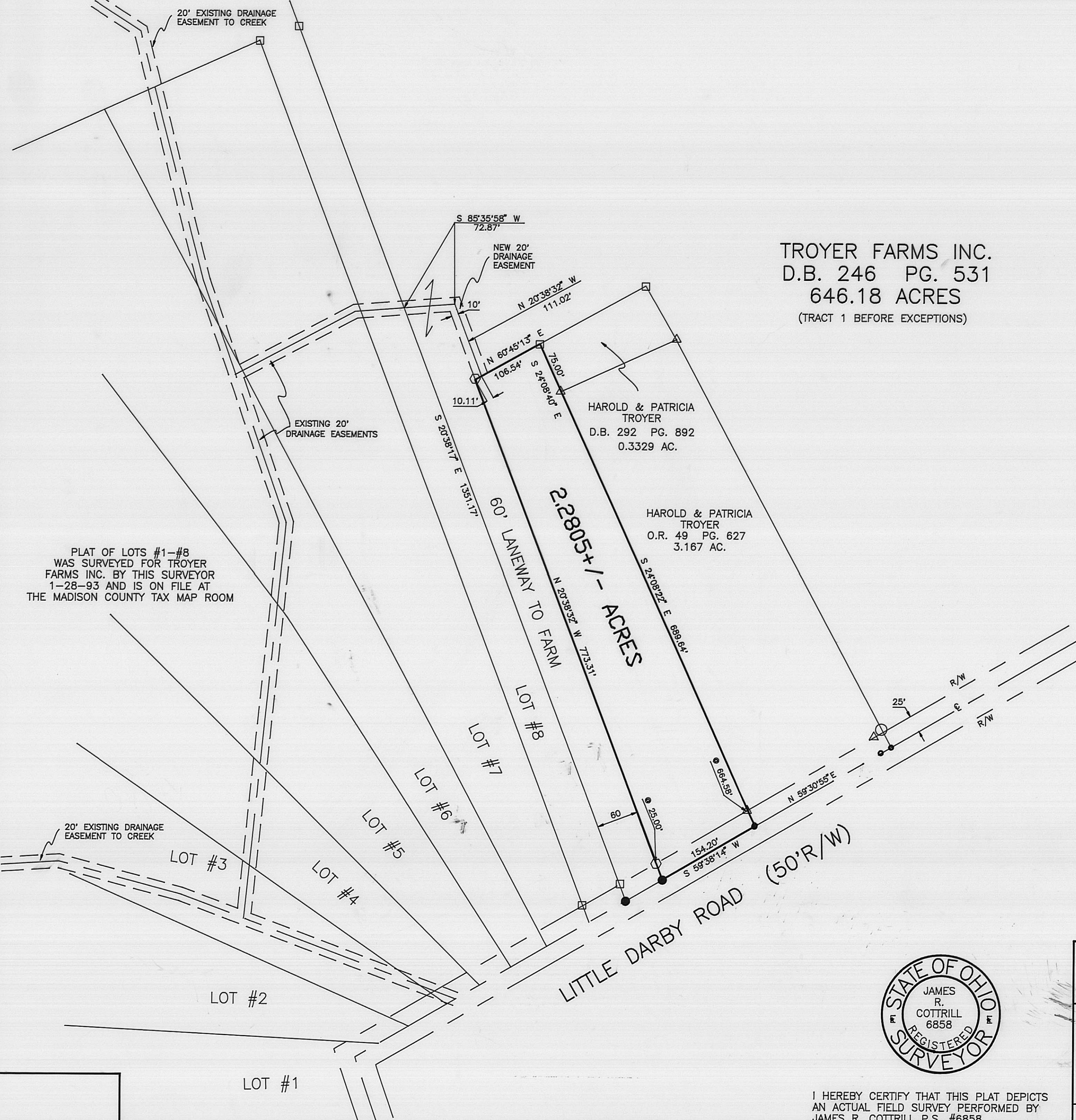


TROYER FARMS INC.
 D.B. 246 PG. 531
 646.18 ACRES
 (TRACT 1 BEFORE EXCEPTIONS)

BEARINGS BASED ON THE C. OF LITTLE DARBY ROAD
 (N59°30'55"E) AS DESCRIBED IN D.B. 278 PG. 840.



