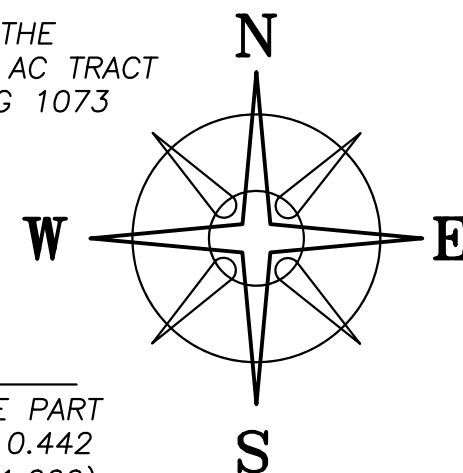
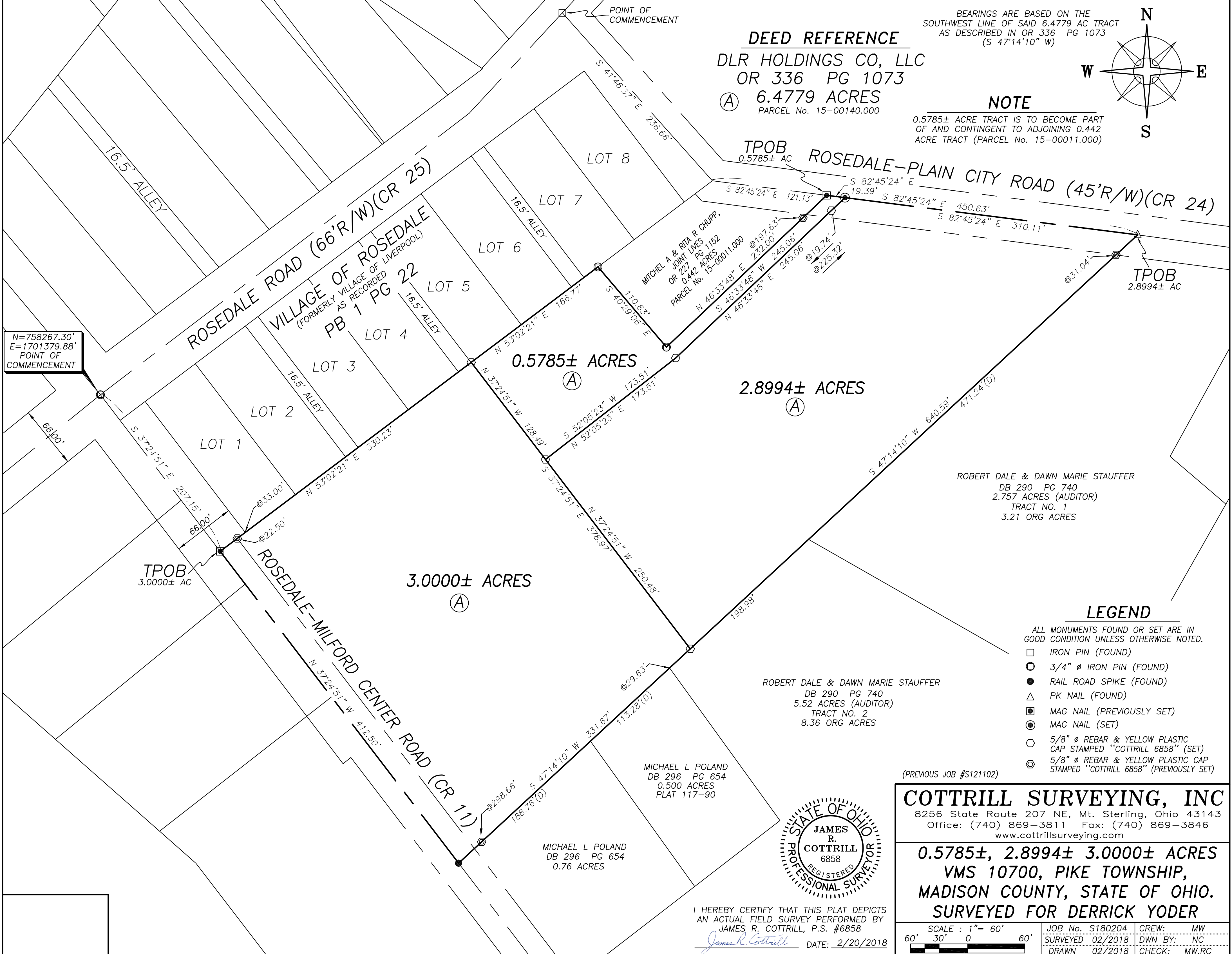


