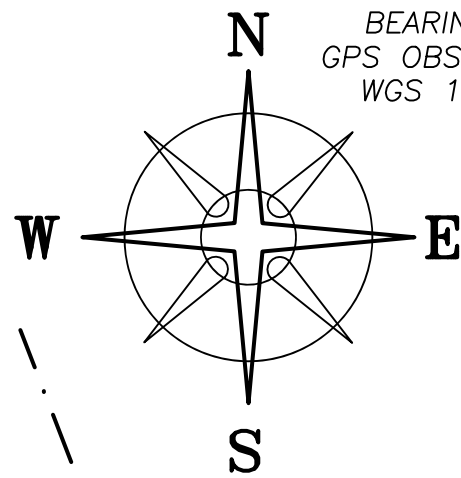


BEARINGS ARE BASED ON A GPS OBSERVATION ON 06/21/17 WGS 1984 GEODETIC NORTH.



DEED REFERENCE

**THIRTY OAKS FARMS, LTD
OR 293 PG 532**

(A) 31.78 ACRES
TRACT III
ALL THAT REMAINS OF A 38.75 ORG. ACRES
0.49 ACRES
MONROE TOWNSHIP
PARCEL No. 11-00450.000
31.29 ACRES
CANAAN TOWNSHIP
PARCEL No. 01-00422.000

(B) 1.7669 ACRES
TRACT IV
ALL THAT REMAINS OF A 3.1062 ORG. ACRES
0.3209 ACRES
MONROE TOWNSHIP
PARCEL No. 11-00316.002
1.446 ACRES
CANAAN TOWNSHIP
PARCEL No. 01-00422.001

12.3165± ACRES BREAKDOWN

DEED	PARCEL No.	MONROE TWP.	CANAAN TWP.	TOTAL
(A)	11-00450.000	0.3744± ACRES		10.5453± ACRES
	01-00422.000		10.1709± ACRES	
(B)	11-00316.002	0.3212± ACRES		1.7712± ACRES
	01-00422.001		1.4500± ACRES	
TOTAL		0.6956± ACRES	11.6209± ACRES	12.3165± ACRES

LEGEND

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

- IRON PIN (FOUND)
- PONY SPIKE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS7759" (FOUND)
- ⊙ 3/4" Ø PIPE & ALUMINIUM CAP STAMPED "NCB 5969" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

VICKIE A WILT & GLENN D LARGE, TRUSTEES
OR 259 PG 1467
41.0833 ACRES
PLAT 10-81

21.9614± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO HOSTETLER'S 89.0419 ACRE TRACT.

