

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

17.6044 Acre Tract Surveyed for Spring Fork Farms

The following described 17.6044 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 5601 and 6196, being part of a 61.7764 acre tract (Parcel 15-00145.004) conveyed to Spring Fork Farms, Inc by Official Record 330 page 2383, and being more particularly described as follows:

Beginning at a mag nail previously set over an iron pin found at the centerline intersection of Rosedale Road (County Road 25, 45 feet right-of-way) and Finley Guy Road (County Road 123, 50 feet right-of-way), also being an angle point in Rosedale Road;

Thence, with the centerline of Finley Guy Road, **South 84° 00' 09" East** a distance of **43.16 feet** to a mag nail previously set over an iron pin found at the centerline intersection of Finley Guy Road and Guy Cemetery Road (County Road 122, 40 feet right-of-way) and being the Northeast corner of said 61.7764 acre tract;

Thence, with the centerline of Guy Cemetery Road, **South 03° 18' 36" East** a distance of **832.00 feet** to a mag nail set at the center of Spring Fork;

Thence, with Spring Fork and across said 61.7764 acre tract with the following nine courses:

- 1) **North 55° 10' 34" West** a distance of **215.74 feet** to a point;
- 2) **North 26° 28' 56" West** a distance of **172.02 feet** to a point;
- 3) **North 67° 58' 32" West** a distance of **182.07 feet** to an iron pin and cap set;
- 4) **North 05° 24' 25" West** a distance of **268.65 feet** to an iron pin and cap set;
- 5) **North 74° 28' 50" West** a distance of **166.70 feet** to a point;
- 6) **South 80° 50' 09" West** a distance of **479.79 feet** to an iron pin and cap set;
- 7) **North 79° 27' 31" West** a distance of **348.27 feet** to a point;
- 8) **South 73° 48' 46" West** a distance of **260.68 feet** to a point;
- 9) **South 86° 32' 12" East** a distance of **115.67 feet** to the East corner common to a 44.958 acre tract conveyed to William H Jr and Melinda B Ayars, Joint Lives by Official Record 178 page 448 and a 4.3311 acre tract conveyed to William H Ayars, Jr by Official Record 70 page 328;

Thence, with the East line of said 4.3311 acre tract, **North 03° 15' 07" West**, passing an iron pin and cap previously set (missing cap) at 40.64 feet, a total distance of **296.54 feet** to an iron pin and cap previously set at the Southwest corner of a 1.12 acre tract conveyed to Todd A McGuire by Official Record 333 page 526;

Thence, around said 1.12 acre tract with the following two courses:

- 1) **South 78° 33' 20" East** a distance of **155.52 feet** to a 1/2 inch diameter iron pin found;
- 2) **North 05° 42' 39" East**, passing a 1/2 inch diameter iron pin found at 248.33 feet, a total distance of **276.18 feet** to a mag nail previously set in the centerline of Rosedale Road and in the line between VMS 5610 and 6196;

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

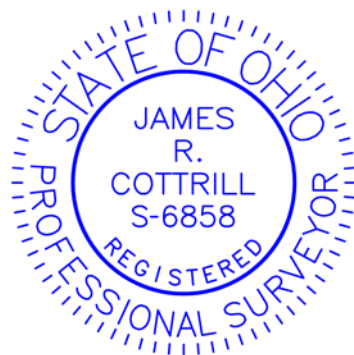
- 1) **South 78° 33' 20" East** a distance of **432.65 feet** to an iron pin found;
- 2) **South 80° 35' 50" East** a distance of **1,127.44 feet** returning to the **Point of Beginning**, containing **17.6044 Acres** more or less.

Bearings are based on a GPS observation on October 28, 2010, WGS 1984 Geodetic North.

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 January 11, 2018 by James R. Cottrill, PS registration #6858. (Job #S180102-17-6044AC)



James R. Cottrill
James R. Cottrill, PS