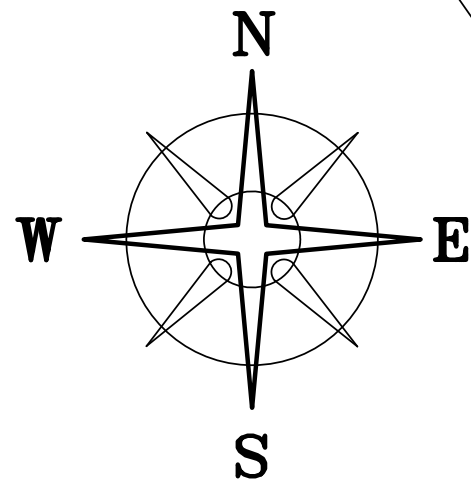


BEARINGS ARE BASED ON THE \odot OF ROSEDALE-PLAIN CITY ROAD
(S 55°07'46" W) AS DESCRIBED IN DB 246 P 686.



DEED REFERENCE
DOUBLE BOND PARTNERSHIP
 D.B 246 PG. 686
 (A) 75.008 ACRES



FLO FARMS INC.
 O.R. 259 PG. 279.
 50 ACRES (TRACT 3)

LEGEND

- 1/2" ϕ IRON PIPE (FOUND)
- 5/8" ϕ IRON PIN (SET) REPLACING 1/2" PIPE (DESTROYED)
- RAIL ROAD SPIKE (FOUND)
- CONCRETE NAIL AND WASHER (SET)
- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

DATE: _____

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

3.5114 ACRES, V.M.S. 3153
PIKE TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR DOUBLE BOND PARTNERSHIP

DATE DRAWN:	SCALE : 1" = 50'	CREW: <u>MW</u>
JOB #		DWN. BY: <u>MW</u>
F. B. #		CK. BY: <u>RC</u>

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

3.5114 Acre Tract Surveyed for Double Bond Partnership

The following described 3.5114 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 3153, and being part of a 75.008 acre tract conveyed to Double Bond Partnership by Deed Book 246 page 686, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Rosedale -Plain City Road (County Road 24) (45 foot right-of-way) said spike is at the southwest corner of said 75.008 acre tract and the southeast corner of a 50 acre tract conveyed to Flo Farms Incorporated by Official Record 259 page 279, said spike also bears North 55° 07 min. 32 seconds East a distance of 1830.05 feet from a railroad spike found at the centerline intersection of said Rosedale-Plain City Road with Voglesburg Road (County Road 123);

Thence, with said 50 acre tract the following two courses:

- 1) **North 35° 03 min. 29 seconds West**, passing a 1/2 inch diameter iron pipe found at 22.49 feet, a total distance of **503.71 feet** to a 5/8 inch diameter iron pin set replacing a 1/2 inch diameter iron pipe found destroyed
- 2) **North 55° 45 min. 51 seconds East** a distance of 122.54 feet to a 5/8 inch diameter iron pin set replacing a 1/2 inch diameter iron pipe found destroyed corner to said 75.008 acre tract;

Thence, across said 75.008 acre tract the following two new courses:

- 1) **North 55° 45 min. 51 seconds East** a distance of **182.18 feet** to an iron pin and cap set
- 2) **South 35° 03 min. 34 seconds East**, passing an iron pin and cap set at 477.98 feet, a total distance of **500.33 feet** to a concrete nail and washer set in the centerline of said Rosedale-Plain City Road;

Thence, with the centerline of said Rosedale-Plain City Road, **South 55° 07 min. 46 seconds West** a distance of **304.69 feet** returning to the point beginning containing **3.5114 Acres** more or less.

With the benefit of a 20 feet Drainage Easement, said Drainage Easement is tangent to and 20 feet north of the following described baseline: beginning at a point in the northeast line of the herein above described 3.5114 acre tract, said point bears North 35° 03 min. 34 seconds West a distance of 250.56 feet from a nail set at the southeast corner of said 3.5114 acre tract; thence, North 55° 07 min. 46 seconds East a distance of 966.93 feet to a point in the Northeast line of said 75.008 acre tract and the Eastern terminus of said 20 foot drainage easement.

Bearings are based on the centerline of Rosedale-Plain City Road (South 55° 07 min. 46 seconds West) as described in Deed Book 246 page 686.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed August 10, 2012 by James R. Cottrill registration #6858. (Job #S120904-3.5114AC)