21.9614± ACRES

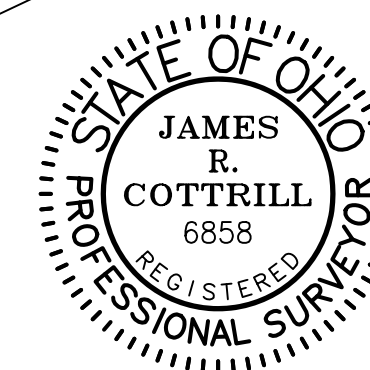
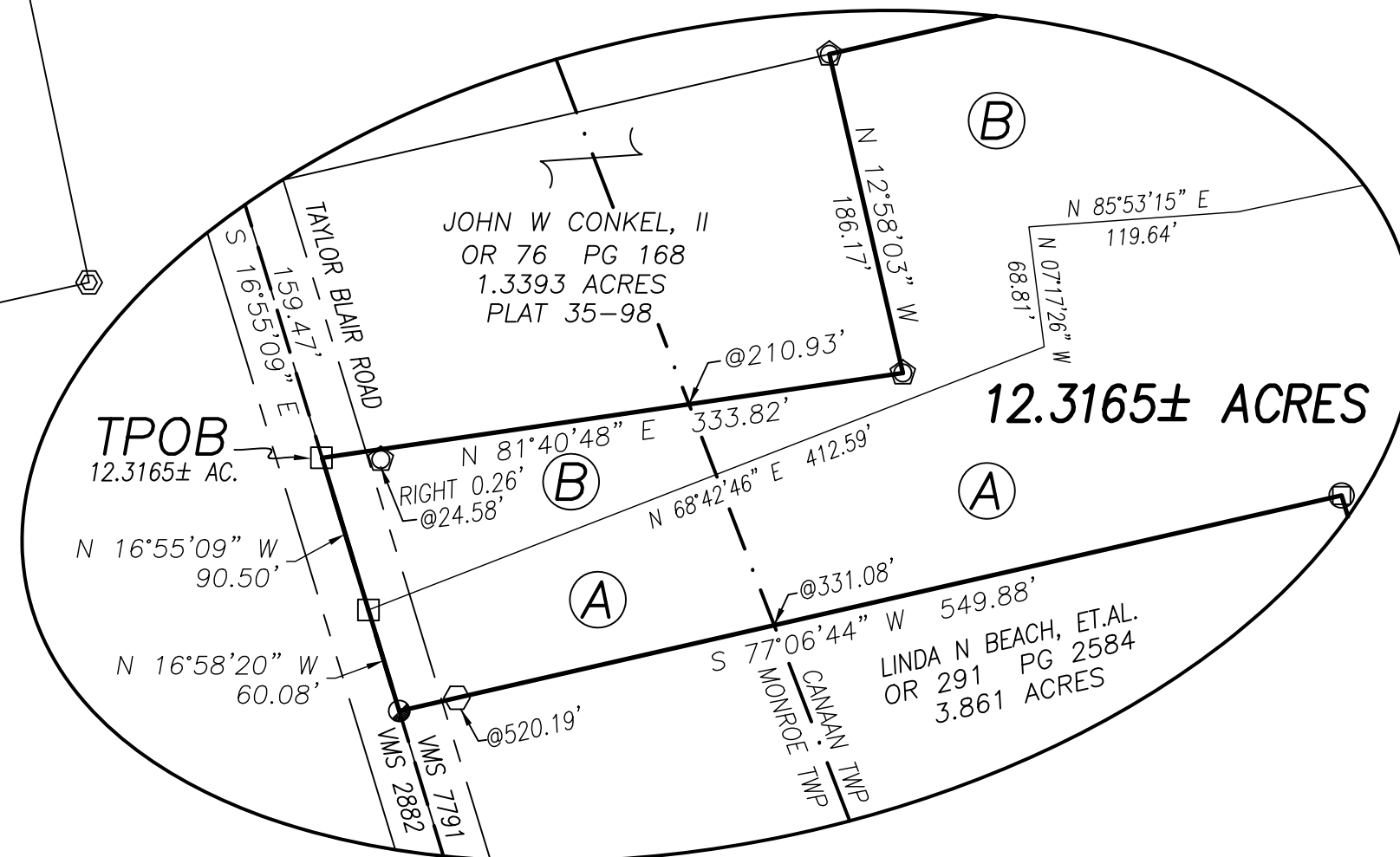
12.3165± ACRES

F & T HOSTETLER FARMS, LLC
OR 304 PG 2352
89.0419 ACRES
104.10 ORIGINAL ACRES

F & T HOSTETLER FARMS, LLC
OR 335 PG 1270
191.53 ACRES
PARCEL TWO: TRACT ONE

DETAIL "A"

SCALE 1"=100'



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

**12.3165± & 21.9614± ACRES,
VMS 7791, CANAAN & MONROE TWPS,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR THIRTY OAKS FARMS**

