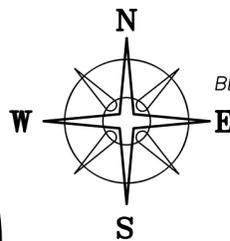
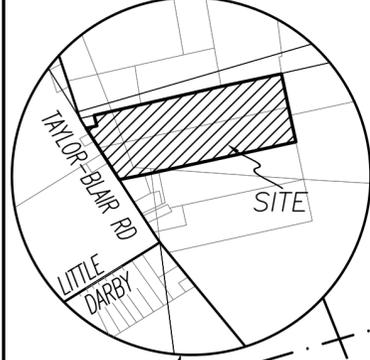


**LOCATION MAP**

NOT TO SCALE



**NOTE**

TOWNSHIP LINES WERE SCALED FROM GIS

BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/06/16  
WGS 1984 GEODETIC NORTH.

MARTHA S DETWEILER  
OR 157 PG 1608  
150.372 ACRES  
20 ACRES (TAX DUPLICATE)  
FIRST TRACT  
WOVEN WIRE FENCE ALONG THIS LINE  
N 77°42'20" E 1122.52'

TROYER FARMS INC  
DB 246 PG 523  
25 ACRES  
FIRST TRACT

AGRICULTURAL LANDS LTD  
OR 67 P 290  
764.5 ACRES

TROYER FARMS INC  
DB 246 PG 527  
20.20 ACRES

WARRINGTON FAMILY  
LTD PTNR #1  
OR 68 P 889  
213.93 ACRES

TODD JOSEPH & AMY LEE PARKER  
OR 243 P 1606  
41.899 ACRES  
19.28 ACRES CANAAN TWP  
22.245 ACRES JEFFERSON TWP

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 76°42'26" E | 197.05'  |
| L2   | N 13°17'31" W | 188.40'  |

**101.3954± ACRES**

**DEED REFERENCE**  
**FRED L & TAMMY S HOSTETLER**  
**OR 304 PG 2352**

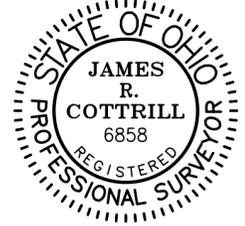
- (A) **49.75 ACRES**  
PARCEL No. 01-00228.000 & 11-00414.000
- (B) **50.75 ACRES**  
PARCEL No. 01-00222.000, 09-00080.000, & 11-00099.000

**ACREAGE BREAKDOWN**

| ACREAGE BREAKDOWN BY TAX PARCEL      |                 |
|--------------------------------------|-----------------|
| PARCEL "A" TOTAL                     | 50.5396± ACRES  |
| PARCEL "B" TOTAL                     | 50.8558± ACRES  |
| TOTAL ACREAGE                        | 101.3954± ACRES |
| ACREAGE BREAKDOWN BY PARCEL/TOWNSHIP |                 |
| CANAAN TWP "A" (01-00228.000)        | 44.3872± ACRES  |
| CANAAN TWP "B" (01-00222.000)        | 44.1415± ACRES  |
| CANAAN TWP TOTAL                     | 88.5287± ACRES  |
| MONROE TWP "A" (11-00414.000)        | 6.1524± ACRES   |
| MONROE TWP "B" (11-00099.000)        | 6.4419± ACRES   |
| MONROE TWP TOTAL                     | 12.5943± ACRES  |
| JEFFERSON TWP "B" (09-00080.000)     | 0.2724± ACRES   |

**ADJOINER DEED REFERENCE**

- 1 CLIFFORD N & GERALDINE THOMAS  
OR 105 PG 2621  
1 ACRES
- 2 MARK & DEBBIE YODER  
OR 50 PG 212  
3.927 ACRES
- 3 MICHAEL HEATH CULBERTSON  
OR 302 PG 2329  
1.401 ACRES - JEFFERSON TWP  
0.893 ACRES - MONROE TWP  
2.294 ACRES - TOTAL



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 12/09/16

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

**101.3954± ACRES, VMS 12272,  
CANAAN, JEFFERSON & MONROE TWPS,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR FRED HOSTETLER**

|                   |                   |                 |
|-------------------|-------------------|-----------------|
| SCALE : 1" = 200' | DATES             | JOB No. S161201 |
| 200' 100' 0 200'  | SURVEYED 12/06/16 | CREW: MW        |
|                   | DRAWN 12/06/16    | DWN BY: MW,NC   |

N=732943.65'  
E=1727697.22'

**LEGEND**

- 1" IRON PIPE (FOUND)
  - ⊙ 9" CONCRETE FENCE POST HOLE (FOUND)
  - IRON PIN (FOUND)
  - 10" SQUARE CONCRETE FENCE POST (FOUND)
  - 5/8" REBAR (FOUND)
  - RAIL ROAD SPIKE (FOUND)
  - ⊕ 3/4" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "PRIDAY 7277" (FOUND)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **101.3954 Acre Tract** *Surveyed for Fred Hostetler*

