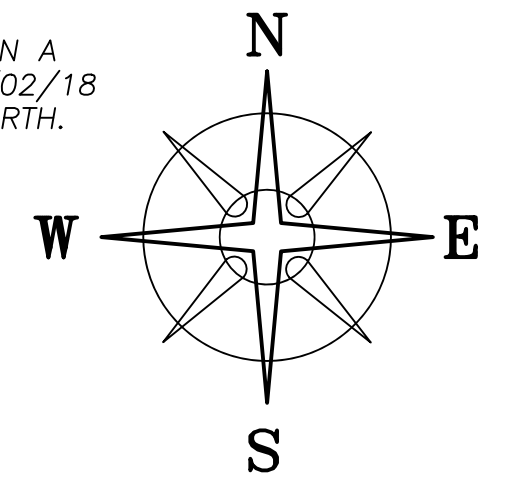
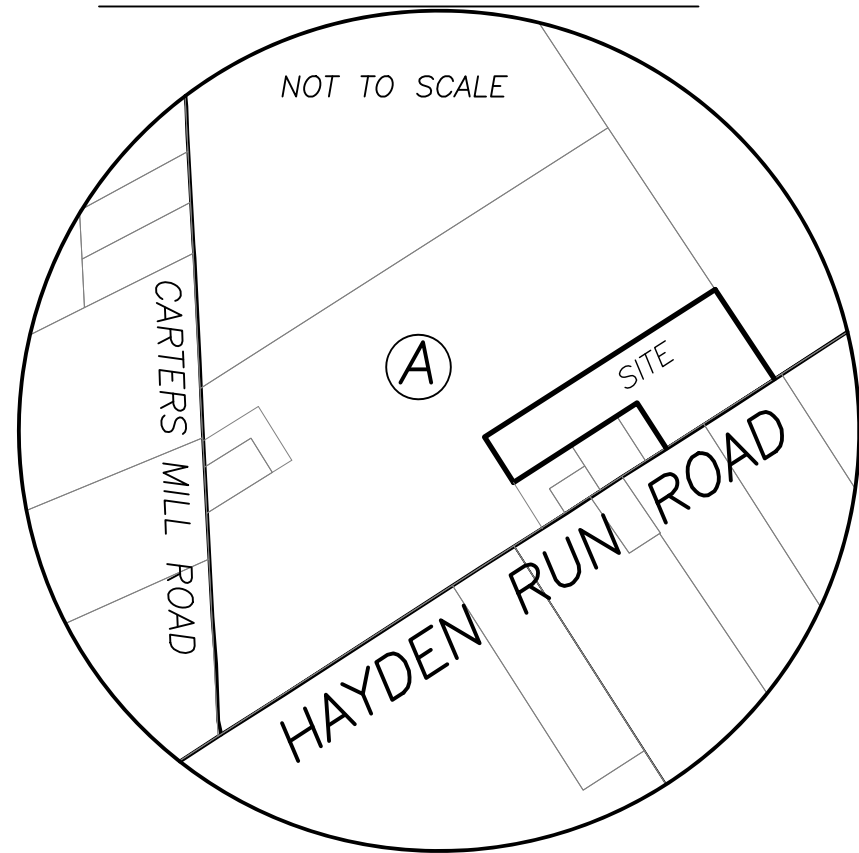


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 08/02/18
WGS 1984 GEODETIC NORTH.