SCALE : 1"= 200'	JOB No. S180108C	CREW: MW
200' 100' 0 200'	SURVEYED 02/2018	DWN BY: NC
	DRAWN 02/2018	CHECK: RC,MW

COTTRILL SURVEYING, INC

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

12.3165 Acre Tract *Surveyed for Thirty Oaks Farms, LTD*

The following described 12.3165 acre tract is situated in the State of Ohio, Madison County, Canaan and Monroe Townships, VMS 7791, and being part of a 31.78 acre tract (all that remains of the original 38.75 acres) (Tract III) (Monroe Township, 0.49 acres, Parcel 11-00450.000, and Canaan Township, 31.29 acres, Parcel 01-00422.000) and all of a 1.7669 acre tract (all that remains of the original 3.1062 acres) (Monroe Township, 0.3209 acres, Parcel 11-00316.002, and Canaan Township, 1.446 acres, Parcel 01-00422.001) both tracts conveyed to Thirty Oaks Farms, Ltd. by Official Record 293 page 532, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Taylor Blair Road (County Road 14, 50 feet right-of-way) and Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 2882 and 7791;

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

- 1) South 16° 57' 16" East a distance of 725.96 feet to an iron pin found;
- 2) South 16° 55' 09" East, a distance of 159.47 feet to an iron pin found at the Southwest corner of a 1.3393 acre tract conveyed to John W Conkel, II by Official Record 76 page 168, the Northwest corner of said 1.7669 acre tract and being the **True Point of Beginning**;

Thence, around said 1.3393 acre tract with the following two courses:

- 1) **North 81° 40' 48" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found 0.26 feet right of said line at 24.58 feet, passing the Canaan/Monroe Township line at 210.93 feet, a total distance of **333.82 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found;
- 3) **North 12° 58' 03" West** a distance of **186.17 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found in the South line of a 5.1222 acre tract conveyed to Vickie A Wilt and Glenn D Large, Trustees by Official Record 259 page 1461;

Thence, with the South line of said 5.1222 acre tract, **North 77° 07' 56" East**, passing a corner to said 31.29 acre tract at 405.34 feet, a total distance of **860.08 feet** to a 3/4 inch diameter pipe and aluminum cap stamped "NCB 5969" found at the Southwest corner of a 41.0833 acre tract conveyed to Vickie A Wilt and Glenn D Large, Trustees by Official Record 259 page 1467;

Thence, with the South line of said 41.0833 acre tract, **North 77° 05' 43" East** a distance of **55.28 feet** a point in a mulberry tree root;

Thence, with a new line across said 31.29 acre tract, **South 13° 14' 37" East**, passing an iron pin and cap set at 15.69 feet, a total distance of **616.07 feet** to an iron pin and cap set in the North line of an 89.0419 acre tract conveyed to F & T Hostetler Farms, LLC by Official Record 304 page 2352;

Thence, with the North line of said 89.0419 acre tract, **South 77° 09' 39" West**, passing an iron pin and cap previously set at the Northeast corner of a 10.7540 acre tract conveyed to Frederick L and Tamara S Hostetler, Joint Lives by Official Record 335 page

1266 at 425.93 feet, a total distance of **669.52 feet** to a 3/4 inch diameter pipe found at the Southeast corner of a 3.861 acre tract conveyed to Linda N Beach, et al. by Official Record 291 page 2584;

Thence, around said 3.861 acre tract with the following two courses:

- 1) **North 16° 56' 12" West** a distance of **306.74 feet** to a 3/4 inch diameter pipe found;
- 2) **South 77° 06' 44" West**, passing the Monroe/Canaan Township and Southeast corner of said 0.49 acre tract at 331.08 feet, passing an iron pin and cap set at 520.19 feet, a total distance of **549.88 feet** to a railroad spike found in the centerline of Taylor Blair Road;

Thence, with the centerline of Taylor Blair Road with the following two courses:

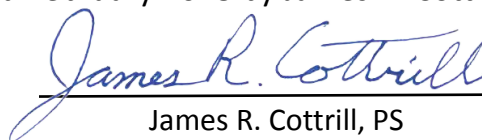
- 1) **North 16° 58' 20" West** a distance of **60.08 feet** to an iron pin found at the Southwest corner of said 1.7669 acre tract;
- 2) **North 16° 55' 09" West** a distance of **90.50 feet** returning to the **True Point of Beginning**, containing **12.3165 Acres** more or less, of which 0.3744 acres more or less is all of said 0.49 acre tract (part of Tract III), 10.1709 acres more or less is part of said 31.29 acre tract (part of Tract III), 0.3212 acres more or less is all of said 0.3209 acre tract (part of Tract IV) and 1.4500 acres more or less is all of said 1.446 acre tract (part of Tract IV), with 10.5453 acres more or less being part of Tract III and 1.7712 acres more or less being all that remains of Tract IV, with 0.6956 acres more or less in Monroe Township and 11.6209 acres more or less in Canaan Township.

