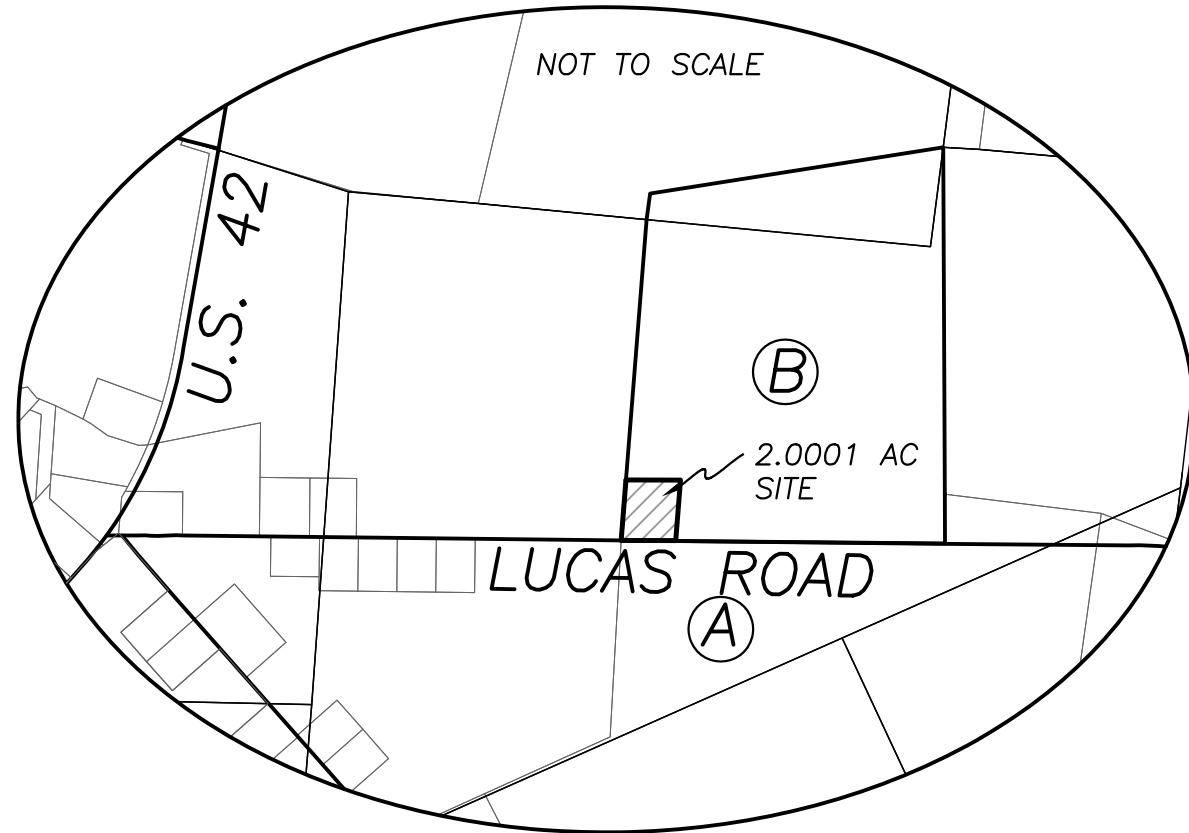
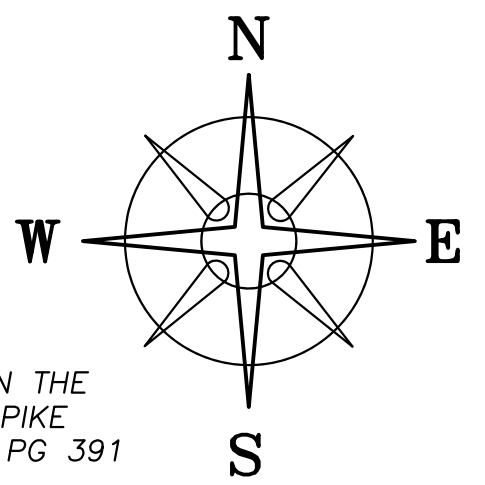


**LOCATION MAP**



**DEED REFERENCE**  
**DARBY ROSE FARMS LLC**  
**OR 225 PG 1411**  
 PARCEL No. 01-00540.000  
 FIRST TRACT  
 (A) 104.352 ACRES  
 SECOND TRACT  
 (B) 72.16 ACRES

