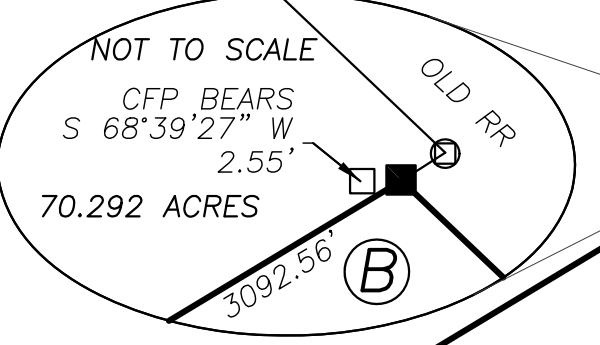
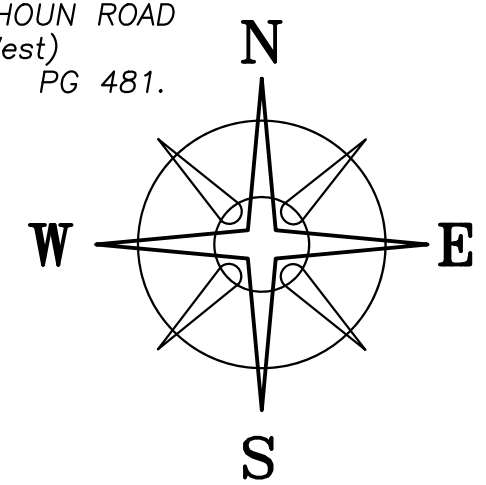


LINE	BEARING	DISTANCE
L1	N 18°01'10" W	259.54'
L2	N 09°41'00" W	383.68'
L3	N 14°44'03" E	631.22'
L4	N 09°27'21" E	88.26'
L5	N 58°06'00" E	1152.86'
L6	S 58°06'00" W	1152.86'
L7	N 09°27'21" E	204.10'
L8	N 11°41'54" W	264.04'
L9	N 02°54'33" E	536.52'
L10	N 30°54'42" E	179.28'
L11	N 24°28'17" E	138.10'
L12	N 46°26'43" E	281.28'
L13	N 02°46'57" W	118.25'
L14	N 17°46'29" E	183.56'
L15	N 01°43'05" E	172.59'



BEARINGS ARE BASED ON THE CENTERLINE OF SMITH-CALHOUN ROAD (North 31°20'00" West) AS DESCRIBED IN OR 221 PG 481.



**DEED REFERENCE**

MARY LOU ATKINSON 1/2,  
JOHN W AUGUSTINE 1/4 &  
JAMES T AUGUSTINE 1/4  
OR 341 PG 92  
Ⓐ 156.40 ACRES TRACT 1  
PARCEL No. 01-00007.000  
45.30 ACRES - CANAAN TWP  
PARCEL No. 02-00010.000  
111.10 ACRES - DARBY TWP

WILLIAM C MOLER 1/4,  
CARYL RICE 1/4,  
MARY LOU ATKINSON 1/4,  
JOHN W AUGUSTINE 1/8 &  
JAMES T AUGUSTINE 1/8  
OR 341 PG 97  
Ⓑ 156.40 ACRES TRACT 2  
PARCEL No. 01-00065.000  
4.39 ACRES - CANAAN TWP  
PARCEL No. 02-00044.000  
152.01 - DARBY TWP  
PLAT DA-12