LEGEND

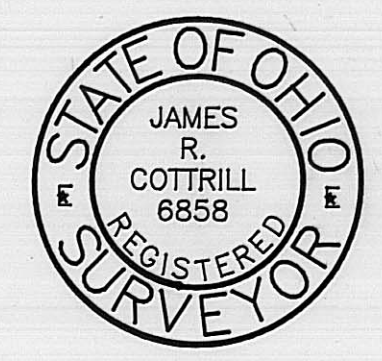
- IRON PIPE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- △ IRON PIN & YELLOW PLASTIC CAP STAMPED "5539" (FOUND)
- RAIL ROAD SPIKE
- MINE SPIKE (FOUND)
- ◻ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

46/98

JAMES R. COTTRILL P.S.
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

2.2805± ACRES, VMS 2881,
 MONROE TOWNSHIP, MADISON
 COUNTY, STATE OF OHIO.
 SURVEYED FOR PATRICIA TROYER



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 5-18-98

DATE DRAWN: 5-18-98	SCALE: 1" = 100'	CREW: JJ, MW
JOB # S980501	100' 50' 0 100'	DWN. BY: RC
F. B. # 19		CK. BY:

The following described 2.2805 acre tract is situated in the State of Ohio, Madison County, Monroe Township, V.M.S. 2881, and being part of a 646.18 acre tract (Tract 1) before exceptions conveyed to Troyer Farms Inc. by Deed Book 246 Page 531 and being more particularly described as follows:

Beginning at a mine spike found in the centerline of Little Darby Road (50 foot right-of-way) said mine spike being at the southwest corner of a 3.167 acre tract conveyed to Harold and Patricia Troyer by Official Record 49 Page 627 also corner to said 646.18 acre tract;

Thence, with the centerline of Little Darby Road South 59 deg. 38 min. 14 sec. West a distance of 154.20 feet to a railroad spike set in said centerline;

Thence, across said 646.18 acre tract North 20 deg. 38 min. 32 sec. West a distance of 773.31 feet to an iron pin and cap set

Thence North 60 deg. 45 min. 13 sec. East a distance of 106.54 feet to an iron pin and cap previously set at the northwest corner of a 0.3329 acre tract conveyed to Harold and Patricia Troyer by Deed Book 292 Page 892;

Thence, with the West line of said 0.3329 acre tract South 24 deg. 08 min. 40 sec. East a distance of 75.00 feet to an iron pin and cap stamped 5539 found at the northwest corner of said Troyer's 3.167 acre tract;

Thence, with the West line of said 3.167 acre tract South 24 deg. 08 min. 22 sec. East, passing an iron pipe and plastic cap stamped 5539 found at 664.58 feet, a total distance of 689.64 feet returning to the point of beginning containing 2.2805 acres more or less.

With the benefit of an existing 20 foot drainage as shown on plat surveyed for Troyer Farms Inc. by this surveyor 1-28-93 and on file in the Madison County Tax Map Office, also with the benefit of a 20 foot drainage easement connecting the Northwest corner of the here-in-above described 2.2805 acre tract with the eastern most point of said existing 20 foot drainage easement said 20 foot drainage easement as more particularly described

Said 20 foot easement is tangent to and 10 feet left and right of the following described centerline:

Beginning at a point in the North line of the here-in-above described 2.2805 acre tract said point being North 60 deg. 45 min. 13 sec. East a distance of 10.11 feet from an iron pin and cap set at the Northwest corner of said 2.2805 acre tract;

Thence, across said 646.18 acre tract the following two courses:

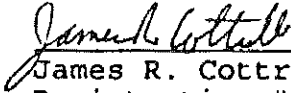
- 1) North 20 deg. 38 min. 32 sec. West a distance of 111.02 feet
- 2) South 85 deg. 35 min. 58 sec. West a distance of 72.87 feet to a point in the centerline of said existing 20 foot drainage easement and the northeast line of Lot 8 of the subdivision surveyed for Troyer Farms Inc. by this surveyor 1-28-93.

Bearings are based on the centerline of Little Darby Road (North 59 deg. 30 min. 55 sec. East as described in Deed Book 278 Page 840.

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 6858".

This description is based on a field survey performed May 18, 1998 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858