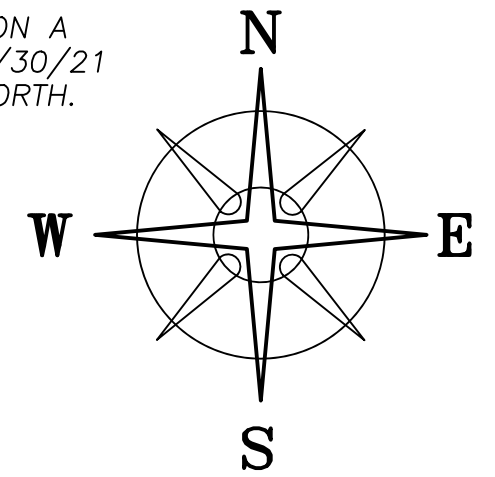
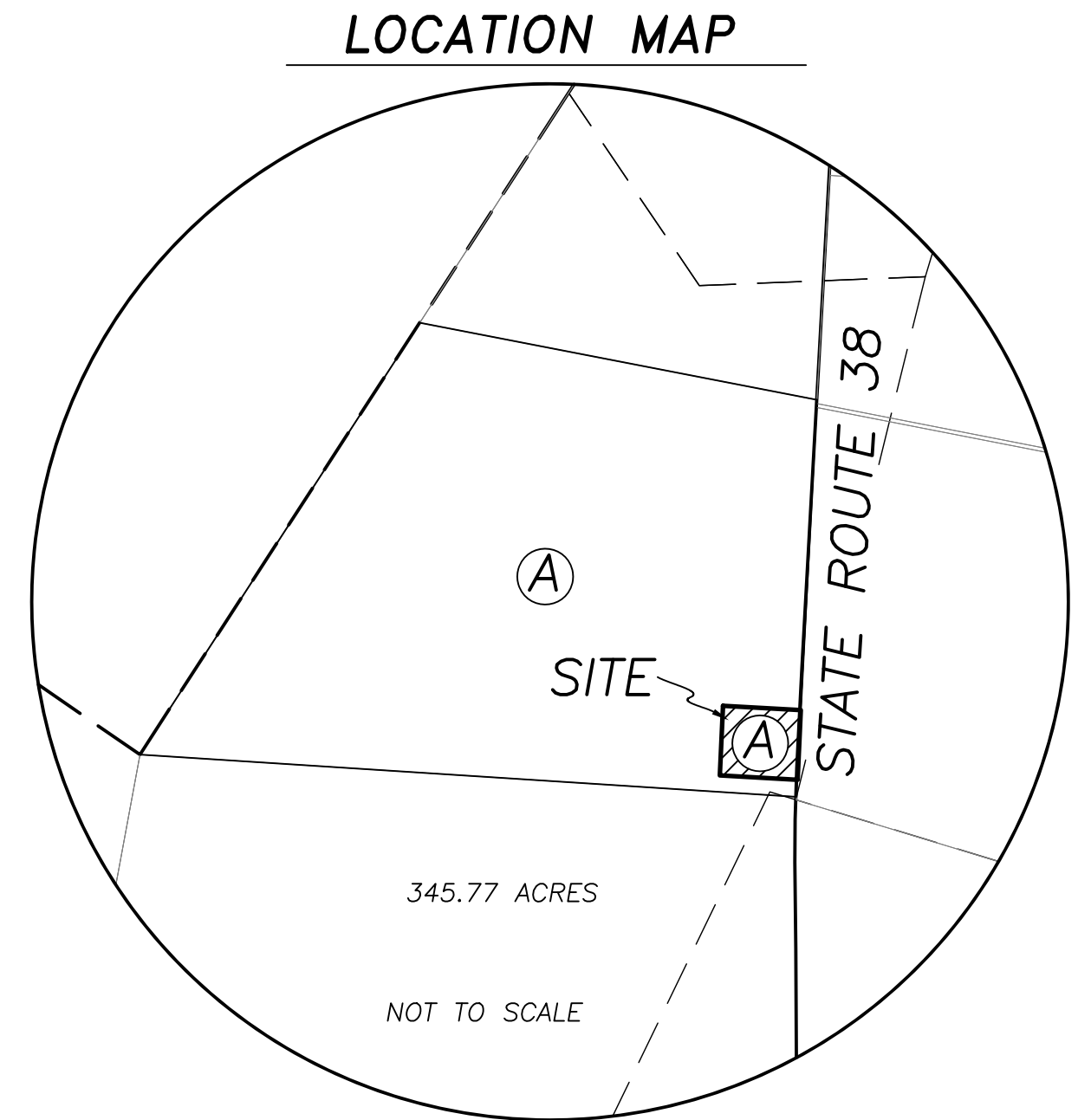