BEARINGS ARE BASED ON THE
SOUTHWEST LINE OF SAID 6.4779 AC TRACT
AS DESCRIBED IN OR 336 PG 1073
(S 47°14'10" W)



DEED REFERENCE
DLR HOLDINGS CO, LLC
OR 336 PG 1073
① 6.4779 ACRES
PARCEL No. 15-00140.000

NOTE
0.5785± ACRE TRACT IS TO BECOME PART
OF AND CONTINGENT TO ADJOINING 0.442
ACRE TRACT (PARCEL No. 15-00011.000)

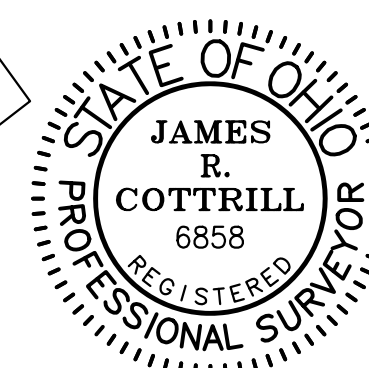


LEGEND

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

- IRON PIN (FOUND)
- ⊙ 3/4" Ø IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- △ PK NAIL (FOUND)
- MAG NAIL (PREVIOUSLY SET)
- ⊙ MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

(PREVIOUS JOB #S121102)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 2/20/2018

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

0.5785±, 2.8994± 3.0000± ACRES
VMS 10700, PIKE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DERRICK YODER

SCALE : 1" = 60'	JOB No. S180204	CREW: MW
60' 30' 0 60'	SURVEYED 02/2018	DWN BY: NC
	DRAWN 02/2018	CHECK: MW,RC

COTTRILL SURVEYING, INC

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0.5785 Acre Tract *Surveyed for Derrick Yoder*

The following described 0.5785 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being part of a 6.4779 acre tract (Parcel 15-00140.000) conveyed to DLR Holdings Co, LLC by Official Record 336 page 1073, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Rosedale Road (County Road 25, 66 feet right-of-way) and Rosedale-Plain City Road (County Road 24, 45 feet right-of-way);

Thence, with the centerline of Rosedale-Plain City Road with the following two courses:

- 1) South 41° 46' 37" East a distance of 236.66 feet to an angle point in said road;
- 2) South 82° 45' 24" East a distance of 121.13 feet to a mag nail previously set at the East corner of a 0.442 acre tract conveyed to Mitchel A and Rita R Chupp, Joint Lives by Official Record 227 page 1152, the northerly most corner of said 6.4779 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Rosedale-Plain City Road, **South 82° 45' 24" East** a distance of **19.39 feet** to a mag nail set;

Thence, across said 6.4779 acre tract with the following three new courses:

- 1) **South 46° 33' 48" West**, passing an iron pin and cap set at 19.74 feet, a total distance of **245.06 feet** to an iron pin and cap set;
- 2) **South 52° 05' 23" West** a distance of **173.51 feet** to an iron pin and cap set;
- 3) **North 37° 24' 51" West** a distance of **128.49 feet** to an iron pin and cap set in the Southeast line of Village of Rosedale (formerly Village of Liverpool) as recorded in plat Book 1 page 22;

Thence, with the Southeast line of said Village of Rosedale, **North 53° 02' 21" East** a distance of **166.77 feet** to a 3/4 inch diameter iron pin found at the West corner of said Chupp's 0.442 acre tract;

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

- 1) **South 40° 29' 06" East** a distance of **110.83 feet** to a 3/4 inch diameter iron pin found;
- 2) **North 46° 33' 48" East**, passing an iron pin and cap previously set at 197.63 feet, a total distance of **232.00 feet** returning to the **True Point of Beginning**, containing **0.5785 Acres** more or less.

Bearings are based on the Southwest line of said 6.4779 acre tract (South 47° 14' 10" West) as described in Official Record 336 page 1073.

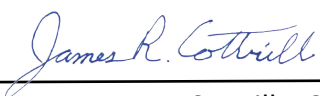
The hereinabove described 0.5785 acre tract is to become part of and contingent to said Chupp's 0.442 acre tract.

