 feet to a mag nail set at the **True Point of Beginning**;

Thence, continuing with the centerline of Rosedale Road with the following two courses:

- 1) **North 80° 35' 50" West** a distance of **179.19 feet** to a 1/2 inch diameter iron pin found;
- 2) **North 78° 33' 20" West** distance of **357.59 feet** to a mag nail set;

Thence, across said 204.1569 acre tract with the following three new courses:

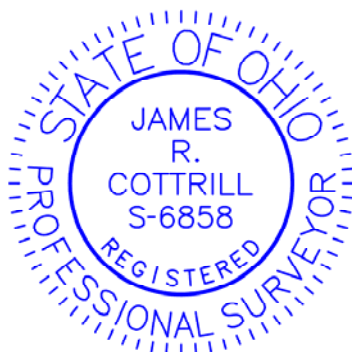
- 1) **North 06° 37' 18" East**, passing an iron pin and cap set at 21.31 feet, a total distance of **545.10 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **South 84° 33' 35" East** a distance of **498.74 feet** to an iron pin and cap set and buried 1 foot deep;
- 3) **South 03° 05' 28" West**, passing an iron pin and cap set at 575.14 feet, a total distance of **595.27 feet** returning to the **True Point of Beginning**, containing **6.7805 Acres** more or less.

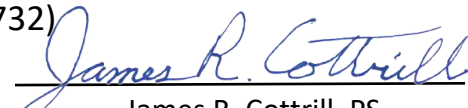
Bearings are based on a GPS observation on October 28, 2010, WGS 1984 Geodetic North.

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 Surveying"

This description is based on a field survey performed February of 2020 by James R. Cottrill, PS registration #6858. (Job #S200119-6.7732)




James R. Cottrill, PS