

DEED REFERENCE

**RIHL FAMILY FARM, LLC
OR 325 PG 610**

CANAAN PARCEL 01-00362.000 (39.625 AC)
DARBY PARCEL 02-00237.000 (80.095 AC)

(A) 61.4809 RES. ACRES BY DEED
72.08 ORG ACRES

CANAAN PARCEL 01-00362.000 (39.625 AC)
DARBY PARCEL 02-00237.000 (80.095 AC)

(B) 58.239 RES. ACRES BY DEED
58.90 ORG ACRES

KRAMER HOMESTEAD INC
DB 253 PG 233
67.4415 ACRES
02-00142.000

KRAMER HOMESTEAD INC
DB 271 PG 611
30.2619 ACRES
02-00620.000

KRAMER HOMESTEAD INC
DB 253 PG 233
9.475 ACRES
02-00142.000

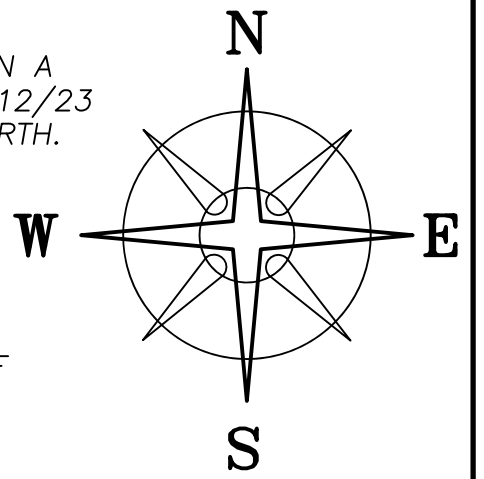
OR 421 PG 2529
29.96 ACRES (DARBY)
02-00110.000

TO PK NAIL IN 12"x12"
CONC. TWP. MONUMENT
ON E. SIDE OF
LAFAYETTE-PLAIN CITY
ROAD (C-5, 60' R/W)

ERM FARM LLC
OR 421 PG 2529
136.697 ORG ACRES
58.41 ACRES (CANAAN)
01-00214.000

EDNA FERN HOSTETLER, TRUSTEE
OR 322 PG 1622
86.91 ACRES
02-00120.000

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



TERRY L & MARGARET F
MYERS, JT LIVES
OR 88 PG 503
0.998 ACRES
02-00236.000

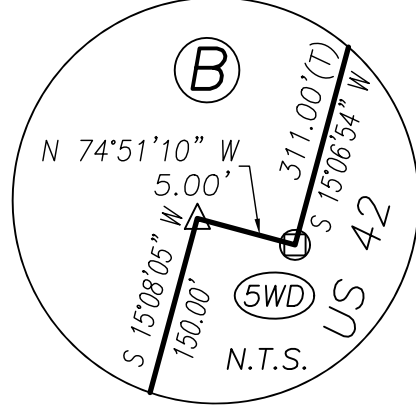
EDNA FERN HOSTETLER, TRUSTEE
OR 322 PG 1622
86.91 ACRES
02-00120.000

MAPLE
TREE

VMS 8470

N 86°47'11" E 1875.13'
VMS 7395

DETAIL "B"



63.3506± ACRES

46.2313± ACRES
DARBY TOWNSHIP
CANAAN TOWNSHIP
17.1193± ACRES

N 85°23'58" W

N 85°18'45" W 2225.71'
VMS 7395

VMS 5097

BOARD OF EDUCATION JONATHAN ALDER
LOCAL SCHOOL DISTRICT
OR 102 PG 649
44.129 ACRES
01-00152.002

TPOB
613+51.74 70.00' LT
N=758183.52'
E=1748462.67'

OHIO DOT PARCEL INFO

- (5WD) 1.241 ACRES OR 216 PG 2019
- (4WD) 1.582 ACRES OR 214 PG 88
- (2WD-2) 1.146 ACRES OR 215 PG 2524

LEGEND

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

- ☐ MONUMENT BOX (FOUND)
- ▲ RECORDED STONE (FOUND)
- CONCRETE R/W MON. (FOUND)
- ★ MAG NAIL IN TWP. STONE
- ① 3/4" T-BAR & CAP (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 14" SQUARE CONCRETE POST (FOUND)
- △ 5/8" Ø IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND)
- MAG NAIL (FOUND)
- 3/4" Ø PIPE & RED PLASTIC CAP STAMPED "MATMAR INC" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS6140" (FOUND)
- ⊙ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "PRIDAY 7277" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

