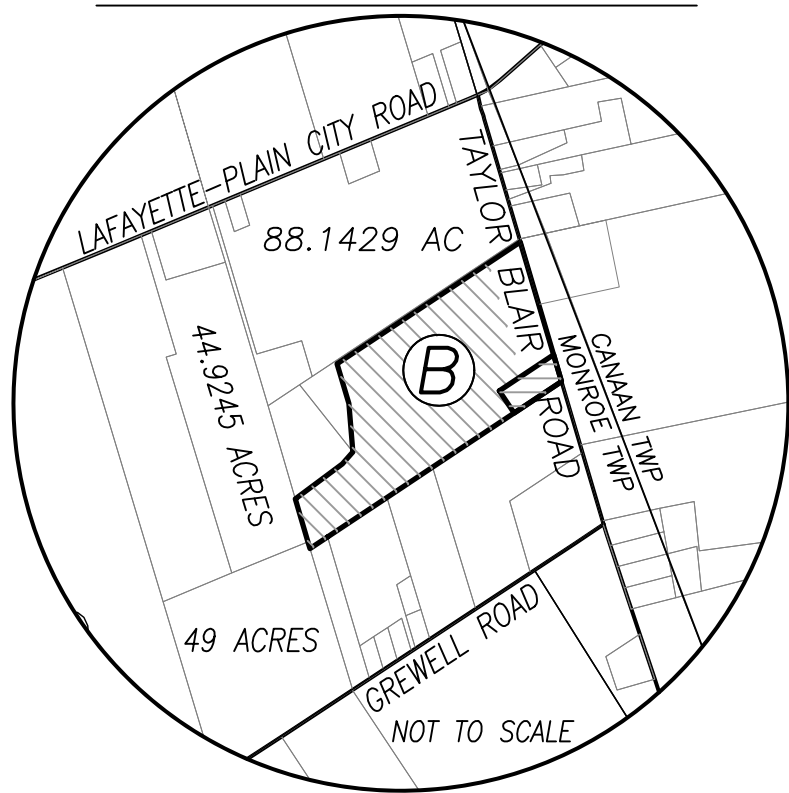
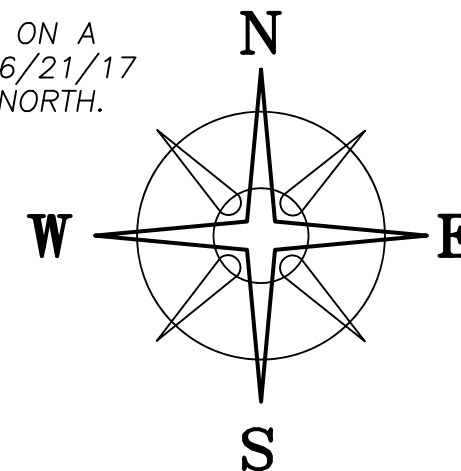


LOCATION MAP



THIRTY OAKS FARMS, LTD
OR 293 PG 532
88.1429 ACRES
FIRST TRACT

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/21/17
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
THIRTY OAKS FARMS, LTD
OR 293 PG 532

SECOND TRACT
(B) 64.485 ACRES
ALL THAT REMAINS OF A 96.25 ORG. ACRES
PARCEL No. 11-00315.000

LEGEND

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

- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- PONY SPIKE (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "RET" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS7759" (FOUND)
- 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "PRIDAY 7014 7277" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



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

James R. Cottrill DATE: 02/15/18

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

3.0000± & 61.6112± ACRES
VMS 2882, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR THIRTY OAKS FARMS

SCALE : 1" = 200'	JOB No. S180108A	CREW: MW
200' 100' 0 200'	SURVEYED 02/2018	DWN BY: NC
	DRAWN 02/2018	CHECK: RC,MW

61.6112± ACRES

(B)

3.0000± ACRES

(B)

TPOB
N=738294.425'
E=1725624.865'

CANAAN TOWNSHIP
MONROE TOWNSHIP

POINT OF COMMENCEMENT

GREWELL ROAD
VMS 2881
VMS 2882 (CR-131, 40' R/W)
VMS 7791

F & T HOSTETLER FARMS, LLC
OR 335 PG 1270
29.24 ACRES
TRACT II

F & T HOSTETLER FARMS, LLC
OR 335 PG 1270
15 ACRES
TRACT III

JONI T CUNNINGHAM
OR 243 PG 45
13.711 ACRES
PLAT 82-95

ROBIN R TOOYER
OR 313 PG 1660
5.2382 ACRES
PLAT MO-7D

MICHELLE M HOSTETLER
OR 313 PG 443
49 ACRES

MARK ALAN & LYNDA D
WATSON, JT LIVES
OR 111 PG 635
44.9245 ACRES
PLAT 52-00

RANDALL K & LINDA S BEACH
DB 276 PG 664
9.276 ACRES
PLAT 15-88

RANDALL K & LINDA S BEACH
DB 276 PG 664
4.989 ACRES

RYAN P & HEATHER
YUTZY, JT LIVES
OR 285 PG 2553
5.1071 ACRES
PLAT 48-98

REPLACING DAMAGED
3/4" Ø PIPE FOUND

N 17°13'28" W 370.86'
N 05°07'17" W 437.20'

