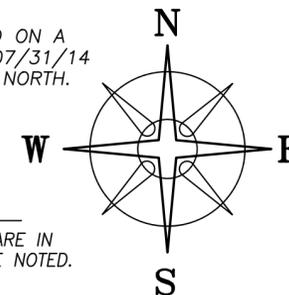


DEED REFERENCE
ELSIE M. HOSTETLER, TOD
 MARTHA HOSTETLER 1/4, LINDA BEACHY 1/4,
 LARRY HOSTETLER 1/4, & JAMES HOSTETLER 1/4
OR 378 PG 1919

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 07/31/14
 WGS 1984 GEODETIC NORTH.

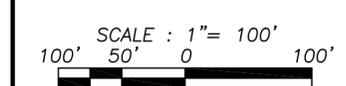
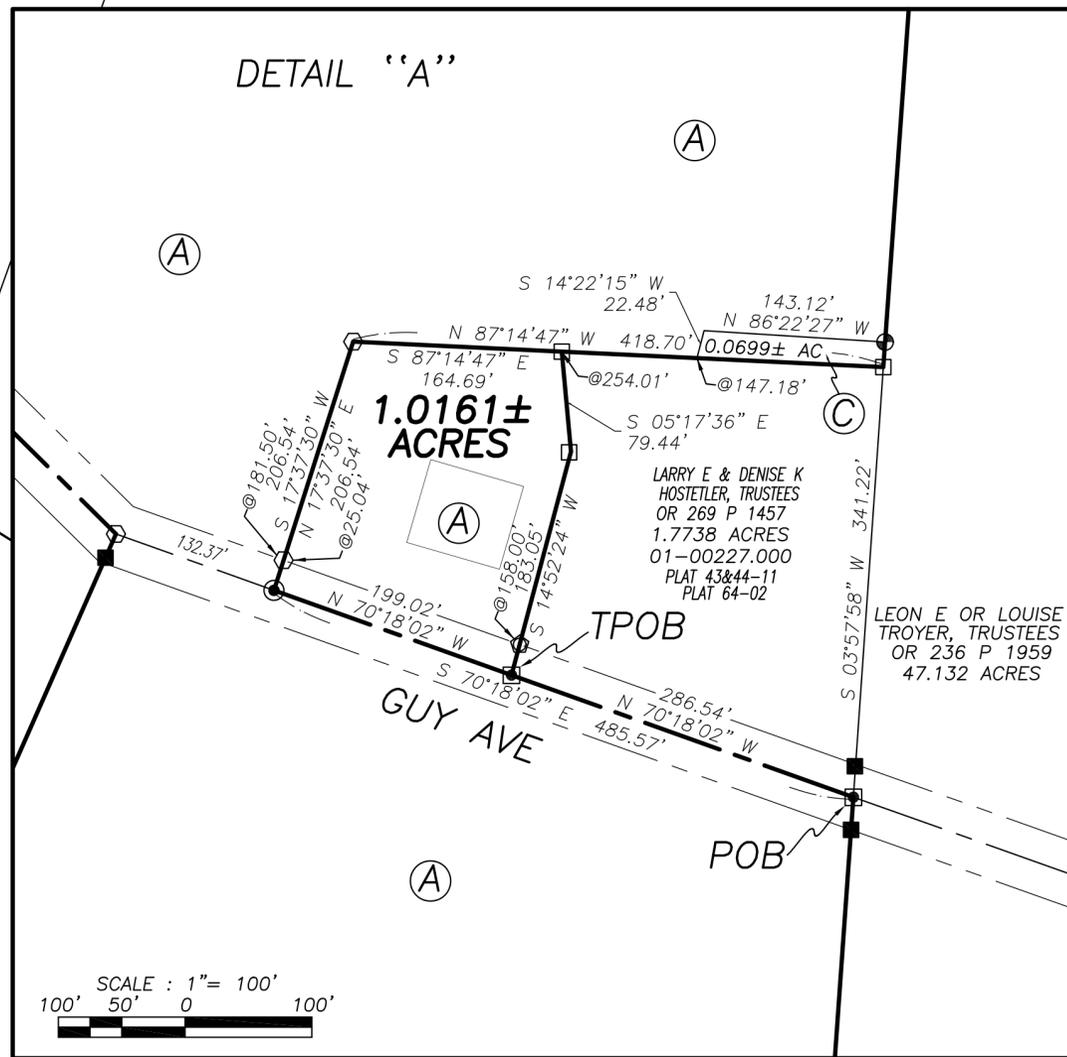
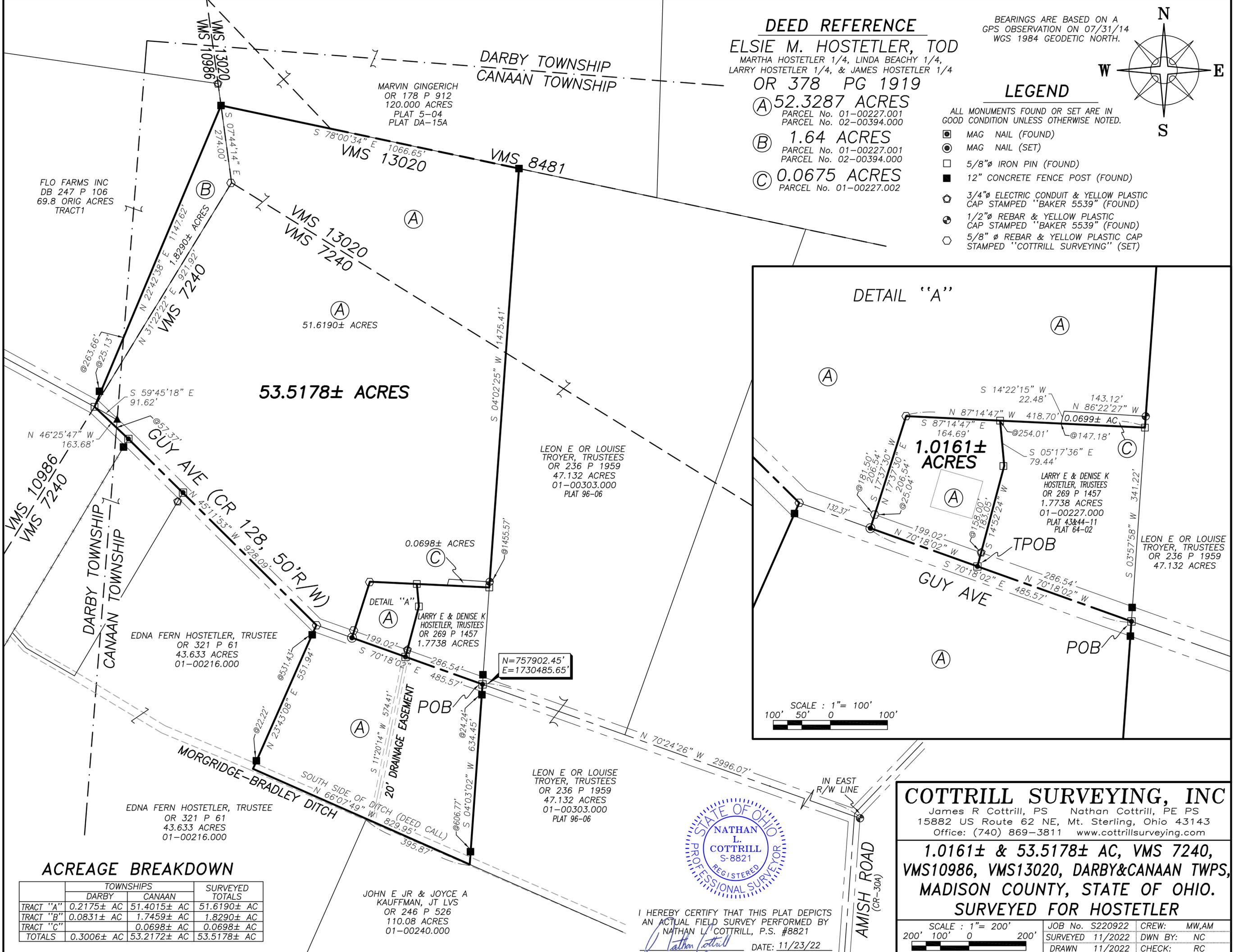


LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.

- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" Ø IRON PIN (FOUND)
- 12" CONCRETE FENCE POST (FOUND)
- ⊕ 3/4" Ø ELECTRIC CONDUIT & YELLOW PLASTIC CAP STAMPED "BAKER 5539" (FOUND)
- ⊕ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "BAKER 5539" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

- Ⓐ **52.3287 ACRES**
 PARCEL No. 01-00227.001
 PARCEL No. 02-00394.000
- Ⓑ **1.64 ACRES**
 PARCEL No. 01-00227.001
 PARCEL No. 02-00394.000
- Ⓒ **0.0675 ACRES**
 PARCEL No. 01-00227.002



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 11/23/22

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

**1.0161± & 53.5178± AC, VMS 7240,
 VMS10986, VMS13020, DARBY&CANAAN TWPS,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR HOSTETLER**

SCALE : 1" = 200'
 200' 100' 0 200'
 JOB No. S220922 CREW: MW,AM
 SURVEYED 11/2022 DWN BY: NC
 DRAWN 11/2022 CHECK: RC

FLO FARMS INC
 DB 247 P 106
 69.8 ORIG ACRES
 TRACT1

MARVIN GINGERICH
 OR 178 P 912
 120.000 ACRES
 PLAT 5-04
 PLAT DA-15A

LEON E OR LOUISE
 TROYER, TRUSTEES
 OR 236 P 1959
 47.132 ACRES
 01-00303.000
 PLAT 96-06

EDNA FERN HOSTETLER, TRUSTEE
 OR 321 P 61
 43.633 ACRES
 01-00216.000

EDNA FERN HOSTETLER, TRUSTEE
 OR 321 P 61
 43.633 ACRES
 01-00216.000

JOHN E JR & JOYCE A
 KAUFFMAN, JT LVS
 OR 246 P 526
 110.08 ACRES
 01-00240.000

ACREAGE BREAKDOWN

	TOWNSHIPS		SURVEYED TOTALS
	DARBY	CANAAN	
TRACT "A"	0.2175± AC	51.4015± AC	51.6190± AC
TRACT "B"	0.0831± AC	1.7459± AC	1.8290± AC
TRACT "C"		0.0698± AC	0.0698± AC
TOTALS	0.3006± AC	53.2172± AC	53.5178± AC

COTTRILL SURVEYING, INC

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

1.0161 Acre Tract Surveyed for Hostetler

The following described 1.0161 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7240, being part of a 52.3287 acre tract (Parcel 01-00227.001 and Parcel 02-00394.000) conveyed to Elsie M Hostetler, TOD (Martha Hostetler, Linda Beachy, Larry Hostetler and James Hostetler) by Official Record 378 page 1919, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of Guy Avenue (County Road 128, 50 feet right-of-way) in the West line of a 47.132 acre tract conveyed to Leon E or Louise Troyer, Trustees by Official Record 236 page 1959, at the Southeast corner of a 1.7738 acre tract conveyed to Larry E and Denise K Hostetler, Trustees by Official Record 269 page 1457, and corner to said 52.3287 acre tract, said mag nail bears North 70° 24' 26" West a distance of 2996.07 feet from a 1/2 inch diameter rebar and yellow plastic cap stamped "Baker 5539" found at the intersection of the extension of the centerline of Guy Avenue with the East right-of-way line of Amish Road (County Road 30A);

Thence, with the centerline of Guy Avenue, North 70° 18' 02" West a distance of 286.54 feet to a mag nail found at the Southwest corner of said 1.7738 acre tract and corner to said 52.3287 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Guy Avenue it with a new line across said 52.3287 acre tract, **North 70° 18' 02" West** a distance of **199.02 feet** to a mag nail set;

Thence, across said 52.3287 acre tract with the following two new courses:

- 1) **North 17° 37' 30" East**, passing an iron pin and cap set at 25.04 feet, a total distance of **206.54 feet** to an iron pin and cap set;
- 2) **South 87° 14' 47" East** a distance of **164.69 feet** to a 5/8 inch diameter iron pin found at the Northwest corner of said 1.7738 acre tract;

Thence, with the West line of said 1.7738 acre tract with the following two courses:

- 1) **South 05° 17' 36" East** a distance of **79.44 feet** to 5/8 inch diameter iron pin found;
- 2) **South 14° 52' 24" West**, passing a 3/4 inch diameter electrical conduit and yellow plastic cap stamped "Baker 5539" found at 158.00 feet, a total distance of **183.05 feet** returning to the **True Point of Beginning**, containing **1.0161 Acres** more or less.

Bearings are based on a GPS observation on July 31, 2014, 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 Surveying"

This description is based on a field survey performed November 2022 by Nathan L. Cottrill, PS registration #8821.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S220922-1.0161)

COTTRILL SURVEYING, INC

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

53.5178 Acre Tract *Surveyed for Hostetler*

The following described 53.5178 acre tract is situated in the State of Ohio, Madison County, Darby Township and Canaan Township, VMS 7240, VMS 10986, and VMS 13020, being part of a 52.3287 acre tract (Parcel 01-00227.001 and Parcel 02-00394.000), all of a 1.64 acre tract (Parcel 01-00227.001 and Parcel 02-00394.000), and all of a 0.0675 acre tract (Parcel 01-00227.002) all conveyed to Elsie M Hostetler, TOD (Martha Hostetler, Linda Beachy, Larry Hostetler and James Hostetler) by Official Record 378 page 1919, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Guy Avenue (County Road 128, 50 feet right-of-way) in the West line of a 47.132 acre tract conveyed to Leon E or Louise Troyer, Trustees by Official Record 236 page 1959, at the Southeast corner of a 1.7738 acre tract conveyed to Larry E and Denise K Hostetler, Trustees by Official Record 269 page 1457, and corner to said 52.3287 acre tract, said mag nail bears North 70° 24' 26" West a distance of 2996.07 feet from a 1/2 inch diameter rebar and yellow plastic cap stamped "Baker 5539" found at the intersection of the extension of the centerline of Guy Avenue with the East right-of-way line of Amish Road (County Road 30A);