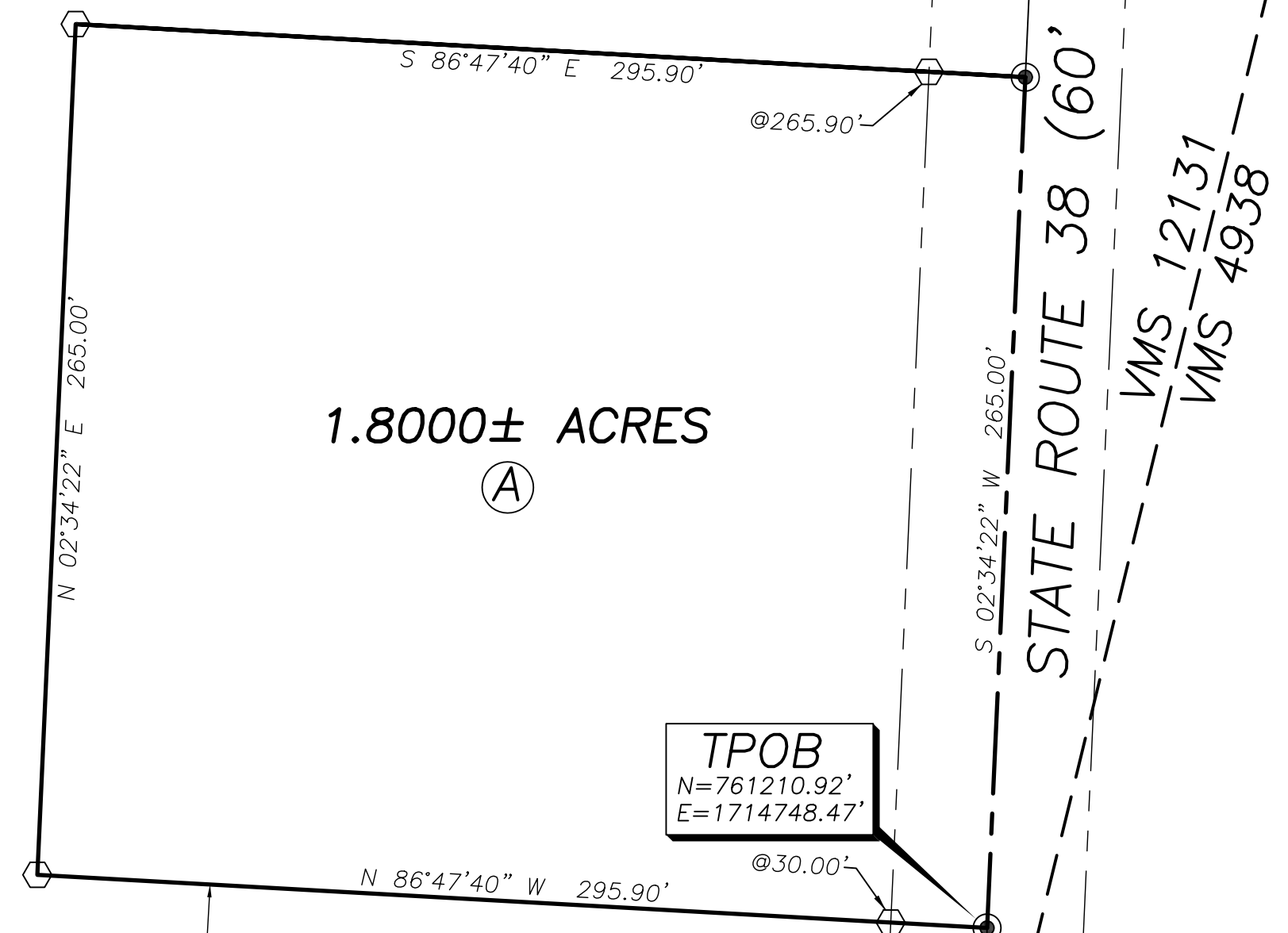