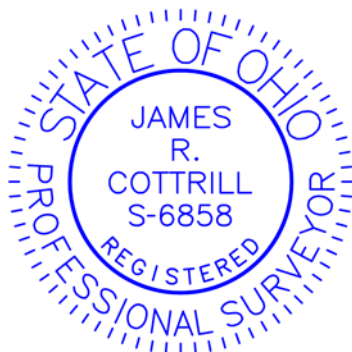
Bearings are based on a GPS observation on June 21, 2017, WGS 1984 Geodetic North.

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 #S180108-12-3165AC)


James R. Cottrill, PS



COTTRILL SURVEYING, INC

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

21.9614 Acre Tract Surveyed for Thirty Oaks Farms, LTD

The following described 21.9614 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7791, and being part of a 31.78 acre tract (Parcel 01-00422.000, Tract III, part of 38.75 original acre tract) conveyed to Thirty Oaks Farms, Ltd. by Official Record 293 page 532, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Taylor Blair Road (County Road 14, 50 feet right-of-way) and Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 2882 and 7791;

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

- 1) South 16° 57' 16" East a distance of 725.97 feet to an iron pin found;
- 2) South 16° 55' 09" East, passing an iron pin found at 159.47 feet, a total distance of 249.96 feet to an iron pin found;
- 3) South 16° 58' 20" East a distance of 60.08 feet to a railroad spike found;
- 4) South 16° 55' 03" East a distance of 306.26 feet to a railroad spike found at the Northwest corner of a 10.7540 acre tract conveyed to Frederick L and Tamara S Hostetler, Joint Lives by Official Record 335 page 1266;

Thence, with the North line of said 10.7540 acre tract, North 77° 09' 39" East, passing an iron pin and cap previously set at 30.00 feet, passing a 3/4 inch diameter iron pipe found at the Southwest corner of said 31.29 acre tract at 550.02 feet; passing an iron pin and cap previously set at the Northwest corner of a 89.0419 acre tract conveyed to F & T Hostetler Farms, LLC by Official Record 304 page 2352 at 793.60 feet, a total distance of 1,219.53 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, with a new line across said 31.29 acre tract, **North 13° 14' 37" West**, passing an iron pin and cap set at 600.38 feet, a total distance of **616.07 feet** to a mulberry tree root in the South line of a 41.0833 acre tract conveyed to Vickie A Wilt and Glenn D Large, Trustees by Official Record 259 page 1467;

Thence, with the South line of said 41.0833 acre tract, **North 77° 05' 43" East** a distance of **1,566.47 feet** to an iron pin and cap set in the West line of a 191.53 acre tract conveyed to F & T Hostetler Farms, LLC by Official Record 335 page 1270;

Thence, with the West line of said 191.53 acre tract, **South 10° 18' 15" East** a distance of **618.45 feet** to an iron pin and cap set and buried 1 foot at the Northeast corner of said Hostetler's 89.0419 acre tract;

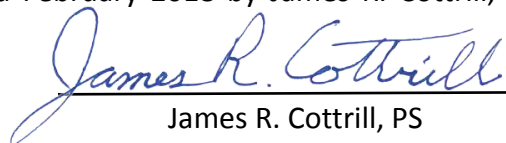
Thence, with the North line of said 89.0419 acre tract, **South 77° 09' 39" West** a distance of **1,534.77 feet** returning to the **True Point of Beginning**, containing **21.9614 Acres** more or less.

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 # S180108-21-9614AC)


James R. Cottrill, PS