**ADJOINER DEED REFERENCE**

1 J & M MILLS LLC  
OR 347 PG 2459 - 2.2554 ACRES

2 J & M MILLS LLC  
OR 347 PG 2459 - 4.6712 ACRES

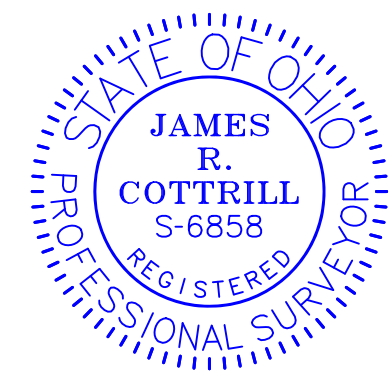
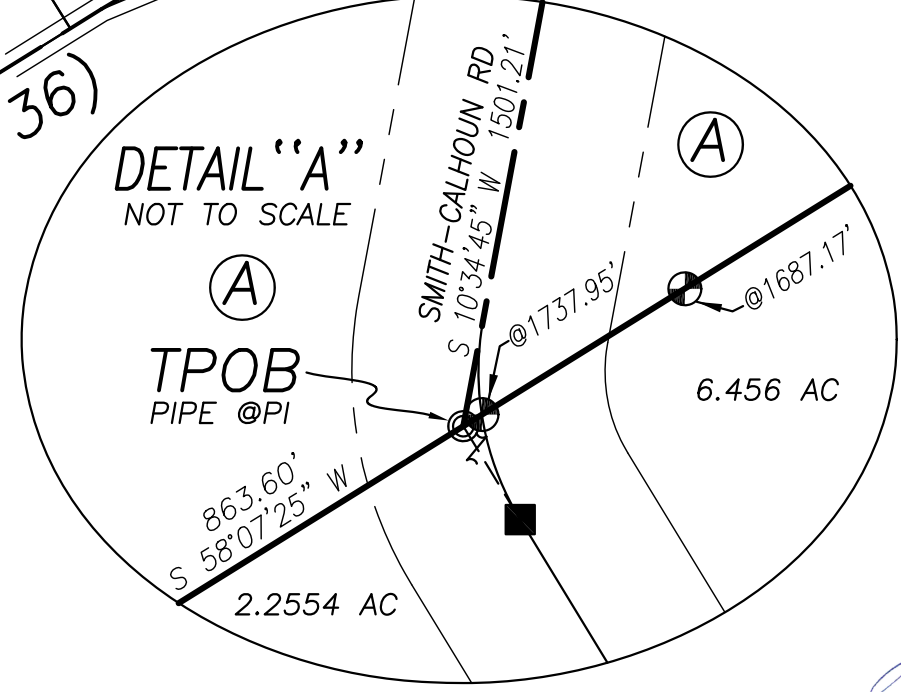
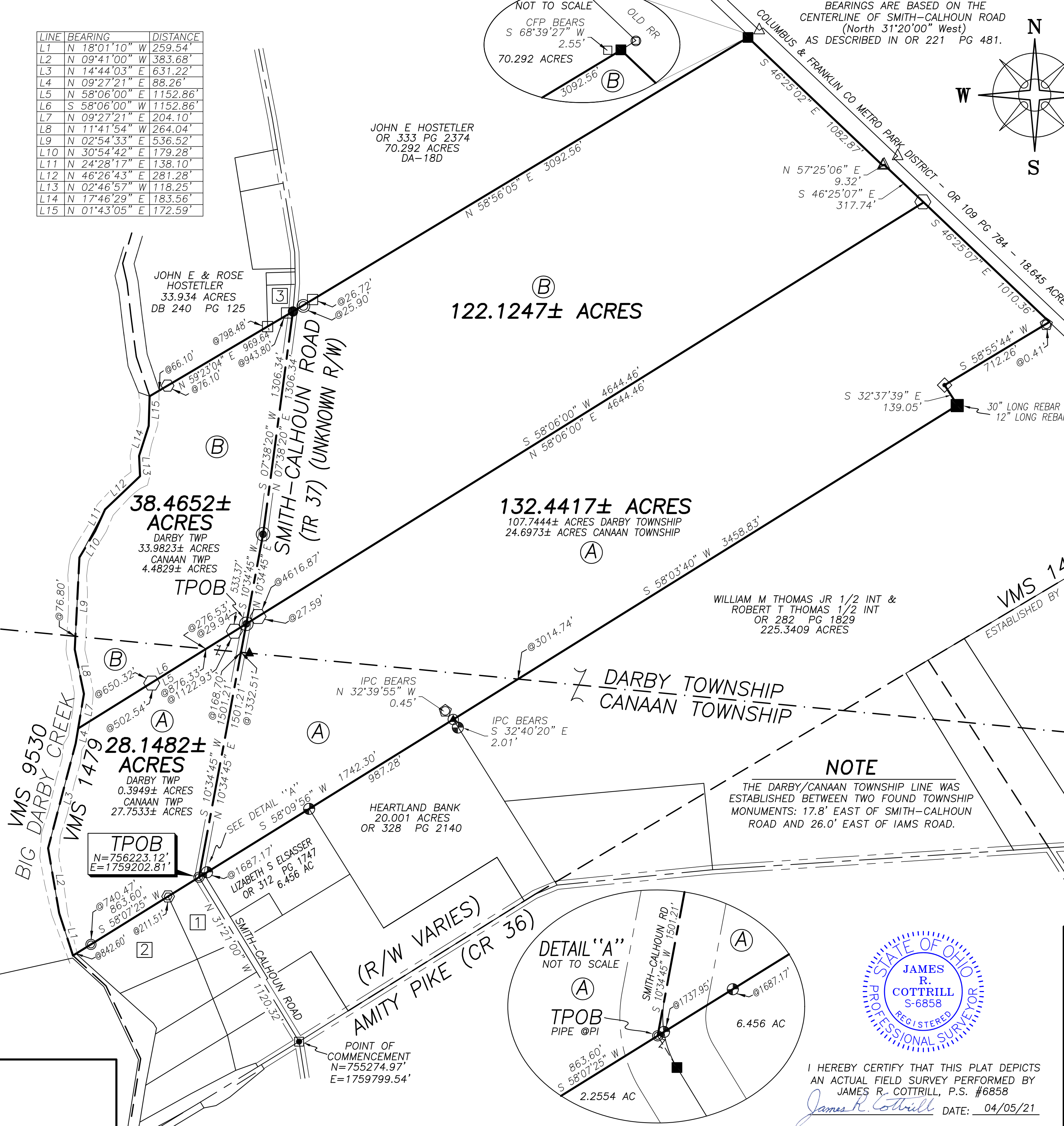
3 HAVEN FELLOWSHIP CHURCH  
OR 239 PG 1902 - 0.706 ACRES

