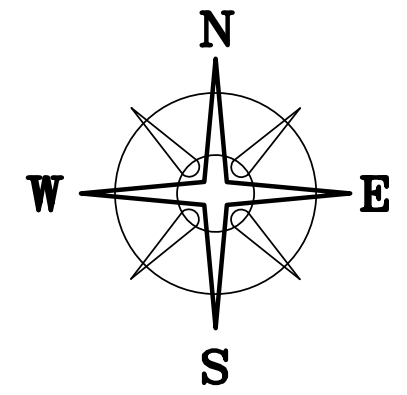


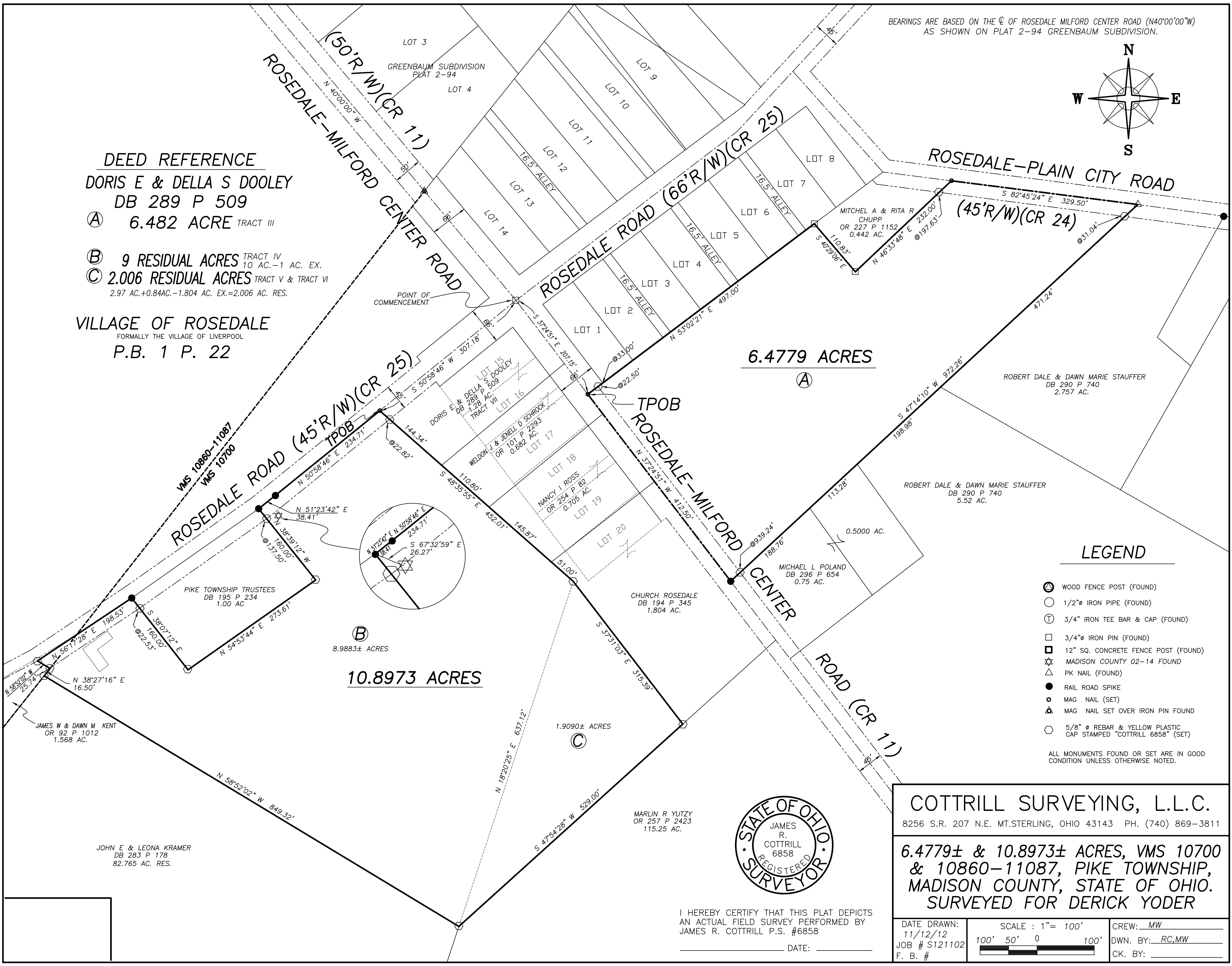
BEARINGS ARE BASED ON THE C OF ROSEDALE MILFORD CENTER ROAD (N40°00'00"W) AS SHOWN ON PLAT 2-94 GREENBAUM SUBDIVISION.