LOCATION MAP



DEED REFERENCE
HEDGEROW FARM LLC
OR 349 PG 266
PARCEL No. 01-00383.000
① 62.0707 ACRES
67.16 ORG. ACRES
PARCEL II

HEDGE APPLE
AT CORNER

MAKAPA LLC
OR 350 PG 1927
102.750 ACRES

8.3711± ACRES
①

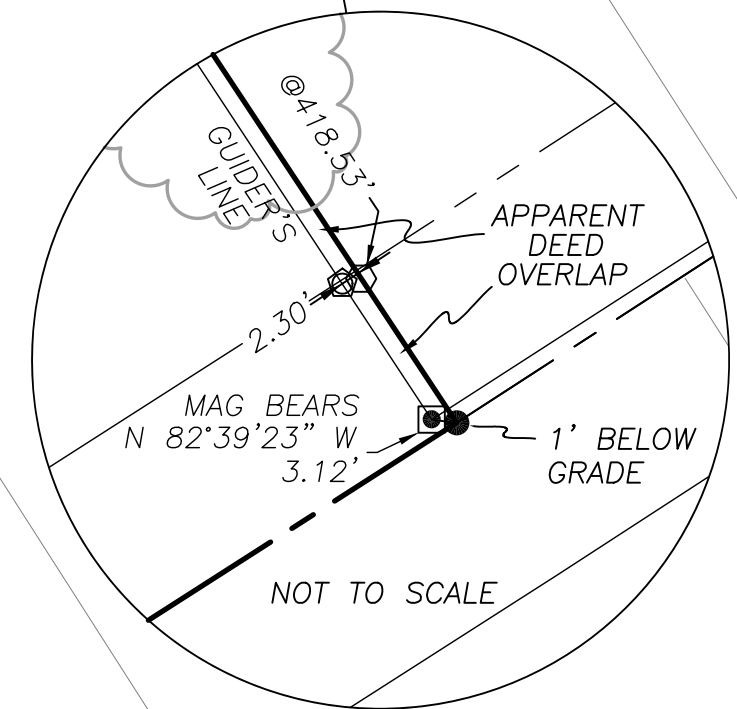
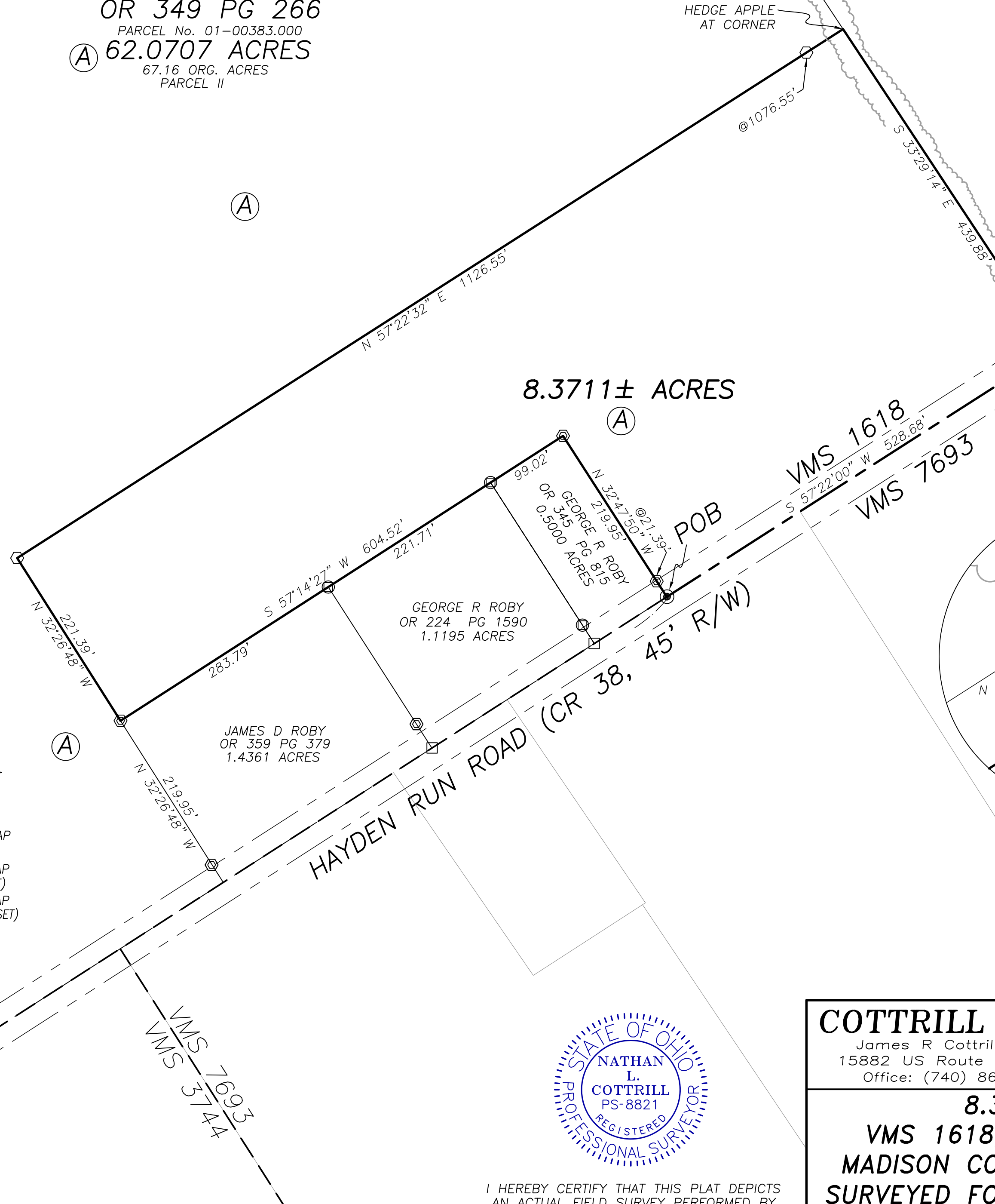
N=750557.56'
E=1768910.94'