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ TOWNSHIP MONUMENT (FOUND)
  - WOOD FENCE POST (FOUND)
  - 1/2" Ø IRON PIPE (FOUND)
  - 12" SQUARE CONCRETE POST (FOUND)
  - 5/8" Ø REBAR (FOUND)
  - RAILROAD SPIKE (FOUND)
  - ◇ 6" Ø CONCRETE POST (FOUND)
  - MAG NAIL (FOUND)
  - MAG NAIL (SET)
  - 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "PRYDAY 7277" (FOUND)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "PATRIDGE" (FOUND)
  - 5/8" Ø REBAR & ORANGE PLASTIC CAP STAMPED "BAKER 5539" (FOUND)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENG" (FOUND)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**NOTE**

THE DARBY/CANAAN TOWNSHIP LINE WAS ESTABLISHED BETWEEN TWO FOUND TOWNSHIP MONUMENTS: 17.8' EAST OF SMITH-CALHOUN ROAD AND 26.0' EAST OF IAMS ROAD.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
James R. Cottrill DATE: 04/05/21

**COTTRILL SURVEYING, INC**  
James R Cottrill, PS Nathan Cottrill, PE  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**FARM SPLIT,  
VMS 1479, DARBY & CANAAN TWP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR ATKINSON, ETAL**

SCALE : 1" = 400'	JOB No. S210312	CREW: MW
400' 200' 0 400'	SURVEYED 03/2021	DWN BY: NC
	DRAWN 04/2021	CHECK: RC

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## **28.1482 Acre Tract** *Surveyed for Atkinson, et.al.*

The following described 28.1482 acre tract is situated in the State of Ohio, Madison County, Darby and Canaan Townships, VMS 1479, being part of a 156.40 acre tract (Parcel 01-00007.000 45.30 acres in Canaan Township and Parcel 02-00010.000 111.10 acres in Darby Township) conveyed to Mary Lou Atkinson (1/2), John W Augustine (1/4) and James T Augustine (1/4) by Official Record 341 page 92, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Amity Pike (County Road 36, right-of-way width varies) and Smith-Calhoun Road (Township Road 37, unknown right-of-way width);

Thence, with the centerline of Smith-Calhoun Road, North 31° 21' 00" West a distance of 1120.32 feet to a 1/2 inch diameter iron pipe found at an angle point in Smith-Calhoun Road, in the Northwest line of a 2.2554 acre tract conveyed to J & M Mills LLC by Official Record 347 page 2459, in the Southeast line of said 156.40 acre tract, and being the **True Point of Beginning**;

Thence, with the Northwest line of said 2.2554 acre tract, **South 58° 07' 25" West**, passing an iron pin and cap previously set at the North corner of a 4.6712 acre tract conveyed to J & M Mills LLC by Official Record 347 page 2459 at 211.51 feet, passing a 1/2 inch diameter iron pipe found at 740.47 feet, passing the East bank of the Big Darby Creek at 842.60 feet, a total distance of **863.60 feet** to the centerline of Big Darby Creek and in the line between VMS 1479 and 9530;

