

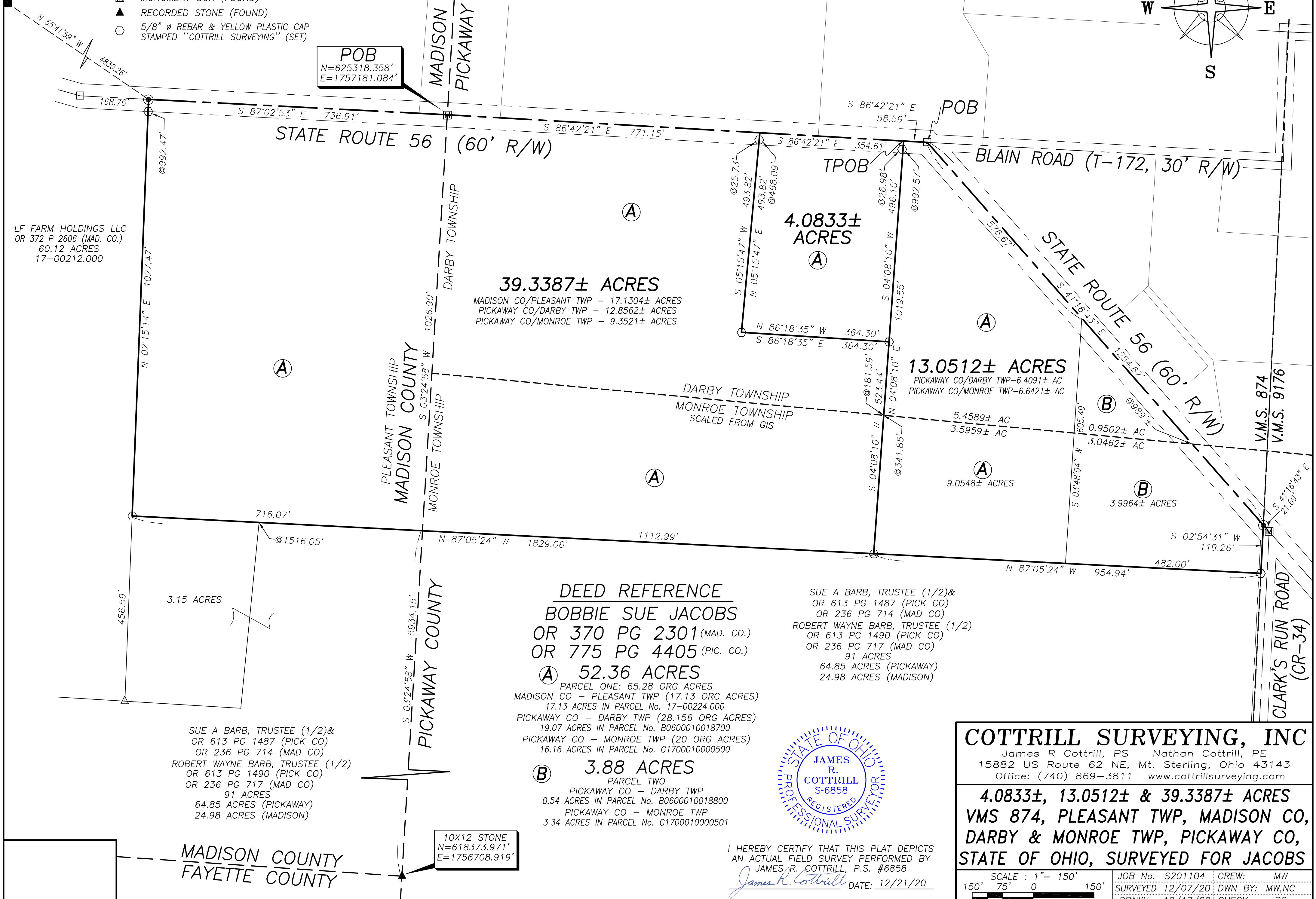
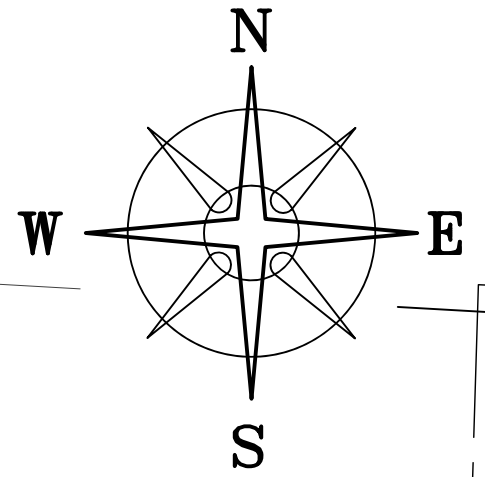
LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (SET)
- IRON PIN (FOUND)
- △ ANGLE IRON FENCE POST (FOUND)
- MADISON COUNTY MONUMENT 02-005
- ▣ MONUMENT BOX (FOUND)
- ▲ RECORDED STONE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

