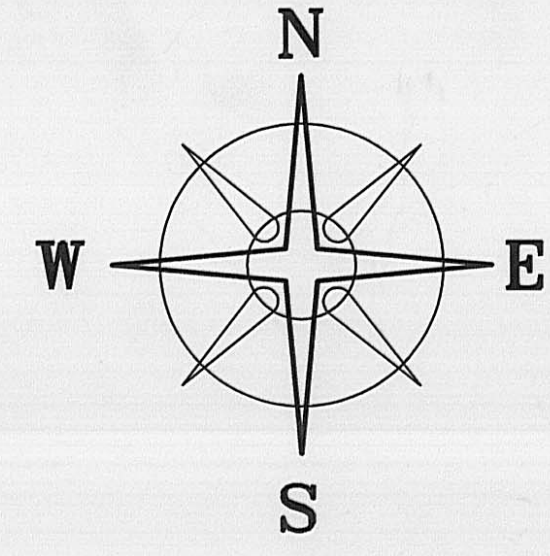


HELEN A. EVANS ET. AL.  
VOL. 268, PG. 307  
VOL. 268, PG. 309  
104.999 ACRES

50

86

BEARINGS BASED ON THE C. OF TAYLOR-BLAIR ROAD  
(N17°40'00"W) AS DESCRIBED IN VOL. 48, PG. 918.



GERWELL ROAD  
(C. R. 131)

TAYLOR - BLAIR ROAD  
(50' R/W) (C. R. 143)

10' DRAINAGE EASEMENT

1 1/2 STY  
FRAME HOUSE

SHED

CONC. BLK.  
BLDG.

GRAVEL DRIVE

2.6184+/- ACRES

2.2143+/- ACRES

2.0876+/- ACRES

1.9610+/- ACRES

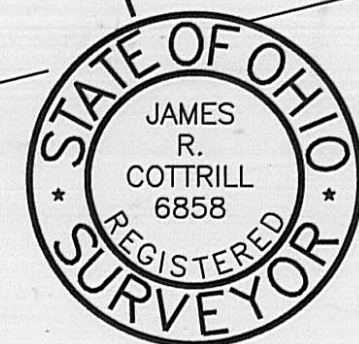
MONROE TOWNSHIP  
CANAAN TOWNSHIP

DEED REFERENCE  
FRED & TAMMY  
HOSTETLER  
VOL. 48, PG. 918  
20.001 ACRES

1123

LEGEND

- 1/2" DIA. SOLID IRON PIN (FOUND)
  - △ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
  - RAIL ROAD SPIKE (FOUND)
  - MAG NAIL (SET)
  - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER



**JAMES R. COTTRILL P.S.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

LOT SPLITS, VMS 7791,  
MONROE & CANAAN TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR FRED HOSTETLER.

DATE DRAWN: 6-23-99	SCALE: 1" = 60'	CREW: RC, MW
JOB # S990614	60' 30' 0 60'	DWN. BY: RC
F. B. # 22		CK. BY: JRC

TROYER FARM  
VOL. 246, PG. 527  
63.29 ACRES

271

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

DATE: \_\_\_\_\_

Description of 1.9610 acre tract  
Surveyed for Fred Hostetler

The following described 1.9610 acre tract is situated in the State of Ohio, Madison County, Monroe and Canaan Townships, V.M.S. 7791 and being part of a 20.001 acre tract conveyed to Fred and Tammy Hostetler by Volume 48 Page 918 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Taylor-Blair Road (50 foot right-of-way) (County Road 14) said mag nail being at the southwest corner of said 20.001 acre tract and the northwest corner of a 63.29 acre tract conveyed to Troyer Farm by Volume 246 Page 527;

Thence, with the centerline of Taylor-Blair Road North 17 deg. 40 min. 00 sec. West a distance of 200.00 feet to a mag nail set;

Thence, across said 20.001 acre tract the following two courses:

- 1) North 76 deg. 10 min. 12 sec. East, passing an iron pin and cap set at 25.06 feet, a total distance of 441.89 feet to an iron pin and cap set
- 2) South 09 deg. 44 min. 35 sec. East a distance of 200.06 feet to an iron pin and cap set in the north line of Troyer's 63.29 acre tract

Thence, with said line South 76 deg. 10 min. 12 sec. West, passing an iron pin and cap previously set at 390.51 feet, a total distance of 414.25 feet returning to the point of beginning containing 1.9610 acres more or less.