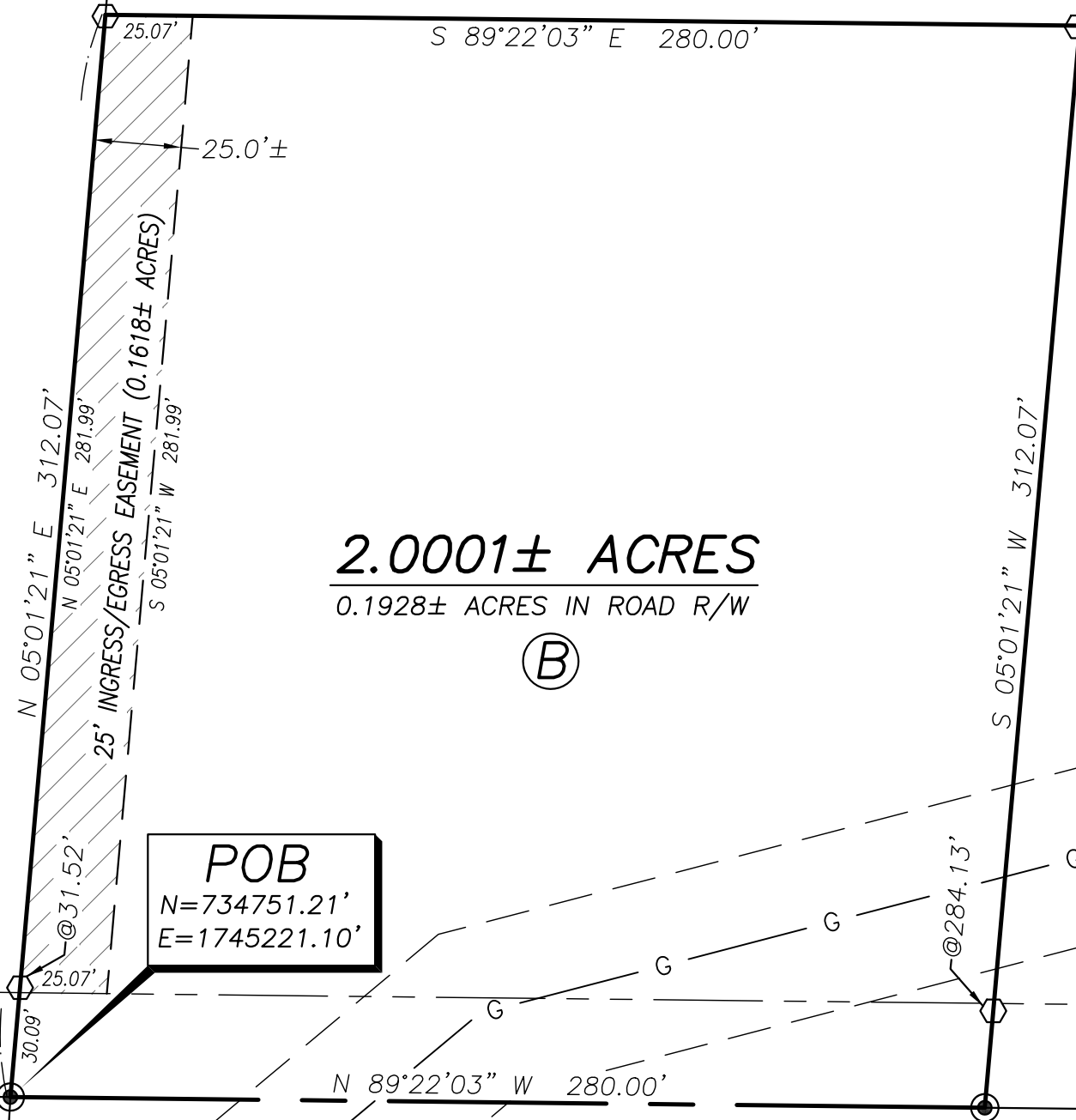


BEARINGS ARE BASED ON THE  
 CENTERLINE OF MIDDLE PIKE  
 AS DESCRIBED IN DB 293 PG 391  
 (N 41°16'W)

LAVERN B YUTZY, TRUSTEE  
 UNDER THE EARL C YUTZY  
 DECLARATION OF TRUST U/A DTD 4/14/93  
 OR 234 PG 2614  
 86.9466 ACRES

**2.0001± ACRES**  
 0.1928± ACRES IN ROAD R/W

**POB**  
 N=734751.21'  
 E=1745221.10'



U.S. 42

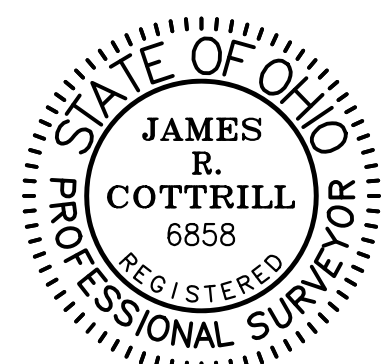
MIDDLE PIKE (CR 10)  
 N 41°16'00" W (BASIS OF BEARINGS)

CENTERLINE INTERSECTION OF  
 MIDDLE PIKE & LUCUS ROAD

LUCAS ROAD (CR 45, 60' R/W)