AUDITOR INFO

TOWNSHIP	PARCEL No.	AUDITOR	SURVEYED (ACRES)		TOTALS	DIFFERENCE	BALANCE	TWP TOTAL	CO TOTAL
PLEASANT	17-00224.000	17.13 AC			17.1304±	+0.0004± AC	0.0000±	17.1304±	17.1304±
DARBY	B0600010018700	19.07 AC	4.0833±	5.4589±	12.8562±	+3.3284± AC	0.0000±	23.3486±	39.3428±
	B0600010018800	0.54 AC		0.9502±	0.9502±	+0.4102± AC	0.0000±		
MONROE	G1700010000500	16.16 AC		3.5959±	9.3521±	-3.2120± AC	0.0000±	15.9942±	
	G1700010000501	3.34 AC		3.0462±	3.0462±	-0.2938± AC	0.0000±		
TOTALS		56.24 AC	4.0833±	13.0512±	39.3387±	+0.2332± AC	0.0000±	56.4732±	56.4732±

BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/07/20 WGS 1984 GEODETIC NORTH.



POB
N=625318.358'
E=1757181.084'

POB

LF FARM HOLDINGS LLC
OR 372 P 2606 (MAD. CO.)
60.12 ACRES
17-00212.000

39.3387± ACRES
MADISON CO/PLEASANT TWP - 17.1304± ACRES
PICKAWAY CO/DARBY TWP - 12.8562± ACRES
PICKAWAY CO/MONROE TWP - 9.3521± ACRES

4.0833± ACRES

13.0512± ACRES
PICKAWAY CO/DARBY TWP - 6.4091± AC
PICKAWAY CO/MONROE TWP - 6.6421± AC

3.15 ACRES

DEED REFERENCE
BOBBIE SUE JACOBS
OR 370 PG 2301 (MAD. CO.)
OR 775 PG 4405 (PIC. CO.)

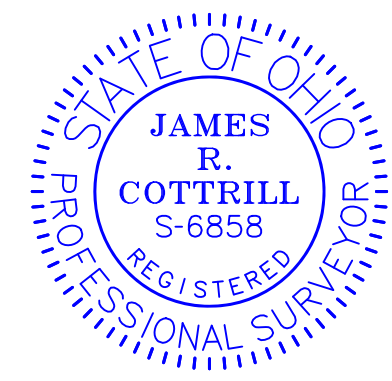
SUE A BARB, TRUSTEE (1/2) &
OR 613 PG 1487 (PICK CO)
OR 236 PG 714 (MAD CO)
ROBERT WAYNE BARB, TRUSTEE (1/2)
OR 613 PG 1490 (PICK CO)
OR 236 PG 717 (MAD CO)
91 ACRES
64.85 ACRES (PICKAWAY)
24.98 ACRES (MADISON)

(A) 52.36 ACRES
PARCEL ONE: 65.28 ORG ACRES
MADISON CO - PLEASANT TWP (17.13 ORG ACRES)
17.13 ACRES IN PARCEL No. 17-00224.000
PICKAWAY CO - DARBY TWP (28.156 ORG ACRES)
19.07 ACRES IN PARCEL No. B0600010018700
PICKAWAY CO - MONROE TWP (20 ORG ACRES)
16.16 ACRES IN PARCEL No. G1700010000500

(B) 3.88 ACRES
PARCEL TWO
PICKAWAY CO - DARBY TWP
0.54 ACRES IN PARCEL No. B0600010018800
PICKAWAY CO - MONROE TWP
3.34 ACRES IN PARCEL No. G1700010000501

SUE A BARB, TRUSTEE (1/2) &
OR 613 PG 1487 (PICK CO)
OR 236 PG 714 (MAD CO)
ROBERT WAYNE BARB, TRUSTEE (1/2)
OR 613 PG 1490 (PICK CO)
OR 236 PG 717 (MAD CO)
91 ACRES
64.85 ACRES (PICKAWAY)
24.98 ACRES (MADISON)

10X12 STONE
N=618373.971'
E=1756708.919'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 12/21/20