The following described 101.3954 acre tract is situated in the State of Ohio, Madison County, Canaan Township, Jefferson Township, Monroe Township, VMS 12272, and being all of a 49.75 acre tract (01-00228.000 & 11-00414.000) and a 50.75 acre tract (01-00222.000, 09-00080.000 & 11-00099.000) both conveyed to Fred L and Tammy S Hostetler by Official Record 304 page 2352, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Taylor-Blair Road (County Road 14) (50 feet right-of-way) at the Northwest corner of a 3.927 acre tract conveyed to Mark and Debbie Yoder by Official Record 50 page 212 in the Southwest corner of said 50.75 acre tract, said railroad spike bears North 33° 18' 10" West a distance of 1368.23 feet from a 1 inch diameter iron pipe found at the centerline intersection of Taylor-Blair Road and Little Darby Road (Township Road 116);

Thence, with the centerline of Taylor-Blair Road, **North 33° 15' 38" West** a distance of **687.25 feet** to an iron pin found at the West corner common to said 49.75 acre tract and said 50.75 acre tract;

Thence, continuing with the centerline of Taylor-Blair Road; **North 33° 17' 10" West** a distance of **441.88 feet** to a railroad spike found at the Southwest corner of a 1 acre tract conveyed to Clifford N and Geraldine Thomas by Official Record 105 page 2621;

Thence, around said 1 acre tract with the following two courses:

- 1) **North 76° 42' 26" East**, passing a 5/8 inch diameter rebar found at 26.51 feet, a total distance of **197.05 feet** to a 5/8 inch diameter rebar found;
- 2) **North 13° 17' 31" West** a distance of **188.40 feet** to a 5/8 inch diameter rebar found in the South line of a 20.20 acre tract conveyed to Troyer Farms Inc. by Deed Book 246 page 527, said iron pin also being in the line between VMS 13661 and VMS 12272;

Thence, the South line of said 20.20 acre tract and said VMS line, **North 76° 41' 45" East**, passing the Canaan/Monroe Township line at 314.55 feet more or less, also passing the Southwest corner of a 25 acre tract conveyed to Troyer Farms Inc. by Deed Book 246 page 523 at 868.93 feet, a total distance of **2378.92 feet** to a 9 inch diameter concrete fence post hole found at the Southwest corner of a 150.372 acre tract conveyed to Martha S Detweiler by Official Record 157 page 1608;

Thence, with the South line of said 150.372 acre tract and said VMS line, **North 77° 42' 20" East** a distance of **1122.52 feet** to a 5/8 inch diameter rebar found in the West line of a 764.5 acre tract conveyed to Agricultural Lands LTD by Official Record 67 page 290;

Thence, with the West line of said 764.5 acre tract and leaving said VMS line, **South 12° 22' 55" East**, passing the East corner common to said 49.75 acre tract and said 50.75 acre tract at 612.97 feet, also passing the Northwest corner of a 213.93 acre tract conveyed to Warrington Family LTD Partnership #1 by Official Record 68 page 889 at 768.04 feet, from said point a 10-inch square concrete fence post bears North 77° 27' 24" East a distance of 2.18 feet, a total distance of **1266.37 feet** to an iron pin and cap previously set at the Northeast corner of a 41.899 acre tract conveyed to Todd Joseph and Amy Lee Parker by Official Record 243 page 1606;

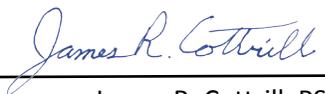
Thence, with the North line of said 41.899 acre tract, **South 77° 19' 27" West**, passing the Canaan/Jefferson Township line at 2423.70 feet, passing the Northeast corner of a 2.294 acre tract conveyed to Michael Heath Culbertson at 2558.72 feet, passing the Jefferson/Monroe Township line at 2712.79 feet, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Priday 7277" found at the Northeast corner of said Yoder's 3.927 acre tract at 2827.91 feet, passing a 5/8 inch diameter rebar found at 3268.70 feet, a total distance of **3292.51 feet** returning to the **Point of Beginning** containing **101.3954 acres** more or less, of which 88.5287 acres more or less is in Canaan Township, 12.5943 acres more or less is in Monroe Township, 0.2724 acres more or less is in Jefferson Township, 50.5396 acres more or less of the original 49.75 acres and 50.8558 acres more or less of the original 50.75 acres.

Bearings are based on a GPS observation on December 6, 2016, WGS 1984 Geodetic North.

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 6858."

This description is based on a field survey performed December 6, 2016 by James R. Cottrill, PS registration #6858. (Job #S161201-101-3594AC)

  
\_\_\_\_\_  
James R. Cottrill, PS