Thence, with the West line of said 47.132 acre tract, **South 04° 03' 02" West**, passing 12 inch concrete fence posts found at 24.24 feet and 606.77 feet, a total distance of **634.45 feet** to the south side of Morgridge-Bradley Ditch and being the North line of a 110.08 acre tract conveyed to John E Jr and Joyce A Kaufman, Joint Lives by Official Record 246 page 526;

Thence, with the South side of said ditch and North line of said 110.08 acre tract, **North 66° 07' 49" West**, passing a corner of a 43.633 acre tract conveyed to Edna Fern Hostetler, Trustee by Official Record 321 page 61 at 395.87 feet, a total distance of **829.95 feet** to a corner to said 43.633 acre tract;

Thence, continuing with said 43.633 acre tract, **North 23° 43' 08" East**, passing 12 inch concrete fence post found at 22.22 feet and 531.43 feet, a total distance of **551.94 feet** to an iron pin and cap set at an angle point in Guy Avenue;

Thence, with the centerline of Guy Avenue with the following two courses:

- 1) **North 45° 11' 53" West**, passing a mag nail found at 659.28 feet, a total distance of **928.09 feet** to a mag nail found;
- 2) **North 46° 25' 47" West**, passing the Darby/Canaan Township line at 57.37 feet, a total distance of **163.68 feet** to a 5/8 inch iron pin found at the South corner of a 69.8 original acre tract conveyed to Flo Farms Inc by Deed Book 247 page 106 and in the line between VMS 7240 and VMS 10986, also being the South corner to said 1.64 acre tract;

Thence, with the East line of said 69.8 original acre tract, **North 22° 42' 38" East**, passing a 12 inch concrete fence post found at 25.13 feet, passing the Darby/Canaan Township line at 263.66 feet, a total distance of **1147.62 feet** to a 12 inch concrete fence post found at a corner to a 120.000 acre tract conveyed to Marvin Gingrich by Official Record 178 page 912, being the Northwest corner of said 52.3287 acre tract and in the line between VMS 10986 and VMS 13020;

Thence, with the South line of said 120.000 acre tract, **South 78° 00' 34" East** a distance of **1066.65 feet** to a 12 inch concrete fence post found at the Northwest corner of said Troyer's 47.132 acre tract and in the line between VMS 8481 and VMS 12020;

Thence, with the West line of said 47.132 acre tract, **South 04° 02' 25" West**, passing a 1/2 inch diameter rebar and yellow plastic cap stamped "Baker 5539" found at the Northeast corner of said 0.0675 acre tract at 1455.57 feet, a total distance of **1475.41 feet** to a 5/8 inch diameter iron pin found at the Northeast corner of said Hostetler's 1.7738 acre tract;

Thence, with the North line of said 1.7738 acre tract, **North 87° 14' 47" West**, passing a corner to said 52.3287 acre tract at 147.18 feet, passing a 5/8 inch diameter iron pin found at the Northwest corner of said 1.7738 acre tract at 254.01 feet, continuing with a new line across said 52.3287 acre tract, a total distance of **418.70 feet** to an iron pin and cap set;

Thence, with a new line across said 52.3287 acre tract, **South 17° 37' 30" West**, passing an iron pin and cap set at 181.50 feet, a total distance of **206.54 feet** to a mag nail set in the centerline of Guy Avenue;

Thence, with the centerline of Guy Avenue, **South 70° 18' 02" East**, passing a mag nail found at the Southwest corner of said 1.7738 acre tract at 199.02 feet, a total distance of **485.57 feet** returning to the **Point of Beginning**, containing **53.5178 Acres** more or less, of which 53.2172 acres more or less is in Canaan Township and 0.3006 acres more or less is in Darby Township, of which 51.6190 acres more or less (0.2175 acres more or less in Darby Township and 51.4015 acres more or less in Canaan Township) is part of said 52.3287 acre tract, 1.8290 acres more or less (0.0831 acres more or less in Darby Township and 1.7459 acres more or less in Canaan Township) is all of said 1.64 acre tract and 0.0698 acres more or less is all of said 0.0675 acre tract.

Bearings are based on a GPS observation on July 31, 2014, 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 Surveying"

This description is based on a field survey performed November 2022 by Nathan L. Cottrill, PS registration #8821.




Nathan L. Cottrill, PS #8821
(Job #S220922-53.5178)