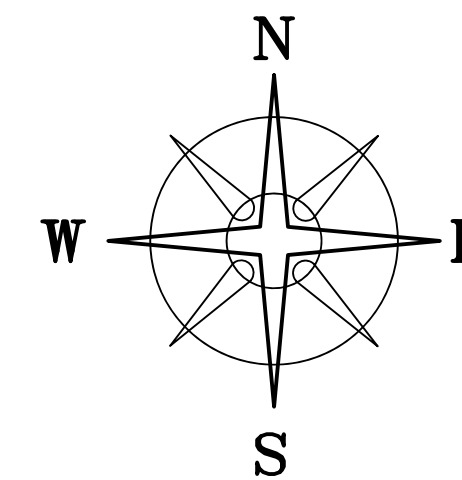


**DEED REFERENCE**

GARY M & MARY E BURNS, TRUSTEES  
 OF THE GARY M BURNS & MARY E BURNS TRUST  
 OR 274 PG 244  
 PARCEL No. 15-00195.000  
 210.952 ACRES  
 PARCEL ONE: 216.62 ORG ACRES



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

**LEGEND**

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

- △ COUNTY MONUMENT 02-014
- 1/2" Ø CONDUIT (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP  
 STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
 STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**POB**  
 N=755933.18'  
 E=1697452.89'

2.0000± ACRES

SPRING FORK FARMS INC  
 OR 333 PG 2383  
 31.9173 ACRES  
 15-00145.003

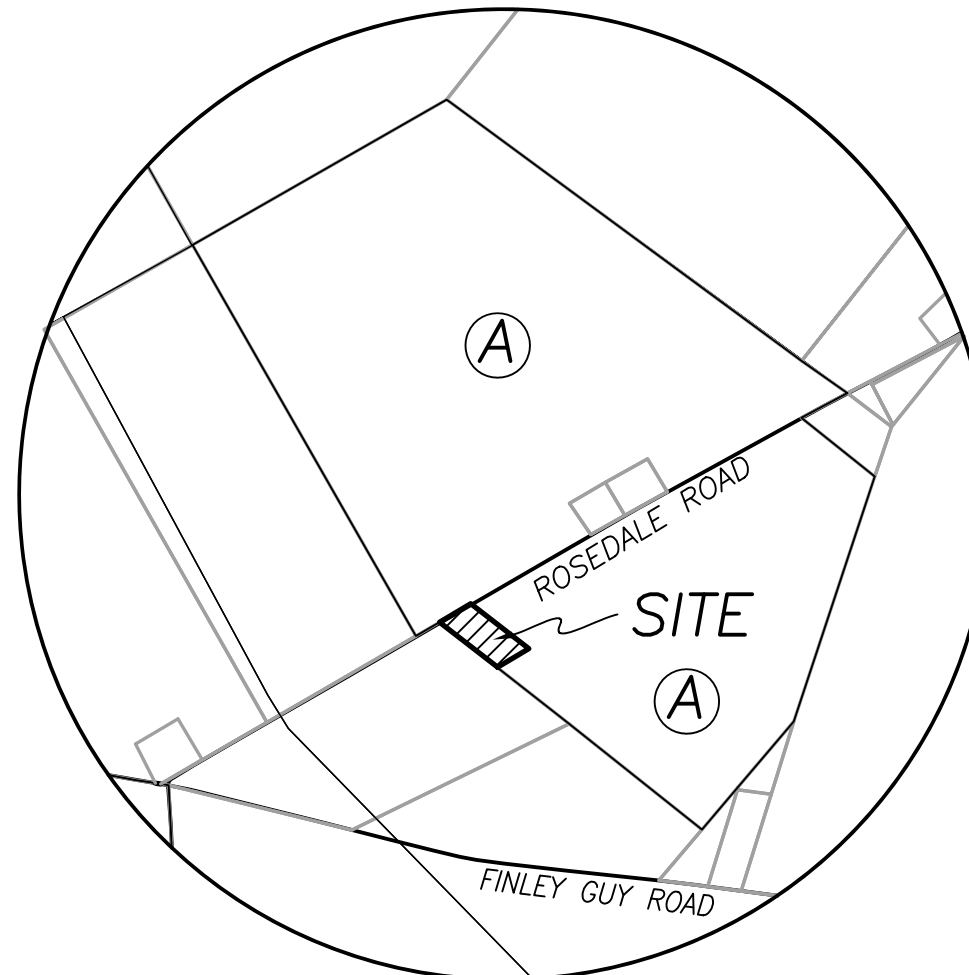
ROSEDALE ROAD  
 (CR 25, 45' R/W)

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

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

**LOCATION MAP**

NOT TO SCALE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
 AN ACTUAL FIELD SURVEY PERFORMED BY  
 NATHAN L. COTTRILL, P.S. #8821

*Nathan L. Cottrill* DATE: 05/30/23

**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

**2.0000± ACRES,  
 VMS 10700, PIKE TOWNSHIP,  
 MADISON COUNTY, STATE OF OHIO.  
 SURVEYED FOR BURNS**

SCALE : 1" = 60'  
 60' 30' 0' 60'

JOB No. S230523 CREW: MW,AM  
 SURVEYED 05/24/23 DWN BY: NC  
 DRAWN 05/25/23 CHECK: RC

# COTTRILL SURVEYING, INC

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

## 2.0000 Acre Tract Surveyed for Burns

The following described 2.0000 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being part of a 210.952 acre tract (Parcel 15-00195.000, 216.62 original acres) conveyed to Gary M and Mary E Burns, Trustees of the Gary M Burns and Mary E Burns Trust by Official Record 274 page 244, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Rosedale Road (County Road 25, 45 feet right-of-way) at the North corner of a 31.9173 acre tract conveyed to Spring Fork Farms Inc by Official Record 333 page 2383 and a corner to said 210.952 acre tract, said mag nail bears North 59° 21' 27" East a distance of 1746.20 feet and North 59° 17' 26" East a distance of 162.00 feet from a mag nail found at an angle point in Rosedale Road and at the centerline intersection of Rosedale Road and Finley Guy Road (County Road 123, 50 feet right-of-way);

Thence, with the centerline of Rosedale Road and a new line across said 210.952 acre tract, **North 59° 17' 26" East** a distance of **215.08 feet** to a mag nail set;

Thence, across said 210.952 acre tract with the following two new courses:

- 1) **South 52° 17' 32" East**, passing an iron pin and cap set at 23.48 feet, a total distance of **435.60 feet** to an iron pin and cap set;
- 2) **South 59° 17' 26" West** a distance of **215.08 feet** to an iron pin and cap set in the Northeast line of said 31.9173 acre tract;

Thence, with the Northeast line of said 31.9173 acre tract, **North 52° 17' 32" West**, passing an iron pin and cap previously set at 412.27 feet, a total distance of **435.60 feet** returning to the **Point of Beginning**, containing **2.0000 Acres** more or less.

Bearings are based on a GPS observation on October 28, 2010, 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 May 25, 2023.



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

Nathan L. Cottrill, PS #8821  
(Job #S230523-2.0000)