DEED REFERENCE
DORIS E & DELLA S DOOLEY
DB 289 P 509
(A) 6.482 ACRE TRACT III

(B) 9 RESIDUAL ACRES TRACT IV
 10 AC. - 1 AC. EX.
(C) 2.006 RESIDUAL ACRES TRACT V & TRACT VI
 2.97 AC. + 0.84 AC. - 1.804 AC. EX. = 2.006 AC. RES.

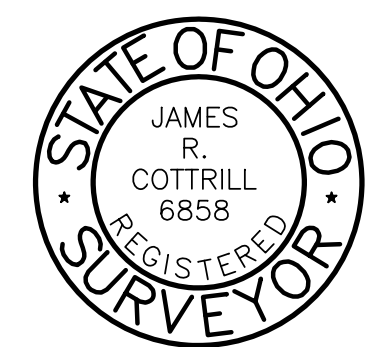
VILLAGE OF ROSEDALE
 FORMALLY THE VILLAGE OF LIVERPOOL
P.B. 1 P. 22



LEGEND

- ⊙ WOOD FENCE POST (FOUND)
- 1/2" IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 3/4" IRON PIN (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- ☆ MADISON COUNTY 02-14 FOUND
- △ PK NAIL (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- △ MAG NAIL SET OVER IRON PIN FOUND
- ⊕ 5/8" 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

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

6.4779± & 10.8973± ACRES, VMS 10700 & 10860-11087, PIKE TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR DERICK YODER

DATE DRAWN: 11/12/12	SCALE: 1" = 100'	CREW: MW
JOB # S121102	100' 50' 0 100'	DWN. BY: RC, MW
F. B. #		CK. BY:

Cottrill Surveying, LLC

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

10.8973 Acre Tract Surveyed for Derick Yoder

The following described 10.8973 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700 and 10860-11087, being all of a 9 residual acre tract (tract IV) and all of a 2.006 residual acre tract (tract V and tract VI) both tracts conveyed to Doris E and Della S Dooley as recorded in Deed Book 289 page 509, and being more particularly described as follows:

Commencing at a 3/4 inch diameter solid iron pin found in the Village of Rosedale at the centerline intersection of Rosedale Road (66 foot right-of-way)(County Road 25) with the centerline of Rosedale-Milford Center Road (66 foot right-of-way)(County Road 11);

Thence, with the centerline of said Rosedale Road, South 50° 58 min. 46 seconds West a distance of 307.18 feet to a mag nail set at the northern most corner of said 9 acre tract and at **The True Point of Beginning;**

Thence, **South 48° 35 min. 55 seconds East**, passing an iron pin and cap set at the northwest corner of a 1.28 acre tract (tract VII) conveyed to Doris E and Della S Dooley as recorded in Deed Book 289 page 509 at 22.82 feet, a total distance of **452.01 feet** to an iron pin and cap set in the southwest line of a 1.804 acre tract conveyed to church of Rosedale by deed book 194 page 345;

Thence, with the southwest line of said 1.804 acre tract, **South 37° 31 min. 03 seconds East** a distance of **315.39 feet** to an iron pin and cap set in the northwest line of a 115.25 acre tract conveyed to Marlin R. Yutzy by Official Record 257 page 2423;

Thence, with the northwest line of said 115.25 acre tract, **South 47° 54 min. 28 seconds West** a distance of **529.00 feet** to an iron pin and cap set at the northeast corner of a 82.765 acre tract conveyed to John E and Leona Kramer by Deed Book 283 page 178;

Thence, with the north line of said 82.765 acre tract, **North 58° 52 min. 02 seconds West** a distance of **849.32 feet** to an iron pin and cap set in the southeast line of a 1.568 acre tract conveyed to James W and Dawn M. Kent by Official Record 92 page 1012;

Thence, with the southeast line of said 1.568 acre tract, **North 38° 27 min. 16 seconds East** a distance of **16.50 feet** to an iron pin and cap set;

Thence, **North 58° 52 min. 02 seconds West** a distance of **25.74 feet** to an iron pin and cap set at an angle point in the centerline of said Rosedale Road;

Thence, with the centerline of said Rosedale Rd., **North 56° 17 min. 28 seconds East** a distance of **198.53 feet** to a railroad spike found at the northwest corner of a 1.00 acre tract conveyed to Pike Township Trustees by Deed Book 195 page 234;

Thence, with said 1.00 acre tract the following three courses:

- 1) **South 38° 07 min. 12 seconds East**, passing an iron pin and cap set at 22.53 feet, a total distance of **160.00 feet** to an iron pin and cap set
- 2) **North 54° 53 min. 44 seconds East** a distance of **273.61 feet** to an iron pin and cap set

- 3) **North 38° 39 min. 12 seconds West**, passing an iron pin and cap set at 137.50 feet, a total distance of **160.00 feet** to a railroad spike found in the centerline of said Rosedale Road, from said railroad spike a Madison County Monument #2-14 bears South 67° 32 min. 59 seconds East a distance of 26.27 feet;

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

- 1) **North 51° 23 min. 42 seconds East** a distance of **38.41 feet** to a railroad spike found
- 2) **North 50° 58 min. 46 seconds East** a distance of **234.71 feet** returning to **The True Point Beginning** containing **10.8973 Acres** more or less, of which 8.9883 acres more or less is all of said 9 acre tract and 1.9090 acres more or less is all of said 2 acre tract.

Bearings are based on the centerline of Rosedale Milford Center Road (North 40° 00 min. 00 seconds West) as shown on plat 2-94 Greenbaum Subdivision.

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 November 12, 2012 by James R. Cottrill registration #6858. (Job #S121102-6.4779AC)

James R. Cottrill, PS

Cottrill Surveying, LLC

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

6.4779 Acre Tract Surveyed for Derick Yoder

The following described 6.4779 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being all of a 6.482 acre tract (tract III) conveyed to Doris E and Della S Dooley as recorded in Deed Book 289 page 509, and being more particularly described as follows:

Commencing at a $\frac{3}{4}$ inch diameter solid iron pin found in the Village of Rosedale at the centerline intersection of Rosedale Road (66 foot right-of-way)(County Road 25) with the centerline of Rosedale-Milford Center Road (66 foot right-of-way)(County Road 11);

Thence, with the centerline of said Rosedale-Milford Center Road, South 37° 24 min. 51 seconds East a distance of 207.15 feet to a mag nail set at the northwest corner of said 6.482 acre tract and at **The True Point of Beginning;**

Thence, **North 53° 02 min. 21 seconds East**, passing an iron pin and cap set at 22.50 feet, also passing the southwest corner of Lot 1 of the original Village of Rosedale (formerly the Village of Liverpool) as recorded in Plat Book 1 page 22 at 33.00 feet and continuing along the southeast line of said Village of Rosedale a total distance of **497.00 feet** to a 3/4 inch diameter solid iron pin found at the northwest corner of a 0.442 acre tract conveyed to Mitchel A. and Rita R. Chupp by Official Record 227 page 1152;

Thence, with said 0.442 acre tract the following two courses:

- 1) **South 40° 29 min. 06 seconds East** a distance of **110.83 feet** to a 3/4 inch diameter solid iron pin found
- 2) **North 46° 33 min. 48 seconds East**, passing an iron pin and cap set at 197.63 feet, a total distance of **232.00 feet** to a mag nail set in the centerline of Rosedale Plain City Road (45 foot right-of-way)(County road 24);

Thence, with the centerline of said Rosedale Plain City Road, **South 82° 45 min. 24 seconds East** a distance of **329.50 feet** to a PK nail found at the northwest corner of a 2.757 acre tract conveyed to Robert Dale and Don Marie Stauffer by Deed Book 290 page 740;

Thence, with the west line of said 2.757 acre tract, **South 47° 14 min. 10 seconds West**, passing an iron pin and cap set at 31.04 feet, passing the northwest corner of a 5.52 acre tract also conveyed to Robert Dale and Don Marie Stauffer by Deed Book 290 page 740 at 471.24 feet, passing the northernmost corner of a 0.5000 acre tract conveyed to Michael L Pullin by Deed Book 296 page 654 at 670.22 feet, passing the northernmost corner of a 0.75 acre tract also conveyed to Michael L Pullin by Deed Book 296 page 654 at 783.50 feet, also passing an iron pin and cap set at 939.24 feet, a total distance of **972.26 feet** to a railroad spike found in the centerline of Rosedale-Milford Center Road;

Thence, with the centerline of said Rosedale-Milford Center Road, **North 37° 24 min. 51 seconds West** a distance of **412.50 feet** returning to **The True Point Beginning** containing **6.4779 Acres** more or less.

Bearings are based on the centerline of Rosedale Milford Center Road (North 40° 00 min. 00 seconds West) as shown on plat 2-94 Greenbaum Subdivision.

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 November 12, 2012 by James R. Cottrill registration #6858. (Job #S121102-6.4779AC)

James R. Cottrill, PS