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN  
 GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (FOUND)
  - MAG NAIL (SET)
  - ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
 STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
 AN ACTUAL FIELD SURVEY PERFORMED BY  
 JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 10/18/19

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

**2.0001± ACRES,**  
**VMS 5749, CANAAN TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR ROSEBERRY**

SCALE : 1" = 50'	JOB No. S190920	CREW: MW
50' 25' 0 50'	SURVEYED 10/16/19	DWN BY: NC
	DRAWN 10/17/19	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 2.0001 Acre Tract Surveyed for Roseberry

The following described 2.0001 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 5749, being part of a 72.16 acre tract (Parcel 01-00540.000, Second Tract) conveyed to Darby Rose Farms LLC by Official Record 225 page 1411, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Lucas Road (County Road 45, 60 feet right-of-way) at the Southeast corner of an 86.9466 acre tract conveyed to Lavern B Yutzy, Trustee by Official Record 234 page 2614 and the Southwest corner of said 72.16 acre tract, said mag nail bears North 89° 17' 29" East a distance of 2574.02 feet from a mag nail found at the centerline intersection of Lucas Road and Middle Pike (County Road 10);

Thence, with the East line of said 86.9466 acre tract, **North 05° 01' 21" East**, passing an iron pin and cap set at 31.52 feet, a total distance of **312.07 feet** to an iron pin and cap set;

Thence, across said 72.16 acre tract with the following two courses:

- 1) **South 89° 22' 03" East** a distance of **280.00 feet** to an iron pin and cap set;
- 2) **South 05° 01' 21" West**, passing an iron pin and cap set at 284.13 feet, a total distance of **312.07 feet** to a mag nail set in the centerline of Lucas Road;

Thence, with the centerline of Lucas Road, **North 89° 22' 03" West** a distance of **280.00 feet** returning to the **Point of Beginning**, containing **2.0001 Acres** more or less, of which 0.1928 acres more or less is within the present right-of-way of Lucas Road.


Bearings are based on the centerline of Middle Pike (North 41° 16' West) as described in Deed Book 293 page 391.

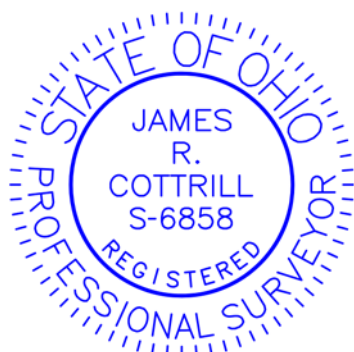
Subject to a 25 feet wide ingress egress easement described separately and shown more particularly on accompanying plat.

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 cap stamped "Cottrill Surveying."

This description is based on a field survey performed October 16, 2019 by James R. Cottrill, PS registration #6858. (Job #S190920-2-0001)

  
James R. Cottrill, PS



# COTTRILL SURVEYING, INC

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

## 25 feet Ingress Egress Easement Surveyed for Roseberry

The following described 25 feet wide ingress/egress easement is situated in the State of Ohio, Madison County, Canaan Township, VMS 5749, being part of a 72.16 acre tract (Parcel 01-00540.000, Second Tract) conveyed to Darby Rose Farms LLC by Official Record 225 page 1411, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lucas Road (County Road 45, 60 feet right-of-way) at the Southeast corner of an 86.9466 acre tract conveyed to Lavern B Yutzy, Trustee by Official Record 324 page 2614 and the Southwest corner of said 72.16 acre tract, said mag nail bears North 89° 17' 29" East a distance of 2574.02 feet from a mag nail found at the centerline intersection of Lucas Road and Middle Pike (County Road 10);

Thence, with the East line of said 86.9466 acre tract, North 05° 01' 21" East a distance of 30.09 feet to the Point of Beginning;

Thence, continuing with the East line of said 86.9466 acre tract, **North 05° 01' 21" East** a distance of **281.99 feet** to an iron pin and cap set;

Thence, across said 72.16 acre tract with the following two courses:

- 1) **South 89° 22' 03" East** a distance of **25.07 feet** to a point;
- 2) **South 05° 01' 21" West** a distance of **281.99 feet** to a point in the north right-of-way of Lucas Road;

Thence, with the north right-of-way of Lucas Road, **North 89° 22' 03" West** a distance of **25.07 feet** returning to the **Point of Beginning**, containing **0.1618 Acres** more or less.

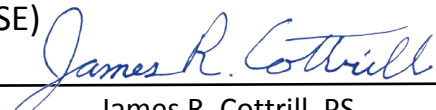
Bearings are based on the centerline of Middle Pike (North 41° 16' West) as described in Deed Book 293 page 391.

For the benefit of the remaining portion of said 72.16 acre tract after 2.0001 acre split.

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 cap stamped "Cottrill Surveying."

This description is based on a field survey performed October 16, 2019 by James R. Cottrill, PS registration #6858. (Job #S190920-EASE)

  
James R. Cottrill, PS