With the benefit of a 10 foot drainage easement said easement is tangent and 10 feet East of the East right-of-way line of Taylor-Blair Road and extends from the North line of the here-in-above described 1.9610 acre tract to the North line of said Hostetler's 20.001 acre tract and more particularly shown on the plat accompanying this legal description.

Bearings are based on the centerline of Taylor-Blair Road (North 17 deg. 40 min. 00 sec. West) as described in Volume 48 Page 918.

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 June 23, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.

Description of 2.0876 acre tract  
Surveyed for Fred Hostetler

The following described 2.0876 acre tract is situated in the State of Ohio, Madison County, Monroe and Canaan Townships, V.M.S. 7791, and being part of a 20.001 acre tract conveyed to Fred and Tammy Hostetler by Volume 48 Page 918 and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Taylor Blair Road (50 foot right-of-way) (County Road 14) said mag nail being at the southwest corner of said 20.001 acre tract and the northwest corner of a 63.29 acre tract conveyed to Troyer Farm by Volume 246 Page 527;

Thence, with the centerline of Taylor-Blair Road North 17 deg. 40 min. 00 sec. West a distance of 200.00 feet to a mag nail set in said centerline at the true point of beginning;

Thence, continuing with said Taylor-Blair Road North 17 deg. 40 min. 00 sec. West a distance of 200.00 feet to a mag nail set in said centerline

Thence, across said 20.001 acre tract the following three courses:

- 1) North 76 deg. 10 min. 12 sec. East, passing an iron pin and cap set at 25.06 feet, a total distance of 469.53 feet to an iron pin and cap set
- 2) South 09 deg. 44 min. 35 sec. East, a distance of 200.06 feet to an iron pin and cap set
- 3) South 76 deg. 10 min. 12 sec. West, passing an iron pin and cap set at 416.83 feet, a total distance of 441.89 feet returning to the true point of beginning containing 2.0876 acres more or less, of which 0.0092 acres is in Canaan Township, and 2.0784 acres is in Monroe Township;

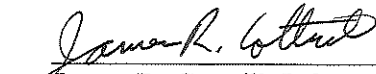
Subject to and with the benefit of a 10 foot drainage easement said easement is tangent and 10 feet East of the East right-of-way line of Taylor-Blair Road and extends from the South line of the here-in-above described 2.0876 acre tract to the North line of said Hostetler's 20.001 acre tract and more particularly shown on the plat accompanying this legal description.

Bearings are based on the centerline of Taylor-Blair Road (North 17 deg. 40 min. 00 sec. West) as described in Volume 48 Page 918.

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 June 23, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.

Description of 2.2143 acre tract  
Surveyed for Fred Hostetler

The following described 2.2143 acre tract is situated in the State of Ohio, Madison County, Canaan and Monroe Townships, V.M.S. 7791, and being part of a 20.001 acre tract conveyed to Fred and Tammy Hostetler by Volume 48 Page 918 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Taylor-Blair Road (50 foot right-of-way) (County Road 14) said mag nail being at the northwest corner of said 20.001 acre tract

Thence, with Taylor-Blair Road the following two courses:

- 1) South 15 deg. 48 min. 32 sec. East a distance of 6.32 feet to a ½ inch iron pin found
- 2) South 17 deg. 40 min. 00 sec. West, passing a railroad spike found at the intersection of said centerline with the centerline of Gerwell Road (County Road 131) at 23.82 feet a total distance of 225.63 feet to a mag nail set at the true point of beginning;