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

4.0833±, 13.0512± & 39.3387± ACRES
VMS 874, PLEASANT TWP, MADISON CO, DARBY & MONROE TWP, PICKAWAY CO, STATE OF OHIO, SURVEYED FOR JACOBS

SCALE : 1" = 150'
150' 75' 0 150'

JOB No. S201104 CREW: MW
SURVEYED 12/07/20 DWN BY: MW, NC
DRAWN 12/17/20 CHECK: RC

COTTRILL SURVEYING, INC

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

4.0833 Acre Tract Surveyed for Bobbie Jacobs

The following described 4.0833 acre tract is situated in the State of Ohio, Pickaway County, Darby Township, VMS 874, being part of a 52.36 acre tract (Parcel one: 65.28 original acres) (19.07 acres in Pickaway County/Darby Township, Parcel B0600010018700) conveyed to Bobbie Sue Jacobs by Official Record 775 page 4405 in Pickaway County and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of State Route 56 (60 feet right-of-way) with Blain Road (Township Road 172, 30 feet right-of-way) said iron pin is also corner to said 52.36 acre tract;

Thence, with the centerline of said State Route 56, North 86° 42' 21" West a distance of 58.59 feet to a point in said centerline at **The True Point of Beginning**;

Thence, across said 52.36 acre tract the following three new courses:

- 1) **South 04° 08' 10" West**, passing an iron pin and cap set at 26.98 feet, a total distance of **496.10 feet** to an iron pin and cap set
- 2) **North 86° 18' 35" West** a distance of **364.30 feet** to an iron pin and cap set
- 3) **North 05° 15' 47" East** passing an iron pin and cap set at 468.09 feet, a total distance of **493.82 feet** to a point in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56, **South 86° 42' 21" East** a distance of **354.61 feet** returning to **The True Point of Beginning** containing **4.0833 Acres** more or less.

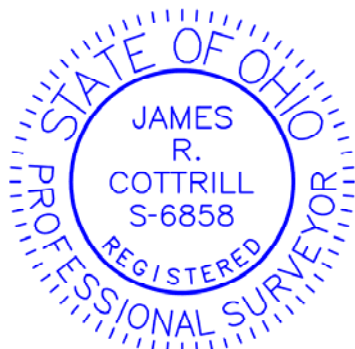
Bearings are based on a GPS observation on December 7, 2020, WGS 1984 Geodetic North.

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 December 17, 2020 by James R. Cottrill, PS registration #6858. (Job #S201104-4-0833)


James R. Cottrill, PS #6858



COTTRILL SURVEYING, INC

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

13.0512 Acre Tract *Surveyed for Bobbie Jacobs*

The following described 13.0512 acre tract is situated in the State of Ohio, Pickaway County, Darby and Monroe Townships, VMS 874, being part of a 52.36 acre tract (Parcel one: 65.28 original acres) (19.07 acres in Darby Township, Parcel B0600010018700) (16.16 acres in Monroe Township, Parcel G1700010000500) also all of a 3.88 acre tract (Parcel two) (0.54 acres in Darby Township, Parcel B0600010018800, 3.34 acres in Monroe Township, Parcel G1700010000501) both tracts conveyed to Bobbie Sue Jacobs by Official Record 775 page 4405 and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of State Route 56 (60 feet right-of-way) with Blain Road (Township Road 172, 30 feet right-of-way) said iron pin is also corner to said 52.36 acre tract;

Thence, with the centerline of said State Route 56, **South 41° 16' 43" East**, passing the North corner of said 3.88 acre tract at 576.67 feet, also passing the Darby/Monroe Township line at 989 feet, a total distance of **1254.67 feet** to a Mag nail set in centerline of said State Route 56, corner to said 3.88 acre tract and in the line between VMS 874 and 9176, from said mag nail a centerline monument box found bears South 41° 16' 43" East a distances of 21.69 feet at the centerline intersection of said State Route 56 with Clark's Run Road (County Road 34);

Thence, with the east line of said 3.88 acre tract and said VMS line, **South 02° 54' 31" West** a distance of **119.26 feet** to an iron pin and cap set at the northeast corner of a 91 acre tract conveyed to Sue A Barb, Trustee (1/2 interest) by Official Record 613 page 1487 also Robert Wayne Barb, Trustee (1/2 interest) by Official Record 613 page 1490;

Thence, with the north line of said 91 acre tract, **North 87° 05' 24" West**, passing the southeast corner of said 52.36 acre tract at 482.00 feet, a total distance of **954.94 feet** to an iron pin and cap set;