N 41°06'52" E 143.35'
N 52°18'35" E 516.92'

N 17°02'29" W 462.57'
@2007.48'
@61.00' (DEED)

S 55°48'07" W 2187.78'
@1369.26'

@889.68' (DEED)

S 55°48'07" W 584.70'
N 55°48'07" E 584.70'
S 55°48'07" W 510.32'
N 34°11'53" W 238.68'
S 34°11'53" E 238.68'

N 16°53'27" W 1905.07'
S 16°53'27" E 250.00'

N 16°53'27" W 1091.13'
S 16°53'27" E 1091.13'

N 16°53'27" W 603.89'

N 17°05'18" W 710.34'

N 18°26'33" W 23.66'

N 16°53'27" W 1905.07'

N 16°53'27" W 1091.13'

N 16°53'27" W 603.89'

N 17°05'18" W 710.34'

N 18°26'33" W 23.66'

N 16°53'27" W 1905.07'

N 16°53'27" W 1091.13'

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N 16°53'27" W 1905.07'

N 16°53'27" W 1091.13'

N 16°53'27" W 603.89'

N 17°05'18" W 710.34'

N 18°26'33" W 23.66'

N 16°53'27" W 1905.07'

N 16°53'27" W 1091.13'

N 16°53'27" W 603.89'

N 55°55'47" E 1973.38'

TPOB
1923.38'

FREDERICK L & TAMARA S
HOSTETLER, JT LIVES
OR 335 PG 1266
10.7540 ACRES
PLAT 118-17

VMS 7791
TAYLOR BLAIR ROAD
(CR-14, 50' R/W)
VMS 2882

VMS 7791
VMS 2882

VMS 7791
VMS 2882

VMS 2881

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

3.0000 Acre Tract *Surveyed for Thirty Oaks Farms, LTD*

The following described 3.0000 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882, and being part of a 64.485 acre tract (Parcel 11-00315.000, Second Tract) conveyed to Thirty Oaks Farms, Ltd. by Official Record 293 page 532, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Taylor Blair Road (County Road 14, 50 feet right-of-way) and Grewell Road (County Road 131, 40 feet right-of-way) and at a corner between VMS 2882 and 7791;

Thence, with the centerline of Taylor Blair Road and said VMS line with the following three courses:

- 1) North 18° 26' 33" West a distance of 23.66 feet to an iron pin found;
- 2) North 17° 05' 18" West a distance of 710.34 feet to an iron pin found;
- 3) North 16° 53' 27" West a distance of 603.89 feet to a mag nail set at the North corner of a 29.24 acre tract conveyed to F & T Hostetler Farms, LLC by Official Record 335 page 1270, the East corner of said 64.485 acre tract and being the **True Point of Beginning**;

Thence, with the Northwest line of said 29.24 acre tract, **South 55° 48' 07" West**, passing an iron pin and cap set at 25.00 feet, a total distance of **510.32 feet** to an iron pin and cap set;

Thence, across said 64.485 acre tract with the following two new courses:

- 1) **North 34° 11' 53" West** a distance of **238.68 feet** to an iron pin and cap set;
- 2) **North 55° 48' 07" East**, passing iron pin and cap set at 559.70 feet, a total distance of **584.70 feet** to a mag nail set in the centerline of Taylor Blair Road and said VMS line;

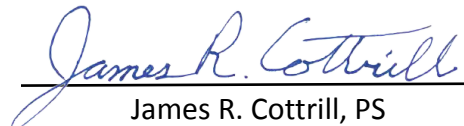
Thence, with the centerline of Taylor Blair Road and said VMS line, **South 16° 53' 27" East** a distance of **250.00 feet** returning to the **True Point of Beginning**, containing **3.0000 Acres** more or less.

