



BEARINGS BASED ON THE C OF TAYLOR BLAIN ROAD (N 32°07'W)
AS DESCRIBED IN VOL. 246, PG. 525.

LEONARD ALLEN
THOMAS
VOL. 270, PG. 838
0.786 AC.
(393)

DONALD BYERLY
VOL. 254, PG. 85
121.745 AC.
(46)

RICHARD L. & ANDRA L.
TROYER
VOL. 277, PG. 881
1.10 AC.
(667)

LEGEND

- ⊙ 5/8" ⌀ PIPE & YELLOW PLASTIC CAP STAMPED "BAKER 5539" (FD.)
 - ☆ 12" ⌀ WOOD FENCE POST (FOUND)
 - IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - 3/8" DIA. SOLID IRON PIN (FOUND)
 - △ ANGLE IRON PIN (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - P K NAIL
 - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

109.7091+/- ACRES

DEED REFERENCE

TROYER FARMS, INC.
VOL. 246, PG. 525
129.47 ACRES
(BEFORE EXCEPTIONS)

- (276) 76.399 AC.
- (278) 25.00 AC.
- (277) 26.97 AC.



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

JAMES R. COTTRILL P.S.

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

109.7091± ACRES, VMS 2881,
MONROE TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR HENRY TROYER.

DATE DRAWN:
4-20-01
JOB #S010404
F. B. # 27

SCALE : 1" = 200'
200' 100' 0 200'

CREW: MW, DS
DWN. BY: RC
CK. BY:

64-01

Description of 109.7091 acres
Survey for Henry Troyer

The following described 109.7091 acre tract is situated in the state of Ohio, Madison County, Monroe Township, VMS 2881, being part of a 129.47 acre tract (before exceptions) conveyed to Troyer Farms, Inc. by volume 246 Page 525 and being more particularly described as follows:

Beginning at a 1 1/2 inch diameter iron pipe found at the centerline intersection of the Little Darby Road (T- 116)(no R/W listed) with the centerline of Taylor Blair Road (50 ft. R/W)(County road 14), said pipe is at the southeast corner of said a 129.47 acre tract

Thence, with the centerline of said Little Darby road the following two courses:

- 1) South 58 degrees 44 minutes 10 seconds West a distance of 1587.31 feet to a railroad spike found
- 2) South 58 degrees 52 minutes 59 seconds West a distance of 755.96 feet to a 3/8" diameter solid iron pin found at the southeast corner of a 1.10 acre tract conveyed to Richard L. and Andra L. Troyer by volume 277 p. 881

Thence with said 1.10 acre tract of following two courses:

- 1) North 31 deg. 08 minutes 01 seconds West, passing a Baker pipe found at 24.88 feet, a total distance of 299.79 feet to a Baker pipe found
- 2) South 58 degrees 51 minutes 53 seconds West, a distance of 160.00 feet to a Baker pipe found

Thence, with a new line across said 129.47 acre tract, North 31 deg. 08 minutes 07 seconds West, a distance of 1643.65 feet to iron pin and cap set in the south line of a 121.745 acre tract conveyed to Donald Byerly by volume 254 p. 85

Thence with said south line, North 58 degrees 55 minutes 46 seconds East, passing iron pin and cap set at 2447.08 feet, a total distance of 2470.08 feet to angle iron pin found in the centerline of Taylor Blair Road

Thence, with said centerline, South 32 deg. 07 minutes 00 sec. East a distance of 1937.61 feet to the point beginning containing 109.7091 acres more or less.

Bearings are based on the centerline of Cook-Yankeetown Road (North 45 deg. West) as described in Deed Book 117 Page 247

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 20, 2001 by James R. Cottrill registration #6858. (Job # S010404)

James R. Cottrill, P.S.