



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

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

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.

JAMES R. COTTRILL P.S.

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

4.8693± ACRES, VMS 2881,
MONROE TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR HENRY TROYER

DATE DRAWN: 4-19-01	SCALE: 1" = 100'	CREW: MW, DS
JOB # S010405	100' 50' 0 100'	DWN. BY: RC
F. B. # 27		CK. BY:



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 4-30-01

4.8693+/- ACRES

LITTLE DARBY ROAD (50' R/W)

60' LANEWAY TO FARM

RANDALL & DONNA K. TROYER
O.R. 80 PG. 846
2.2805+/- ACRES

PATRICIA LEE TROYER
O.R. 80, PG. 1124
0.3329 AC.

PATRICIA LEE TROYER
O.R. 76 PG. 78
3.167 AC.



PLAT OF LOTS #1-#8 WAS SURVEYED FOR TROYER FARMS INC. BY THIS SURVEYOR 1-28-93 AND IS ON FILE AT THE MADISON COUNTY TAX MAP ROOM

63-01

4.8693 Acres
Survey for Henry Troyer

The following described the 4.8693 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 one before exceptions) conveyed to Troyer Farms, Inc. by volume 246 p. 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)(Township Road 116) said mine spike is that the southeast corner of a 3.167 acre tract conveyed to Patricia Lee Troyer by official record 76 p. 78

Thence with the east line of said 3.167 acre tract, North 27 degrees 52 minutes 26 seconds West, passing and iron pipe found at 24.88 feet, a total distance of 668.02 feet to the iron pin and yellow cap stamped "Baker 5539" found at the Northeast corner of said 3.167 acre tract, also being the southeast corner of a 0.3329 acre tract conveyed to Patricia Lee Troyer by official record 80, page 1124

Thence, with the east line 0.3329 acre tract North 29 deg. 45 minutes 27 seconds West a distance of 88.80 feet to a 5/8 inch Rebar and yellow plastic caps stamped "Cottrill 6858" (previously set)

Thence, with the North line of said 0.3329 acre tract, South 60 degrees 47 minutes 13 seconds West, a distance of 173.40 feet to a 5/8 inch rebar and yellow plastic cap stamped "Cottrill 6858"(previously set) at the Northeast corner of a 2.2805 acre tract conveyed to Randall and Donna K. Troyer by official record 80 p. 846

Thence, with the North line of said 2.2805 acre tract, South 60 degrees 45 minutes 13 seconds West a distance of 106.54 feet to iron pin & cap previously set at the North West corner of said 2.2805 acre tract

Thence, across said 646.18 acre tract the following five new courses:

- 1) North 20 degrees 38 min. 32 seconds West a distance of 136.52 feet to iron pin and cap set
- 2) North 62 degrees 08 minutes 19 seconds East a distance of 723.15 feet to an iron pin and cap set buried 1 foot deep
- 3) South 28 deg. 06 minutes 53 seconds East a distance of 298.90 feet to an iron pin and cap set buried 1 foot deep
- 4) South 59 degrees 25 minutes 51 seconds West a distance of 399.31 feet to an iron pin and cap set buried 1 foot deep
- 5) South 27 degrees 52 minutes 25 seconds east, passing an iron pin and cap set at 540.14 feet a total distance fo 565.04 feet to a mag nail set in the centerline of little Derby Road

Thence, with said centerline, South 59 degrees 30 minutes 55 seconds West, a distance of 60.00 feet, returning to the point of beginning containing 4.8693 acres more or less.

Subject to and with the benefit of a 20 foot drainage easement as shown on plat plat accompanying this legal description.

Bearings are based on the centerline of Little Darby Road (North 59 deg.30 min.55 sec. West) 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 April 19, 2001 by James R. Cottrill registration #6858. (Job # S010405)

James R. Cottrill, P.S.