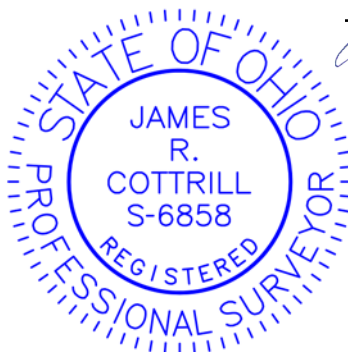
Bearings are based on a GPS observation on June 21, 2017, WGS 1984 Geodetic North.

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 February 2018 by James R. Cottrill, PS registration #6858. (Job #S180108-3-0000AC)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

61.6112 Acre Tract Surveyed for Thirty Oaks Farms, LTD

The following described 61.6112 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882, and being part of a 64.485 acre tract (Parcel 11-00315.000, Second Tract) conveyed to Thirty Oaks Farms, Ltd. by Official Record 293 page 532, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Taylor Blair Road (County Road 14, 50 feet right-of-way) and Grewell Road (County Road 131, 40 feet right-of-way) and at a corner between VMS 2882 and 7791;

Thence, with the centerline of Taylor Blair Road and said VMS line with the following three courses:

- 1) North 18° 26' 33" West a distance of 23.66 feet to an iron pin found;
- 2) North 17° 05' 18" West a distance of 710.34 feet to an iron pin found;
- 3) North 16° 53' 27" West a distance of 1,905.02 feet to a pony spike found the Southeast corner of a 4.989 acre tract conveyed to Randall K and Linda S Beach by Deed Book 276 page 664, the North corner of said 64.485 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Taylor Blair Road and said VMS line, **South 16° 53' 27" East**, passing a mag nail found at 582.61 feet, a total distance of **1,051.13 feet** to a mag nail set;

Thence, across said 64.485 acre tract with the following two new courses:

- 1) **South 55° 48' 07" West**, passing an iron pin and cap set at 25.00 feet, a total distance of **584.70 feet** to an iron pin and cap set;
- 2) **South 34° 11' 53" East** a distance of **238.68 feet** to an iron pin and cap set in the Northwest line of a 29.24 acre tract conveyed to F & T Hostetler Farms, LLC by Official Record 335 page 1270;

Thence, with the Northwest line of said 29.24 acre tract, **South 55° 48' 07" West**, passing the North corner of a 15 acre tract conveyed to F & T Hostetler Farms, LLC by Official Record 335 page 1270 at 889.68 feet, passing a 3/4 inch diameter pipe and yellow plastic cap stamped "Priday 7014 7277" found at the North corner of a 13.711 acre tract conveyed to Joni T Cunningham by Official Record 243 page 45 at 1,369.26 feet, passing a 3/4 inch diameter pipe and yellow plastic cap stamped "Priday 7014 7277" found at the North corner of a 5.2382 acre tract conveyed to Robin R Troyer by Official Record 313 page 1660 at 2,007.48 feet, a total distance of **2,187.78 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "Priday 7014 7277" found in the Northeast line of a 49 acre tract conveyed to Michelle M Hostetler by Official Record 313 page 443;

Thence, with the Northeast line of said 49 acre tract, **North 17° 02' 29" West**, passing the Southeast corner of a 44.9245 acre tract conveyed to Mark Alan and Lynda D Watson, Joint Lives by Official Record 111 page 635 at 61.00 feet, a total distance of **462.57 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "RET" found at the South corner of a 9.276 acre tract conveyed to Randall K and Linda S Beach by Deed Book 276 page 664;

Thence, with the Southeast line of said 9.276 acre tract with the following two courses:

- 1) **North 52° 18' 35" East** a distance of **516.92 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "RET" found;
- 2) **North 41° 06' 52" East** a distance of **143.35 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "RET" found at the South corner of said Beach's 4.989 acre tract;

Thence, around said 4.989 acre tract with the following three courses:

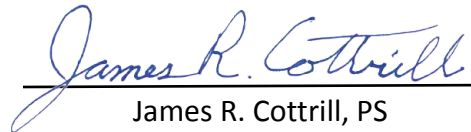
- 1) **North 05° 07' 17" West** a distance of **437.20 feet** to a 3/4 inch diameter pipe found;
- 2) **North 17° 13' 28" West** a distance of **370.86 feet** to a 5/8 inch diameter iron pin replacing a damaged 3/4 inch diameter pipe found;
- 3) **North 55° 55' 47" East**, passing an iron pin and cap set at 1,923.38 feet, a total distance of **1,973.38 feet** returning to the **True Point of Beginning**, containing **61.6112 Acres** more or less.

Bearings are based on a GPS observation on June 21, 2017, 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 February 2018 by James R. Cottrill, PS registration #6858. (Job #S180108-61-6112AC)


James R. Cottrill, PS

