

BEARINGS BASED ON THE \bar{C} OF TAYLOR BLAIR RD.
(N 35°W) AS DESCRIBED IN D.B. 268 PG. 307.

Existing
Parcel

MARY HOSTETLER
D.B. 271 PG. 402
50.75 AC.

JOHN WARRINGTON
D.B. 278 PG. 523
190.05 AC.

6.428 ac. - CsA
12.8557 ac. - Ko

HELEN ANN BYERLY EVANS et.al.
D.B. 268 PG. 307
50 AC.

(19.2837 AC.)
CANAAN TOWNSHIP
JEFFERSON TOWNSHIP
(24.4314 AC.)
8.1438 - Ko
16.2876 - CsA

50.8956 ACRES

NELSON & SARAH T. FREY
D.B. 265 PG. 773
45.5840 AC.

LESTER YODER
D.B. 270 PG. 625
4.186 AC.

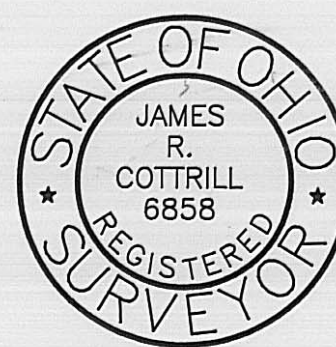
LEGEND

- 1 1/4" IRON PIPE (FOUND)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "STULTS & ASSOC." FD.
- △ RECORD CORNER STONE (FOUND)
- ⊠ P K NAIL FOUND OVER IRON PIN FD.
- P K NAIL SET OVER IRON PIN FOUND
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

NOTE

TOWNSHIP LINES SCALED FROM TAX MAPS



JAMES R. COTTRILL P.S.

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

50.8956 ACRES, VMS 12272,
CANAAN, JEFFERSON, & MONROE
TOWNSHIPS, MADISON CO., OHIO.
SURVEYED FOR HELEN BYERLY EVANS

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

James R. Cottrill DATE: 11-7-94

DATE DRAWN:
11-7-94
JOB # S94114
F. B. # 9

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

60-95

The following described 50.8956 acre tract is situated in the State of Ohio, Madison County, Canaan, Jefferson, and Monroe Townships, V.M.S. 12272 and being all of a 50 acre tract conveyed to Helen Ann Byerly Evans et al. by Deed Book 268 Page 307 and being more particularly described as follows:

Beginning at a PK nail set over an iron pin found in the centerline of Taylor Blair Road (50 foot right-of-way) said PK nail is the western corner common to said 50 acre tract and a 4.186 acre tract conveyed to Lester Yoder by Deed Book 170 Page 625 said PK nail is also bears North 35 deg. 06 min. 11 sec. West, a distance of 618.08 feet from a 1 1/4" iron pipe found at the centerline intersection of said Taylor Blair Road with the centerline of Little Darby Road;

Thence, with the centerline of Taylor Blair North 35 deg. 00 min. 00 sec. West a distance of 750.19 feet to a PK nail found over an iron pin found at the Southwest corner of a 50.75 acre tract conveyed to Mary Hostetler by Deed Book 271 Page 402;

Thence, with the line between 50.75 and 50 acre tracts North 75 deg. 34 min. 17 sec. East, passing an iron pin and cap set at 23.66 feet, a total distance of 3292.33 feet to an iron pin and cap set in the West line of a 190.05 acre tract conveyed to John Warrington by Deed Book 278 Page 523;

Thence, with said West line South 13 deg. 58 min. 15 sec. East a distance of 701.83 feet to a corner stone found at the Northeast corner of a 45.5840 acre tract conveyed to Nelson and Sarah T. Frey by Deed Book 265 Page 773;

Thence, with the North line of said 45.5840 acre tract and 4.186 acre tracts South 75 deg. 33 min. 39 sec. West passing an iron pin and cap found stamped Stultz and Associates at 2267.96 feet at the northern corner common to said 45.5940 and 4.186 acre tracts also passing a 5/8 inch diameter and yellow plastic cap stamped Stultz and Associates found at 2946.65 feet. a total distance of 3023.13 feet to the point of beginning containing 50.8956 acres more or less, of which 19.2837 acres is Canaan Township, 24.4314 acres is in Jefferson Township, and 7.1805 acres is in Monroe Township. Township lines have been scaled from Tax Map.

Bearings are based on the centerline of Taylor Blair Road (North 35 deg. West) as described in Deed Book 268 Page 307.

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 Nov. 4, 1994 by James R. Cottrill registration #6858.