Thence, meandering with the centerline of Big Darby Creek and with said VMS line with the following four courses:

- 1) **North 18° 01' 10" West** a distance of **259.54 feet**;
- 2) **North 09° 41' 00" West** a distance of **383.68 feet**;
- 3) **North 14° 44' 03" East** a distance of **631.22 feet**;
- 4) **North 09° 27' 21" East** a distance of **88.26 feet** to the South corner of a 156.40 acre tract conveyed to William C Moler (1/4), Caryl Rice (1/4), Mary Lou Atkinson (1/4), John W Augustine (1/8) and James T Augustine (1/8) by Official Record 341 page 97;

Thence, with the line between said 156.40 acre tracts, **North 58° 06' 00" East**, passing iron pin and cap set at 502.54 feet, passing the Darby/Canaan Township line at 876.33 feet, passing an iron pin and cap set at 1122.93 feet, a total distance of **1152.86 feet** to a mag nail set in the centerline of Smith-Calhoun Road;

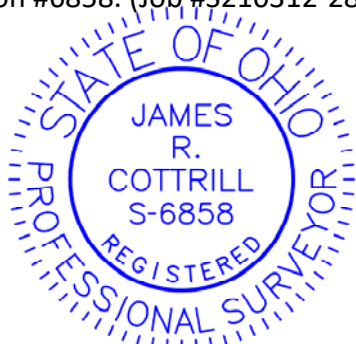
Thence, with a new line across said 156.40 acre tract and with the centerline of Smith-Calhoun Road, **South 10° 34' 45" West**, passing the Darby/Canaan Township line at 168.70 feet, a total distance of **1501.21 feet** returning to the **True Point of Beginning**, containing **28.1482 Acres** more or less, of which 27.7533 acres more or less is in Canaan Township and 0.3949 acres more or less is in Darby Township

Bearings are based on the centerline of Smith-Calhoun Road (North 31° 20' 00" West) as described in Official Record 221 page 481.

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 Surveying"

This description is based on a field survey performed April 1, 2021 by James R. Cottrill, PS registration #6858. (Job #S210312-28.1482)



  
James R. Cottrill, PS #6858

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **38.4652 Acre Tract** *Surveyed for Atkinson, et.al.*

The following described 38.4652 acre tract is situated in the State of Ohio, Madison County, Darby and Canaan Townships, VMS 1479, being part of a 156.40 acre tract (Parcel 01-00065.000 4.39 acres in Canaan Township and Parcel 02-00044.000 152.01 acres in Darby Township) conveyed to William C Moler (1/4), Caryl Rice (1/4), Mary Lou Atkinson (1/4), John W Augustine (1/8) and James T Augustine (1/8) by Official Record 341 page 97, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Amity Pike (County Road 36, right-of-way width varies) and Smith-Calhoun Road (Township Road 37, unknown right-of-way width);

Thence, with the centerline of Smith-Calhoun Road with the following two courses:

- 1) North 31° 21' 00" West a distance of 1120.32 feet to a 1/2 inch diameter iron pipe found at an angle point in Smith-Calhoun Road,
- 2) North 10° 34' 45" East a distance of 1501.21 feet to a mag nail set in the Northwest line of a 156.40 acre tract conveyed to Mary Lou Atkinson (1/2), John W Augustine (1/4) and James T Augustine (1/4) by Official Record 341 page 92, the Southeast corner of said 156.40 acre tract and being the **True Point of Beginning**;

Thence, with the line between said 156.40 acre tracts, **South 58° 06' 00" West**, passing iron pin and cap set at 29.94 feet, passing the Darby/Canaan Township line at 276.53 feet, passing an iron pin and cap set at 650.32 feet, a total distance of **1152.86 feet** to the centerline of Big Darby Creek and in the line between VMS 1479 and 9530;

Thence, meandering with the centerline of Big Darby Creek and with said VMS line with the following nine courses:

- 1) **North 09° 27' 21" East** a distance of **204.10 feet**;
- 2) **North 11' 41' 54" West** a distance of **264.04 feet**;
- 3) **North 02° 54' 33" East**, passing the Darby/Canaan Township line at 76.80 feet, a total distance of **536.52 feet**;
- 4) **North 30' 54' 42" East** a distance of **179.28 feet**;
- 5) **North 24° 28' 17" East** a distance of **138.10 feet**;
- 6) **North 46° 26' 43" East** a distance of **281.28 feet**;
- 7) **North 02° 46' 57" West** a distance of **118.25 feet**;
- 8) **North 17° 46' 29" East** a distance of **183.56 feet**;
- 9) **North 01° 43' 05" East** a distance of **172.59 feet**;