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

LEGEND

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

- 3/4" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "GUIDER S 7752" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ▲ WOOD FENCE POST (FOUND)
- RAILROAD SPIKE (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 09/14/23

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

8.3711± ACRES,
VMS 1618, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HEDGEROW FARM LLC

SCALE : 1" = 100'	JOB No. S230719	CREW: MW
100' 50' 0 100'	SURVEYED 09/07/23	DWN BY: NC
	DRAWN 09/11/23	CHECK: RC

N=749085.57'
E=1766621.02'

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

8.3711 Acre Tract Surveyed for Hedgerow Farm LLC

The following described 8.3711 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1618, being part of a 62.0707 acre tract (Parcel 01-00383.000, 67.16 original acres) conveyed to Hedgerow Farm LLC by Official Record 349 page 266, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Hayden Run Road (County Road 38, 45 feet right-of-way) at the East corner of a 0.5000 acre tract conveyed to George R Roby by Official Record 345 page 815 and a corner to said 62.0707 acre tract, and being in the line between VMS 1618 and VMS 7693, said mag nail bears North 57° 14' 27" East a distance of 2193.60 feet from an iron pin found at the centerline intersection of Hayden Run Road with Carters Mill Road (County Road 39, 45 feet right-of-way);

Thence, around said 0.5000 acre tract with the following two courses:

- 1) **North 32° 47' 50" West**, passing an iron pin and cap previously set at 21.39 feet, a total distance of **219.95 feet** to an iron pin and cap previously set;
- 2) **South 57° 14' 27" West**, passing a 3/4 inch diameter iron pipe found at the North corner of a 1.1195 acre tract conveyed to George R Roby by Official Record 224 page 1590 at 99.02 feet, continuing with the Northwest line of said 1.1195 acre tract, passing a 3/4 inch diameter iron pipe found at the North corner of a 1.4361 acre tract at 320.73 feet, continuing with the Northwest line of said 1.4361 acre tract, a total distance of **604.52 feet** to an iron pin and cap previously set at the West corner of said 1.4361 acre tract;

Thence, across said 62.0707 acre tract with the following two new courses:

- 1) **North 32° 26' 48" West** a distance of **221.39 feet** to an iron pin and cap set;
- 2) **North 57° 22' 32" East**, passing an iron pin and cap set at 1076.55 feet, a total distance of **1126.55 feet** to the Southwest line of a 102.750 acre tract conveyed to Makapa LLC by Official Record 350 page 1927;

Thence, with the Southwest line of said 102.750 acre tract, **South 33° 29' 14" East**, passing an iron pin and cap set at 418.53 feet, a total distance of **439.88 feet** to a railroad spike found in the centerline of Hayden Run Road and in the line between VMS 1618 and VMS 7693;

Thence, with the centerline of Hayden Run Road and with said VMS line, **South 57° 22' 00" West** a distance of **528.68 feet** returning to the Point of Beginning, containing 8.3711 Acres more or less.

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

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on September 7, 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S230719-8.3711)