Thence, across said 52.36 acre tract, **North 04° 08' 10" East**, passing the line between said Darby and Monroe Townships at 341.85 feet also passing iron pin and caps set at 523.44 and 992.57 feet a total distance of **1019.55 feet** to a point in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56, **South 86° 42' 21" East** a distance of **58.59 feet** returning to the point of beginning containing **13.0512 Acres** more or less, of which 5.4589 acres more or less is part of said 19.07 acre tract, 3.5959 acres more or less is part of said 16.16 acre tract, 0.9502 acres more or less is all of said 0.54 acre tract, and 3.0462 acres more or less is all of said 3.34 acre tract, of which 6.4091 acres more or less is in Darby Township and 6.6421 acres more or less is in Monroe Township.

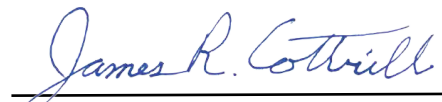
Bearings are based on a GPS observation on December 7, 2020, WGS 1984 Geodetic North.

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 December 17, 2020 by James R. Cottrill, PS registration #6858. (Job #S201104-4-0833)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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

39.3387 Acre Tract *Surveyed for Bobbie Jacobs*

The following described 39.3387 acre tract is situated in the State of Ohio, Pickaway County, Monroe and Darby Townships, also Madison County, Pleasant Township, VMS 874, being part of a 52.36 acre tract (Parcel one: 65.28 original acres) (17.13 acres in Madison County/Pleasant Township, Parcel 17-0022 4.000) (19.07 acres in Pickaway County/Darby Township, Parcel B0600010018700 and 16.16 acres in Pickaway County/Monroe Township, Parcel G1700010000500) conveyed to Bobbie Sue Jacobs by Official Record 370 page 2301 in Madison County and Official Record 775 page 4405 in Pickaway County and being more particularly described as follows:

Beginning at a centerline monument box found at the intersection of the centerline of State Route 56 (60 feet right-of-way) with the Madison/Pickaway County line;

Thence, with the centerline of said State Route 56, **South 86° 42' 21" East** a distance of **771.15 feet** to a point in said centerline;

Thence, across said 52.36 acre tract the following three new courses:

- 1) **South 05° 15' 47" West**, passing an iron pin and cap set at 25.73 feet, a total distance of **493.82 feet** to an iron pin and cap set
- 2) **South 86° 18' 35" East** a distance of **364.30 feet** to an iron pin and cap set
- 3) **South 04° 08' 10" West** passing the line between said Monroe and Darby Townships at 181.59 feet, a total distance of **523.44 feet** to an iron pin and cap set in the north line of a 91 acre tract conveyed to Sue A Barb, Trustee (1/2 interest) by Official Record 613 page 1487 in Pickaway County and Official Record 236 page 714 in Madison County also Robert Wayne Barb, Trustee (1/2 interest) by Official Record 613 page 1490 in Pickaway County and Official Record 236 page 717 in Madison County;

Thence, with the north line of said 91 acre tract, **North 87° 05' 24" West**, passing the line between said Madison and Pickaway County at 1112.99 feet, also passing the Northeast corner of a 3.15 acre tract conveyed to Sue A Barb, Trustee (1/2 interest) by Official Record 613 page 1487 in Pickaway County and Official Record 236 page 714 in Madison County also Robert Wayne Barb, Trustee (1/2 interest) by Official Record 613 page 1490 in Pickaway County and Official Record 236 page 717 in Madison County at 1516.05 feet, a total distance of **1829.06 feet** to an iron pin and cap set in the east line of a 60.12 acre tract conveyed to LF Farm Holdings, LLC by Official Record 372 page 2606 in Madison County;

Thence, with the east line of said 60.12 acre tract, **North 02° 15' 14" East**, passing an iron pin and cap set at 992.47 feet, a total distance of **1027.47 feet** to a mag nail set in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56, **South 87° 02' 53" East** a distance of **736.91 feet** returning to the point of beginning containing **39.3387 Acres** more or less, of which 17.1304 acres more or less is all of said 17.13 acres in Madison County/Pleasant Township, 12.8562 acres more or less is part of said 19.07 acre

tract in Pickaway County/Darby Township, and 9.3521 acres more or less is part of said 16.16 acre tract in Pickaway County/Monroe Township.

Bearings are based on a GPS observation on December 7, 2020, 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 December 17, 2020 by James R. Cottrill, PS registration #6858. (Job #S201104-39-3387)


James R. Cottrill, PS #6858