Thence, **North 59° 23' 04" East**, passing the South corner of a 33.934 acre tract conveyed to John E and Rose Hostetler by Deed Book 240 page 125 at 66.10 feet, continuing with the Southeast line of said 33.934 acre tract, passing an iron pin and cap set at 76.10 feet, passing a 12 inch square concrete post found at the South corner of a 0.706 acre tract conveyed to Haven Fellowship Church by Official Record 239 page 1902 at 798.48 feet, passing a 12 inch square concrete post found at 943.80 feet, a total distance of **969.64 feet** to a railroad spike found in the centerline of Smith-Calhoun Road;

Thence, with a new line across said 156.40 acre tract and with the centerline of Smith-Calhoun Road with the following two courses:

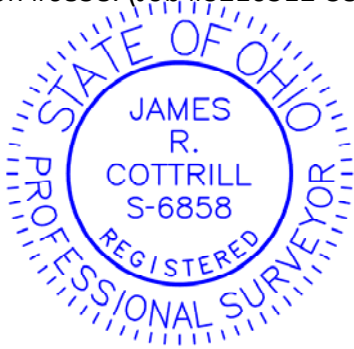
- 1) **South 07° 38' 20" West** a distance of **1306.34 feet** to a mag nail set;
- 2) **South 10° 34' 45" West** a distance of **533.37 feet** returning to the **True Point of Beginning**, containing **38.4652 Acres** more or less, of which 33.9823 acres more or less is in Darby Township and 4.4829 acres more or less is in Canaan Township.



Bearings are based on the centerline of Smith-Calhoun Road (North 31° 20' 00" West) as described in Official Record 221 page 481.

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 Surveying"  
This description is based on a field survey performed April 1, 2021 by James R. Cottrill, PS registration #6858. (Job #S210312-38.4652)



*James R. Cottrill*  
James R. Cottrill, PS #6858

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## **122.1247 Acre Tract** *Surveyed for Atkinson, et.al.*

The following described 122.1247 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 1479, being part of a 156.40 acre tract (Parcel 01-00065.000 4.39 acres in Canaan Township and Parcel 02-00044.000 152.01 acres in Darby Township) conveyed to William C Moler (1/4), Caryl Rice (1/4), Mary Lou Atkinson (1/4), John W Augustine (1/8) and James T Augustine (1/8) by Official Record 341 page 97, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Amity Pike (County Road 36, right-of-way width varies) and Smith-Calhoun Road (Township Road 37, unknown right-of-way width);

Thence, with the centerline of Smith-Calhoun Road with the following two courses:

- 1) North 31° 21' 00" West a distance of 1120.32 feet to a 1/2 inch diameter iron pipe found at an angle point in Smith-Calhoun Road,
- 2) North 10° 34' 45" East a distance of 1501.21 feet to a mag nail set in the Northwest line of a 156.40 acre tract conveyed to Mary Lou Atkinson (1/2), John W Augustine (1/4) and James T Augustine (1/4) by Official Record 341 page 92, the Southeast corner of said 156.40 acre tract and being the **True Point of Beginning**;

Thence, with a new line across said 156.40 acre tract and with the centerline of Smith-Calhoun Road with the following two courses:

- 1) **North 10° 34' 45" East** a distance of **533.37 feet** to a mag nail set;
- 2) **North 07° 38' 20" East** a distance of **1306.34 feet** to a railroad spike found at the South corner of a 70.292 acre tract conveyed to John E Hostetler by Official Record 333 page 2374;

Thence, with the Southeast line of said 70.292 acre tract, **North 58° 56' 05" East**, passing a 1/2 inch diameter pipe found at 25.90 feet, passing a 12 inch square concrete post found at 26.72 feet, a total distance of **3092.56 feet** to a 5/8 inch diameter rebar found at a corner to an 18.645 acre tract conveyed to Columbus & Franklin County Metro Park District by Official Record 109 page 784;

Thence, with the Southwest line of said 18.645 acre tract with the following three courses:

- 1) **South 46° 25' 02" East** a distance of **1082.87 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Patridge" found;
- 2) **North 57° 25' 06" East** a distance of **9.32 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Patridge" found;
- 3) **South 46° 25' 07" East** a distance of **317.74 feet** to an iron pin and cap set at the Northeast corner common to said 156.40 acre tracts;

Thence, with the line between said 156.40 acre tracts, **South 58° 06' 00" West**, passing iron pin and cap set at 4616.87 feet, a total distance of **4644.46 feet** returning to the **True Point of Beginning**, containing **122.1247 Acres** more or less.