Thence, across said 20.001 acre tract the following three courses:

- 1) North 76 deg. 10 min. 12 sec. East, passing an iron pin and cap set at 25.06 feet, a total distance of 497.17 feet to an iron pin and cap set
- 2) South 09 deg. 44 min. 35 sec. East a distance of 200.06 feet to an iron pin and cap set
- 3) South 76 deg. 10 min. 12 sec. West, passing an iron pin and cap set at 444.47 feet a total distance of 469.53 feet to a mag nail set in the centerline of Taylor Blair Road;

Thence, with said centerline North 17 deg. 40 min. 00 sec. West a distance of 200.00 feet returning to the true point of beginning containing 2.2143 acres more or less, of which 0.1396 acres is in Canaan Township and 2.0747 acres is in Monroe Township.

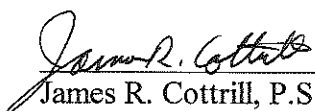
Subject to and with the benefit of a 10 foot drainage easement said easement is tangent to and 10 feet East of the East right-of-way line of Taylor-Blair Road and extends from the South line of a 2.0876 acre tract surveyed by this surveyor June 23, 1999 for Fred Hostetler to the North line of said 20.001 acre tract said easement is more particularly shown on plat accompanying this legal description.

Bearings are based on the centerline of Taylor-Blair Road (North 17 deg. 40 min. 00 sec. West) as described in Volume 48 Page 918.

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 June 23, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.

Description of 2.6184 acre tract  
Surveyed for Fred Hostetler

The following described 2.6184 acre tract is situated in the State of Ohio, Madison County, Monroe and Canaan Townships, V.M.S. 7791, and being part of a 20.001 acre tract conveyed to Fred and Tammy Hostetler by Volume 48 Page 918 and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Taylor-Blair Road (50 foot right-of-way)(County Road 14) said mag nail being at the northwest corner of said 20.001 acre tract also being the southwest corner of a 104.999 acre tract conveyed to Helen A. Evans et.al. by Volume 268 Page 307 and also Volume 268 Page 309;

Thence, with the line between said 104.999 and 20.001 acre tract North 78 deg. 06 min. 19 sec. East, passing an iron pin and cap previously set at 24.38 feet, a total distance of 528.05 feet to an iron pin and cap set

Thence, across said 20.001 acre tract the following two new courses:

- 1) South 09 deg. 44 min. 35 sec. East a distance of 214.15 feet to an iron pin and cap set
- 2) South 76 deg. 10 min. 12 sec. West, passing an iron pin and cap set at 472.11 feet, a total distance of 497.17 feet to a mag nail set in the centerline of Taylor Blair Road

Thence, with said centerline North 17 deg. 40 min. 00 sec. West, passing a railroad spike found at the centerline intersection of said Taylor-Blair Road with the centerline of Gerwell Road (County Road 131) at 219.86 feet a total distance of 225.63 feet to a ½ inch iron pin found

Thence, continuing with said centerline North 15 deg. 48 min. 32 sec. West a distance of 6.32 feet returning to the point of beginning containing 2.6184 acres more or less, of which 0.3388 acres is in Canaan Township and 2.2796 acres is in Monroe Township.

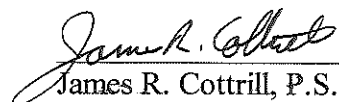
Subject to a 10 foot drainage easement said easement is tangent to an 10 feet East of the East right-of-way line of Taylor Blair Road and extends from the South line of 2.0876 acre tract surveyed from Fred Hostetler by this surveyor June 23, 1999 to the North line of Hostetler's 20.001 acre tract and being more particularly shown on the plat accompanying this legal description.

Bearings are based on the centerline of Taylor-Blair Road (North 17 deg. 40 min. 00 sec. West) as described in Volume 48 Page 918.

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 June 23, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.