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 06/30/21  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
STEWART FARM INC  
DB 184 PG 329  
PARCEL No. 15-00147.000  
Ⓐ 75.96 ACRES  
TRACT II



**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
- MAG NAIL (SET)
- ◼ MAG NAIL (FOUND)
- △ COUNTY MONUMENT 12-45 (FOUND)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

EILEEN M KELLER, TRUSTEE  
OR 312 PG 1517  
345.77 ACRES  
TRACT II  
15-00070.000

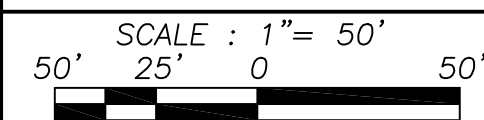


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821  
*Nathan Cottrill* DATE: 04/01/24

ROSEDALE PLAIN CITY ROAD  
(TR 24, 45' R/W) N 61°49'33" W 76.76'

**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

**1.8000± ACRES,**  
**VMS 12131, PIKE TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR STEWART FARMS INC**



JOB No. S240301 CREW: MW  
SURVEYED 03/27/24 DWN BY: NC  
DRAWN 03/28/24 CHECK: RC

# COTTRILL SURVEYING, INC

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

## **1.8000 Acre Tract** *Surveyed for Stewart Farms Inc*

The following described 1.8000 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 12131, being part of a 75.96 acre tract (Parcel 15-00147.000) conveyed to Stewart Farm Inc by Deed Book 184 page 329, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of State Route 38 (60 feet right-of-way) at the intersection of VMS 4938, VMS 4939, and VMS 12131, said mag nail being in the Northeast line of a 345.77 acre tract conveyed to Eileen M Keller, Trustee by Official Record 312 page 1517 and the Southeast corner of said 75.96 acre tract, said mag nail bears North 01° 15' 41" West a distance of 4557.03 feet from a monument box found at the centerline intersection of State Route 38 and Rosedale Plain City Road (Township Road 24, 45 feet right-of-way);

Thence, with the centerline of State Route 38, North 02° 34' 22" East a distance of 81.52 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 75.96 acre tract with the following three new courses:

- 1) **North 86° 47' 40" West**, passing an iron pin and cap set at 30.00 feet, a total distance of **295.90 feet** to an iron pin and cap set;
- 2) **North 02° 34' 22" East** a distance of **265.00 feet** to an iron pin and cap set;
- 3) **South 86° 47' 40" East**, passing an iron pin and cap set at 265.90 feet, a total distance of **295.90 feet** to a mag nail set in the centerline of State Route 38;

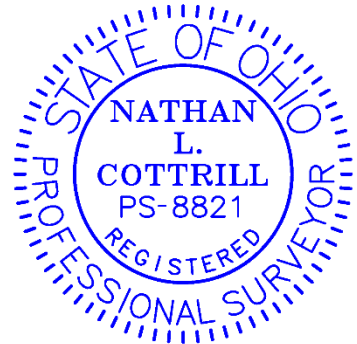
Thence, with the centerline of State Route 38, **South 02° 34' 22" West** a distance of **265.00 feet** returning to the **True Point of Beginning**, containing **1.8000 Acres** more or less.

Bearings are based on a GPS observation on June 30, 2021, 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 March 27, 2024.



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

Nathan L. Cottrill, PS #8821  
(Job #S240301-1.8000)