

JOHN HANCOCK MUTUAL
LIFE INSURANCE CO.
D.B. 261 PG. 254
224.9483 AC.

BEARINGS BASED ON THE \mathcal{C} OF WILSON ROAD
(S 14°53'32"W) AS DESCRIBED IN D.B. 288 PG. 900.

ROBERT & GARY HOSTETLER
D.B. 288 PG. 900
10.2939 ACRES

1.3175 ACRES

GARAGE

30' DRIVEWAY EASEMENT

S 85°31'10"E - 277.72'
248.62'

N 14°53'32"E - 220.22'

N 89°33'47"W - 282.08'

(0.1153 AC.)
S 14°53'32"W - 200.00'

(1.2022 AC.)

WILSON ROAD (50' R/W)

LEGEND

- RAILROAD SPIKE
- ⬡ 5/8" DIA. 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 1-27-92

JAMES R. COTTRILL P.S.

8256 S.R.207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

PLAT OF

1.3175 ACRES, VMS 8479,
JEFFERSON TOWNSHIP,
MADISON COUNTY, OHIO.

DATE:
1-27-92

SCALE: 1"=50'
50' 25' 0 50'

72-92

Description of 1.3175 Acre Tract

Situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 8479 and being part of a 10.2939 acre tract conveyed to Robert and Gary Hostetler by Deed Book 288 Page 900 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Wilson Road (50 foot right-of-way) said railroad spike is at the Northeast corner of said 10.2939 acre tract and at the Southeast corner of a 224.9483 acre tract conveyed to John Hancock Mutual Life Ins. Co. by Deed Book 261 Page 254:

Thence, with the centerline of Wilson Road South 14 deg. 53 min. 32 sec. West a distance of 200.00 feet to a railroad spike set in said centerline said point bears North 14 deg. 53 min. 32 sec. East a distance of 736.16 feet from the Southeast corner of said 10.2939 acre tract;

Thence, with the following two new lines across said 10.2939 acre tract:

1) North 89 deg. 33 min. 47 sec. West a distance of 282.08 feet to an iron pin and cap set

2) Parallel to the centerline of Wilson Road North 14 deg. 53 min. 32 sec. East a distance of 220.22 feet to an iron pin and cap set in the North line of said 10.2939 acre tract;

Thence, with the North line of said 10.2939 acre tract South 85 deg. 31 min. 10 sec. East passing an iron pin and cap found at 248.62 feet a total distance of 277.72 feet to the point of beginning containing 1.3175 acres more or less.

Subject to and with the benefit of a 30 foot wide driveway easement extending from the West right-of-way line of Wilson Road to the West line of the here-in-above described 1.3175 acre tract and being adjacent to and 30 feet North of the South line of said here-in-above described 1.3175 acre tract;

Said 30 foot driveway easement is as shown on the plat accompanying this description.


Bearings are based on the centerline of Wilson Road (South 14 deg. 53 min. 32 sec. West) as described in Deed Book 288 Page 900.

All as shown on the plat attached and made a part hereof.

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 caps stamped "Cottrill #6858."

This description is based on a field survey performed Jan. 25 1992 by James R. Cottrill Registration #6858.


James R. Cottrill, P.S.
Registration #6858