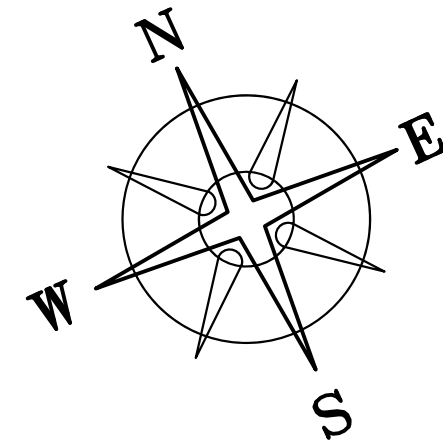


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 12/12/23  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
FARM VILLA FOUNDATION INC  
DEED BOOK 289 PAGE 99

PARCEL No. 01-00188.000  
**(A) 225.005 ACRES**  
TRACT II

DARBY TOWNSHIP  
CANAAN TOWNSHIP

ERMA KATHERINE HOSTETLER  
OR 192 PG 1329  
58.41 ACRES (AUDITOR/CANAAN TWP)  
136.697 ORG ACRES  
01-00214.000

JOHN D & KAREN K  
HOSTETLER, JT LIVES  
OR 106 PG 1734  
55.173 ACRES  
01-00515.000

BOARD OF EDUCATION  
JONATHAN ALDER  
LOCAL SCHOOL DISTRICT  
OR 102 PG 649  
44.129 ORG ACRES  
01-00152.002  
42.55 ACRES (AUDITOR)

JOHN G ROBY, TRUSTEE  
OR 222 PG 1478  
54.8129 ACRES  
01-00152.000

ALTON R BEACHY, TRUSTEE 1/2 &  
LOVINA BEACHY, TRUSTEE 1/2  
OR 210 PG 2678  
PARCEL No. 01-00393.000  
132.781 ACRES

**132.7810± ACRES**

**POB**  
N=758357.64'  
E=1739676.34'

VMS 10469  
VMS 10081

VMS 10469  
VMS 10682

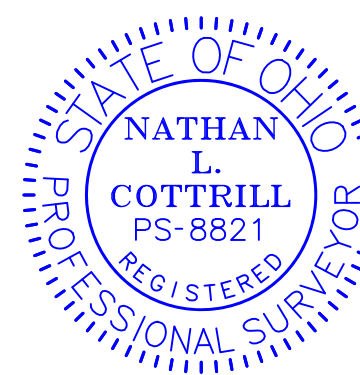
VMS 10983  
VMS 10682

VMS 7395  
VMS 10983

VMS 7395  
VMS 6508

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT FOUND
  - 14"x14" CONCRETE FENCE (FOUND)
  - RAILROAD SPIKE (FOUND)
  - ⊙ MAG NAIL (SET)
  - ⊕ 3/4" Ø CONDUIT & YELLOW PLASTIC CAP STAMPED "R.I.BAKER 5539" (FOUND)
  - ⊕ 3/4" Ø IRON PIPE/ALUMINUM CAP CAP STAMPED "NCB 5969" (FOUND)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



**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

**132.7810± AC., VMS 7395, 10081,  
10469, 10682 & 10983, CANAAN TWP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR STEVE HELMUTH.**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821

*Nathan L. Cottrill* DATE: 12/18/23

SCALE : 1" = 400'  
400' 200' 0 400'

JOB No. S231111 CREW: MW  
SURVEYED 12/12/23 DWN BY: MW  
DRAWN 12/12/23 CHECK: NC

# COTTRILL SURVEYING, INC

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

## 132.7810 Acre Tract Surveyed for Helmuth

The following described 132.7810 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7395, VMS 10081, VMS 10469, VMS 10682 and VMS 10983, being part of a 225.005 acre tract (Parcel 01-00188.000) conveyed to Farm Villa Foundation Inc by Deed Book 289 page 99 (Tract II), and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Lafayette-Plain City Road (County Road 5, 60 feet right-of-way) at the Southwest corner of a 55.173 acre tract conveyed to John D and Karen K Hostetler, Joint Lives by Official Record 106 page 1734 in the Northwest corner of said 225.005 acre tract, said railroad spike bears North 38° 12' 22" East a distance of 2065.22 feet from a railroad spike found at the centerline intersection of Lafayette-Plain City Road and Kaufman Road (Township Road 153, 40 feet right-of-way;

Thence, with the South line of said 55.173 acre tract, **South 86° 14' 26" East**, passing a 14-inch by 14-inch concrete fence post found at 30.50 feet, passing a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at 1830.76 feet, a total distance of **3661.88 feet** to a 14-inch by 14-inch concrete fence post found at the Southwest corner of a 136.697 original acre tract conveyed to Erma Katherine Hostetler by Official Record 192 page 1329;

Thence, with the South line of said 136.697 original acre tract with the following two courses:

- 1) **South 86° 14' 12" East** a distance of **1470.72 feet** to an iron pin and cap set;
- 2) **South 86° 05' 52" East** a distance of **1409.27 feet** to a 14-inch by 14-inch concrete fence post found in the West line of a 44.129 original acre tract conveyed to the Board of Education Jonathan Alder Local School District by Official Record 102 page 649;

Thence, with the West line of said 44.129 original acre tract, **South 04° 18' 03" West**, passing the Northwest corner of a 54.8129 acre tract conveyed to John G Roby, Trustee by Official Record 222 page 1478 at 290.47 feet, passing a 3/4 inch diameter conduit and yellow plastic cap stamped "RI Baker 5539" found 0.60 feet right at 315.51 feet, a total distance of **845.81 feet** to an iron pin and cap set;

Thence, with a new line across said 225.005 acre tract, **North 86° 12' 32" West**, passing an iron pin and cap set at 7083.78 feet, a total distance of **7113.78 feet** to a mag nail set in the centerline of Lafayette-Plain City Road;

Thence, with the centerline of Lafayette-Plain City Road, **North 38° 12' 22" East** a distance of **1025.23 feet** returning to the **Point of Beginning**, containing **132.7810 Acres** more or less.

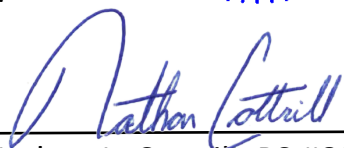
Bearings are based on a GPS observation on December 12, 2023, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on December 12, 2023.



  
Nathan L. Cottrill, PS #8821  
(Job #S231111-132.7810)