ACREAGE BREAKDOWN

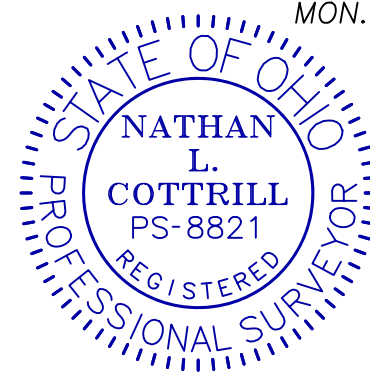
- 72.08 ORIG. ACRES
- 6.0026 AC. EX
- 2.008 AC. EX
- 2.008 AC. EX
- 0.5805 AC. EX (5WD)
- 61.4809 ACRES BY DEED
- 58.90 ORIG. ACRES
- 0.661 AC. EX (5WD)
- 58.239 ACRES BY DEED

DARBY TOWNSHIP

PARCEL No. 02-00237.000
40.934 ACRES 80.095 ACRES TOTAL
39.161 ACRES

CANAAN TOWNSHIP

PARCEL No. 01-00362.000
22.366 ACRES 39.625 ACRES TOTAL
17.259 ACRES



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

DATE: 06/09/2025

☉ INTERSECTION
606+23.86
MON. 606+23.91
0.27' RT

(CR-36, 50' R/W)
AMITY PIKE

WGY FARMS LTD
OR 224 PG 192
84.898 ACRES
01-00488.000

SHEET 1 OF 2

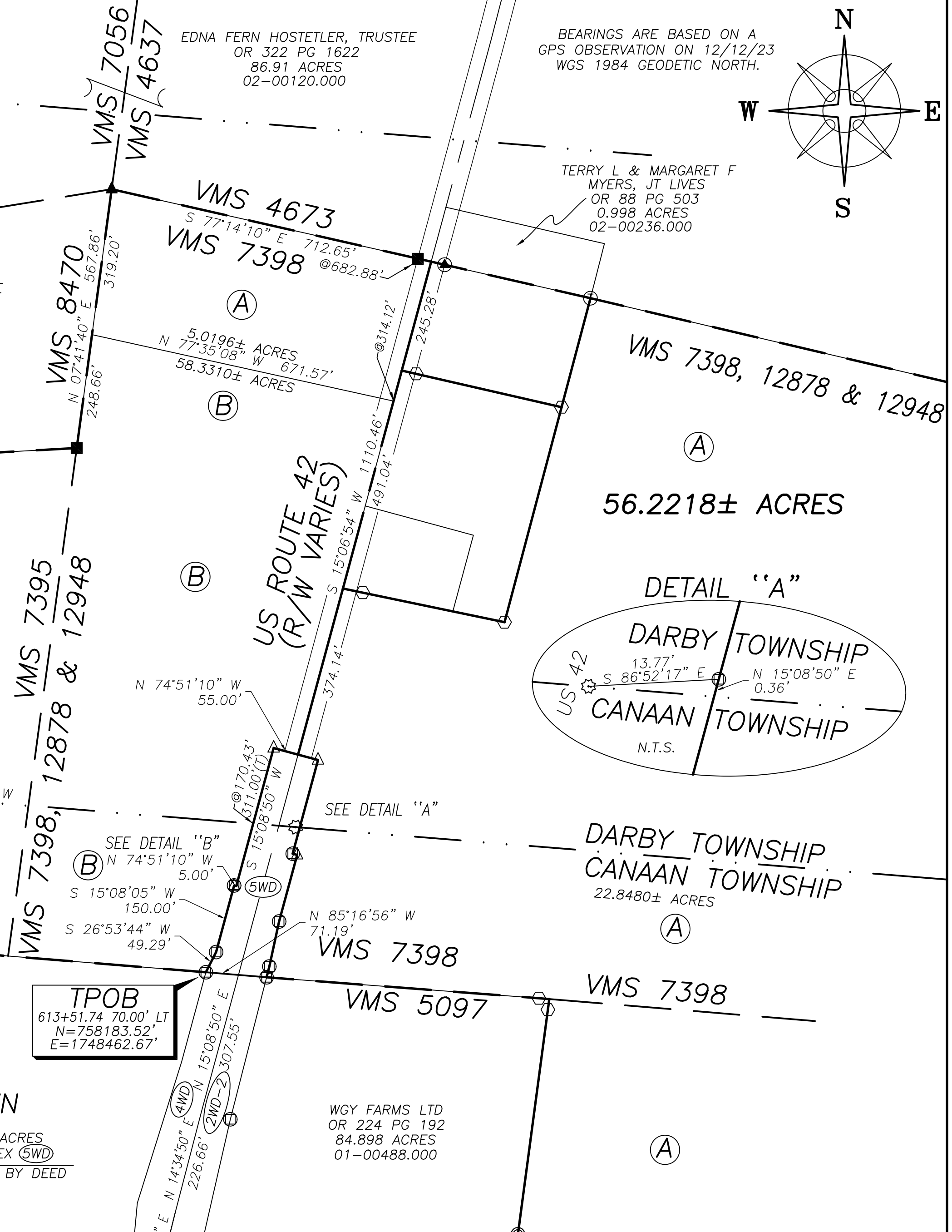
COTTRILL SURVEYING, INC

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

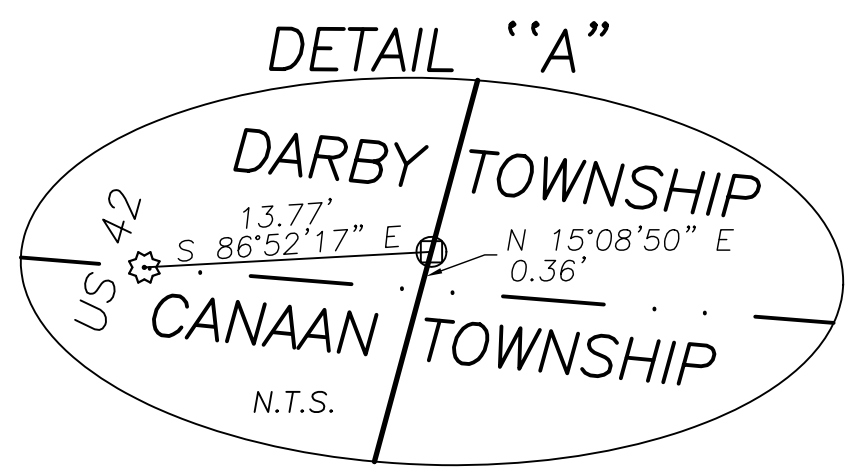
63.3506± ACRES,
VMS 7395, 7398, 12878 & 12948
DARBY & CANAAN TOWNSHIPS
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RIHL FAMILY FARM, LLC

SCALE : 1" = 200'
200' 100' 0 200'

JOB No. S250408A : CREW: MW
SURVEYED 05/2025 : DWN BY: JRC
DRAWN 05/2025 : CHECK: NC



VMS 7398, 12878 & 12948
56.2218± ACRES



DARBY TOWNSHIP
CANAAN TOWNSHIP
22.8480± ACRES

SEE DETAIL "B"
N 74°51'10" W 5.00'
S 15°08'05" W 150.00'
S 26°53'44" W 49.29'

N 85°16'56" W 71.19'
VMS 7398

VMS 5097

VMS 7398

COTTRILL SURVEYING, INC

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

63.3506 Acre Tract

Surveyed for Rihl Family Farm, LLC

The following described 63.3506 acre tract is situated in the State of Ohio, Madison County, Darby Township and Canaan Township, VMS 7395, VMS 7398, 12878 & 12948, being part of a 61.4809 residual acre tract (Parcel 02-00237.000) and all of a 58.239 residual acre tract (Darby Parcel 02-00237.000 and Canaan Parcel 01-00362.000) as conveyed to Rihl Family Farm, LLC by Official Record 325 page 610, and being more particularly described as follows:

Commencing at the centerline intersection of US Route 42 (right-of-way varies) and Amity Pike (County Road 36, 50 feet right-of-way), from said intersection, a monument box found bears South 85° 33' 33" East a distance of 0.27 feet;

Thence, along the centerline of US route with the following three courses:

- 1) North 14° 00' 50" East a distance of 206.54 feet to the PC of a curve;
- 2) With the chord of said curve, North 14° 34' 50" East a distance of 226.66 feet to the PT of said curve;
- 3) North 15° 08' 50" East a distance of 307.55 feet to the northeast corner of a 1.582 acre tract (4WD) conveyed to Ohio DOT by Official Record 214 page 88, the northwest corner of a 1.146 acre tract (2WD-2) conveyed to Ohio DOT by Official Record 215 page 2524 and the south line of a 1.241 acre tract (5WD) conveyed to Ohio DOT by Official Record 216 page 2019;

Thence, with the south line of said 1.241 acre tract and the north line of said 1.582 acre tract, North 85° 16' 56" West a distance of 71.19 feet to a 3/4-inch diameter iron pipe and red plastic cap stamped "Matmar Inc" found at the northeast corner of a 44.129 original acre tract conveyed to Board of Education Jonathan Alder Local School District by Official Record 102 page 649 and the southeast corner of said 58.239 acre tract and being the **True Point of Beginning;**

Thence, with the north line of said 44.129 original acre tract, **North 85° 18' 45" West** a distance of **2225.71 feet** to a 14-inch square concrete post found in the east line of a 136.697 original acre tract conveyed to ERM Farm LLC by Official Record 421 page 2529;

Thence, with the east line of said 136.697 original acre tract, **North 04° 22' 17" East**, passing the Canaan/Darby Township line at 327.23 feet, passing the southeast corner of a 9.475 acre tract conveyed to Kramer Homestead Inc by Deed Book 253 page 233 at 527.12 feet, continuing with the east line of said 9.475 acre tract, passing an iron pin and cap set at 842.46 feet, a total distance of **855.50 feet** to a maple tree found in the south line of a 30.2619 acre tract Kramer Homestead Inc by Deed Book 271 page 611 and being in the line between VMS 7395 and VMS 8470;

Thence, with the south line of said 30.2619 acre tract and with said VMS line, **North 86° 47' 11" East**, passing an iron pin and cap set at 4.22 feet, passing a 14-inch square concrete post found at the southwest corner of an 86.91 acre tract conveyed to Edna Fern Hostetler, Trustee by Official Record 322 page 1622 at 602.38 feet, continuing with the south line of said 86.91 acre tract, a total distance of **1875.13 feet** to a 14-inch square concrete post found at a corner to VMS 7395, VMS 8470 and VMS 7398, 12878 & 12948;

Thence, with said 86.91 acre tract and the line between VMS 8470 and VMS 7398, 12878 & 12948 with the following two courses:

- 1) **North 07° 41' 40" East**, passing the southwest corner of said 61.4809 residual acre tract at 248.66 feet, a total distance of **567.86 feet** to a stone found at a corner to VMS 4673, VMS 7056, VMS 8470 and VMS 7398, 12878 & 12948;
- 2) With the line between VMS 4673 and VMS 7398, 12878 & 12948, **South 77° 14' 10" East**, passing a 14-inch square concrete post found at 682.88 feet, a total distance of **712.65 feet** to the centerline of US Route 42;

Thence, with the centerline of US Route 42, **South 15° 06' 54" West**, passing the northeast corner of said 58.239 acre tract at 314.12 feet, a total distance of **1110.46 feet** to the north line of said ODOT's 1.241 acre tract;

Thence, around said 1.241 acre tract with the following five courses:

- 1) **North 74° 51' 10" West** a distance of **55.00 feet** to a 5/8-inch iron pin found;
- 2) **South 15° 08' 50" West**, passing the Darby/Canaan Township line at 170.43 feet, a total distance of **311.00 feet** to a 3/4-inch diameter iron pipe and red plastic cap stamped "Matmar Inc" found;
- 3) **North 74° 51' 10" West** a distance of **5.00 feet** to a 5/8-inch iron pin found;
- 4) **South 15° 08' 05" West** a distance of **150.00 feet** to a 3/4-inch diameter iron pipe and red plastic cap stamped "Matmar Inc" found;
- 5) **South 26° 53' 44" West** a distance of **49.29 feet** returning to the **True Point of Beginning**, containing **63.3506 Acres** more or less, of which 46.2313 acres more or less is in Darby Township and 17.1193 acres more or less is in Canaan Township, of which 5.0196 acres more or less is part of said 61.4809 acre tract and 58.3310 acres more or less is all of said 58.239 residual acre tract.

Bearings are based on a GPS observation on December 12, 2023, 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 May of 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250408-63.3506)



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

Nathan L. Cottrill, PS #8821