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 and previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed February of 2018 by James R. Cottrill, PS registration #6858. (Job #S180204-0-5785AC)




James R. Cottrill, PS

COTTRILL SURVEYING, INC

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2.8994 Acre Tract Surveyed for Derrick Yoder

The following described 2.8994 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being part of a 6.4779 acre tract (Parcel 15-00140.000) conveyed to DLR Holdings Co, LLC by Official Record 336 page 1073, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Rosedale Road (County Road 25, 66 feet right-of-way) and Rosedale-Plain City Road (County Road 24, 45 feet right-of-way);

Thence, with the centerline of Rosedale-Plain City Road with the following two courses:

- 1) South 41° 46' 37" East a distance of 236.66 feet to an angle point in said road;
- 2) South 82° 45' 24" East a distance of 450.63 feet to a PK nail found at the most northerly corner of a 2.757 acre tract conveyed to Robert Dale and Dawn Marie Stauffer by Deed Book 290 page 740, the East corner of said 6.4779 acre tract, and being the **True Point of Beginning**;

Thence, with the Northwest line of said 2.757 acre tract, **South 47° 14' 10" West**, passing an iron pin and cap previously set at 31.04 feet, passing the North corner of a 5.52 acre tract also conveyed to Robert Dale and Dawn Marie Stauffer by Deed Book 290 page 740 at 471.24 feet, a total distance of **640.59 feet** to an iron pin and cap set;

Thence, across said 6.4779 acre tract with the following three new courses:

- 1) **North 37° 24' 51" West** a distance of **250.48 feet** to an iron pin and cap set;
- 2) **North 52° 05' 23" East** a distance of **173.51 feet** to an iron pin and cap set;
- 3) **North 46° 33' 48" East**, passing an iron pin and cap set at 225.32 feet, a total distance of **245.06 feet** to a mag nail set in the centerline of Rosedale-Plain City Road;

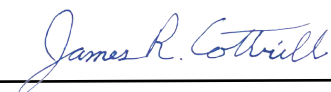
Thence, with the centerline of Rosedale-Plain City Road, **South 82° 45' 24" East** a distance of **310.11 feet** returning to the **True Point of Beginning**, containing **2.8994 Acres** more or less.

Bearings are based on the Southwest line of said 6.4779 acre tract (South 47° 14' 10" West) as described in Official Record 336 page 1073.

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 and previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed February of 2018 by James R. Cottrill, PS registration #6858. (Job # S180204-2-8994AC)



James R. Cottrill, PS



COTTRILL SURVEYING, INC

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3.0000 Acre Tract *Surveyed for Derrick Yoder*

The following described 3.0000 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being part of a 6.4779 acre tract (Parcel 15-00140.000) conveyed to DLR Holdings Co, LLC by Official Record 336 page 1073, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Rosedale Road (County Road 25, 66 feet right-of-way) and Rosedale-Milford Center Road (County Road 11, right-of-way width varies);

Thence, with the centerline of Rosedale-Milford Center Road, South 37° 24' 51" East a distance of 207.15 feet to a mag nail previously set at the West corner of said 6.4779 acre tract and being the **True Point of Beginning**;

Thence, **North 53° 02' 21" East**, passing an iron pin and cap previously set at 22.50 feet, also passing the Southwest corner of Lot 1 of the Village of Rosedale (formerly 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 **330.23 feet** to an iron pin and cap set;

Thence, across said 6.4779 acre tract, **South 37° 24' 51" East**, passing an iron pin and cap set at 128.49 feet, a total distance of **378.97 feet** to an iron pin and cap set in the Northwest line of a 5.52 acre tract conveyed to Robert Dale and Dawn Marie Stauffer by Deed Book 290 page 740;

Thence, with the Northwest line of said 5.52 acre tract, **South 47° 14' 10" West**, passing the North corner of a 0.500 acre tract conveyed to Michael L Poland by Deed Book 296 page 654 at 29.63 feet, passing the North corner of a 0.76 acre tract also conveyed to Michael L Poland by Deed Book 296 page 654 at 142.91 feet, passing an iron pin and cap previously set at 298.66 feet, a total distance of **331.67 feet** to a railroad spike found in the centerline of Rosedale-Milford Center Road;

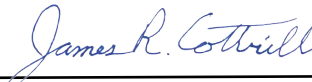
Thence, with the centerline of Rosedale-Milford Center Road, **North 37° 24' 51" West** a distance of **412.50 feet** returning to the **True Point of Beginning**, containing **3.0000 Acres** more or less.

Bearings are based on the Southwest line of said 6.4779 acre tract (South 47° 14' 10" West) as described in Official Record 336 page 1073.

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 and previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed February of 2018 by James R. Cottrill, PS registration #6858. (Job #S180204-3-0000AC)



James R. Cottrill, PS