Bearings are based on the centerline of Smith-Calhoun Road (North 31° 20' 00" West) as described in Official Record 221 page 481.

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 Surveying"

This description is based on a field survey performed April 1, 2021 by James R. Cottrill, PS registration #6858. (Job #S210312-122.1247)



*James R. Cottrill*  
James R. Cottrill, PS #6858

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **132.4417 Acre Tract** *Surveyed for Atkinson, et.al.*

The following described 132.4417 acre tract is situated in the State of Ohio, Madison County, Darby and Canaan Townships, VMS 1479, being part of a 156.40 acre tract (Parcel 01-00007.000 45.30 acres in Canaan Township and Parcel 02-00010.000 111.10 acres in Darby Township) conveyed to Mary Lou Atkinson (1/2), John W Augustine (1/4) and James T Augustine (1/4) by Official Record 341 page 92, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Amity Pike (County Road 36, right-of-way width varies) and Smith-Calhoun Road (Township Road 37, unknown right-of-way width);

Thence, with the centerline of Smith-Calhoun Road, North 31° 21' 00" West a distance of 1120.32 feet to a 1/2 inch diameter iron pipe found at an angle point in Smith-Calhoun Road, in the Northwest line of a 2.2554 acre tract conveyed to J & M Mills LLC by Official Record 347 page 2459, in the Southeast line of said 156.40 acre tract, and being the **True Point of Beginning**;

Thence, with a new line across said 156.40 acre tract and with the centerline of Smith-Calhoun Road, **North 10° 34' 45" East**, passing the Darby/Canaan Township line at 1332.51 feet, a total distance of **1501.21 feet** to a mag nail set in the Southeast line of a 156.40 acre tract conveyed to William C Moler (1/4), Caryl Rice (1/4), Mary Lou Atkinson (1/4), John W Augustine (1/8) and James T Augustine (1/8) by Official Record 341 page 97;

Thence, with the line between said 156.40 acre tracts, **North 58° 06' 00" East**, passing iron pin and cap set at 27.59 feet, a total distance of **4644.46 feet** to an iron pin and cap set in the Southwest line of an 18.645 acre tract conveyed to Columbus & Franklin County Metro Park District by Official Record 109 page 784;

Thence, with the Southwest line of said 18.645 acre tract, **South 46° 25' 07" East** a distance of **1010.36 feet** to the North corner of a 225.3409 acre tract conveyed to William M Thomas, Junior (1/2) and Robert T Thomas (1/2) by Official Record 282 page 1829;

Thence, with said 225.3409 acre tract with the following three courses:

- 1) **South 58° 55' 44" West**, passing a 5/8 inch diameter rebar and orange plastic cap stamped "RI Baker 5539" found at 0.41 feet, a total distance of **712.26 feet** to a 6 inch diameter concrete fence found;
- 2) **South 32° 37' 39" East** a distance of **139.05 feet** to a 5/8 inch diameter iron pin found;
- 3) **South 58° 03' 40" West**, passing the Darby/Canaan Township line at 3014.74 feet, a total distance of **3458.83 feet** to a wood fence post found at the North corner of a 20.001 acre tract conveyed to Heartland Bank by Official Record 328 page 2140;

Thence, with the Northwest line of said 20.001 acre tract, **South 58° 09' 56" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Eng" found at North corner of a 6.456 acre tract conveyed to Lizabeth S Elsasser by

Official Record 312 page 1747 at 987.28 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Eng" found at 1687.17 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Thomas Eng" found at the North corner of said Mills' 2.2554 acre tract at 1737.95 feet, a total distance of **1742.30 feet** returning to the **True Point of Beginning**, containing **132.4417 Acres** more or less, of which 107.7444 acres more or less is in Darby Township and 24.6973 acres more or less is in Canaan Township

Bearings are based on the centerline of Smith-Calhoun Road (North 31° 20' 00" West) as described in Official Record 221 page 481.

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 Surveying"

This description is based on a field survey performed April 1, 2021 by James R. Cottrill, PS registration #6858. (Job #S210312-132.4417)



  
James R. Cottrill, PS #6858