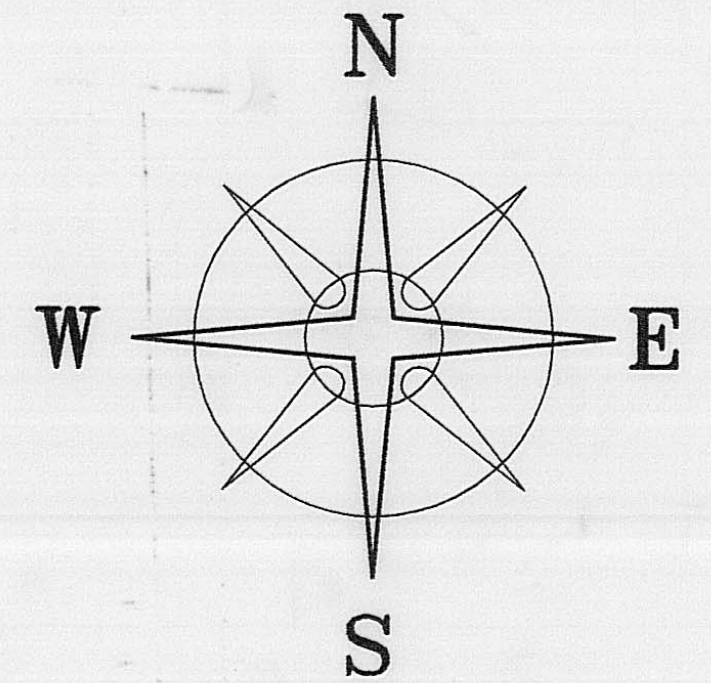


LINE	BEARING	DISTANCE
L1	N 48°18'43" W	160.62'
L2	N 11°30'29" W	299.04'
L3	N 41°04'48" E	105.68'
L4	N 19°07'13" E	170.77'
L5	N 59°16'58" W	230.69'
L6	N 43°53'54" W	183.82'
L7	N 10°56'06" W	193.42'
L8	N 62°08'33" E	30.27'

22.2385± ACRES

DEED REFERENCE
TROYER FARMS INC.
268.2945 ACRES
VOL. 246 PAGE 531



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

DAVID & BEVERLY STOCKWELL
119.1565 ACRES
VOL. 292 PAGE 423
(275)

HENRY TROYER JR.
12.801 ACRES
VOL. 295 PAGE 717
(593)

RLT FARMS
4.8693 ACRES
O.R. 123 PAGE 2069
(697)

RANDALL & DONNA K. TROYER
2.22805 ACRES
O.R. 846 PAGE 846
(670)

LEGEND

- RAIL ROAD SPIKE
- P K NAIL
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

JAMES R. COTTRILL P.S.

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

22.2385 ACRES, V.M.S. 2881,
MONROE TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR HENRY TROYER

DATE DRAWN:
04/15/02
JOB #S020408
F. B. #29

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

CREW: MW, EM
DWN. BY: EM
CK. BY: JRC

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

DATE: 4-17-02



17-04

22.2385 acre tract
Surveyed for Henry Troyer

The following described 22.2385 acre tract is situated in the state of Ohio, Madison County, Monroe Township, VMS 2881, and being part of a 268.2945 acre tract conveyed to Troyer Farms Inc. by Volume 246 Page 531 and being more particularly described as follows:

Beginning at a railroad spike previously set in the centerline of little Derby Road (Township Road 116) at the southeast corner of a 12.801 acre tract conveyed to Henry Troyer Jr. by Volume 295 Page 717

Thence, with said 12.801 acre tract the following five courses:

- 1) North 20 deg. 38 min. 17 sec. West, passing an iron pin and cap previously set at 25.22 feet, a total distance a 1351.10 feet to an iron pin and cap previously set
- 2) North 21 deg. 41 min. 00 sec. West a distance of 402.33 feet to an iron pin and cap previously set
- 3) North 30 deg. 09 min. 11 sec. West a distance a 225.55 feet to an iron pin and cap previously set
- 4) South 76 deg. 03 min. 01 sec. West a distance of 236.64 feet to an iron pin and cap previously set
- 5) South 62 deg. 44 min. 46 sec. West, passing an iron pin and cap previously set 491.23 feet, a total distance of 590.35 feet to a point in the centerline of little Derby Creek, also be an in the line between VMS 2881 and 5263, also be in the east line of a 119.1565 acre tract conveyed to David and Beverly Stockwell by Volume 292 Page 423

Thence, with said line the following seven courses:

- 1) North 48 degrees 18 min. 43 sec. West a distance a 160.62 feet
- 2) North 11 deg. 30 min. 29 sec. West a distance of 299.04 feet
- 3) North 41 degrees 04 min. 48 sec. East a distance of 105.68 feet
- 4) North 19 deg. 07 min. 13 sec. East a distance of 170.77 feet
- 5) North 59 deg. 16 min. 58 sec. West a distance of 230.69 feet
- 6) North 43 deg. 53 min. 54 sec. West a distance a 183.82 feet
- 7) North 10 deg. 56 min. 06 sec. West a distance a 193.42 feet

Thence, across said to 68.2945 acre tract the following five courses:

- 1) North 67 deg. 19 min. 11 sec. East passing iron pin and cap set at 378.99 feet a total distance of 715.96 feet to an iron pin cap set
- 2) South 28 deg. 24 min. 45 sec. East a distance of 1376.19 the to an iron pin cap set
- 3) South 21 deg. 06 min. 35 sec. East a distance of 404.53 feet to an iron pin cap set
- 4) South 20 deg. 38 min. 17 sec. East a distance of 435.03 feet to an iron pin cap set
- 5) North 62 deg. 08 min. 33 sec. East a distance of 30.27 feet to an iron pin cap previously set at the northwest corner of a 4.8693 acre tract conveyed to R.L.T. Farms by official record 123 Page 2069

Thence, with west line of said 4.8693 acre tract and also the west line of a 2.2805 acre tract conveyed to Randall and Donna K. Troyer by official record 80 Page 846, South 20 deg. 38 min. 17 sec. East, passing an iron pin cap previously set at the western corner common to said 4.8693 and said 2.2805 acre tracts at 136.50 feet, also passing an iron pin cap previously set at 884.82 feet, a total distance of 909.82 feet to a railroad spike set in the centerline of little Derby Road

Thence, with said centerline South 59 deg. 36 min. 05 sec. West a distance of 60.91 feet returning to the point beginning containing 22.2385 acres more or less.

Bearings are based on the centerline of little Derby 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 April 16th, 2002 by James R. Cottrill registration #6858. (Job #S020408)

James R. Cottrill, P.S.