

JAMES SPENCER DITCH

MERRILL E. & ELEANOR HOWARD VOL. , PG. 390.25 AC.

EXISTING TOWER LEASE AREA NEW EASEMENT

20' DRIANAGE EASEMENT

BEARINGS BASED ON THE C OF MIDDLE PIKE (S 32°43'E) AS DESCRIBED IN D.B. 297 PG. 792.

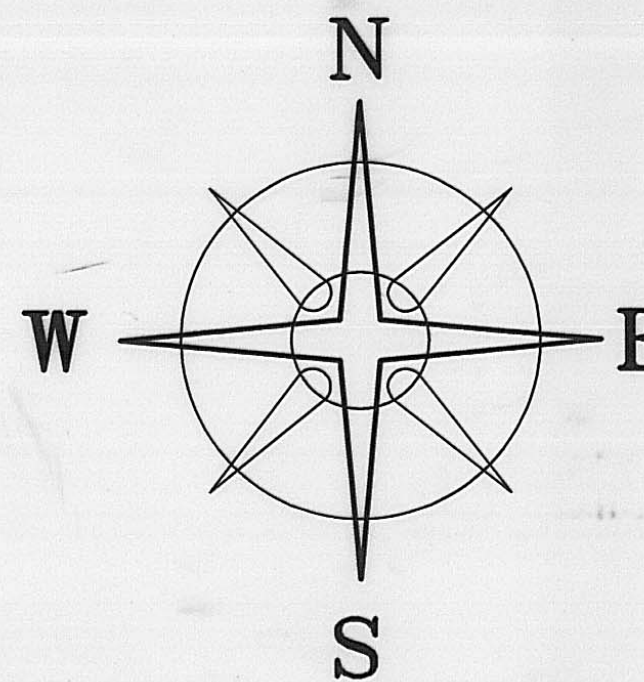
PASSING A WOOD FENCE POST @ 21.83' TIED 3-03-98 NOW GONE @ 25.00'

20' INGRESS/EGRESS & WIRE UTILITY EASEMENT

20.0001+/- ACRES

17.2501+/- ACRES

LAWRENCE & SHARON HOSTETLER D.B. 297 PG. 792 137.25 ACRES O.R. 73 PG. 789 2.7500 ACRES



MIDDLE PIKE (C.R. 10) (50' R/W)

1-1 CSA 9-4501 CSB 9-4501 KO

2.7500+/- ACRES

HOUSE

BARN

BARN

SHED

BARN

TOWER

LEGEND

- ☐ CONCRETE NAIL (FOUND)
 - ☐ SOLID IRON PIN (FOUND)
 - △ WOOD FENCE POST
 - MAG NAIL (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 685B" (SET)
 - ☆ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "HOCKADEN & ASSOC." (FD.)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



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

DATE: 10-15-99

JAMES R. COTTRILL P.S.

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

20.0000±ACRES, VMS 6300, JEFFERSON TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR LAWRENCE HOSTETLER

| | | |
|------------------------|------------------|----------------|
| DATE DRAWN: 10-6-99 | SCALE: 1" = 100' | CREW: RC,MW,JB |
| JOB # S990911 | 100' 50' 0 100' | DWN. BY: RC |
| F. B. # 23 | | CK. BY: |

115/01

Description of a 20.0001 acre tract
Surveyed for Lawrence Hostetler

The following described 20.0001 acre tract is situated in the State of Ohio, Madison County Jefferson Township, V.M.S. 6300, and being part of a 137.25 acre tract conveyed to Lawrence and Sharon Hostetler by Deed Book 297 Page 792 and being all of a 2.7500 acre tract conveyed to Lawrence and Sharon Hostetler by Official Record 73 Page 789 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Middle Pike (County Road 10)(50 foot right-of-way) said mag nail being at the southwest corner of a 390.25 acre tract conveyed to Merrill E. and Eleanor Howard by Vol. _____ Page _____ said mag nail being the northwest corner of said 137.25 acre tract;

Thence, with the line between said 390.25 and 137.25 acre tracts North 57 deg. 47 min. 39 sec. East, passing a wood fence post (now gone) previously tied 3-03-98 at 21.83 feet, also passing an iron pin and cap set at 25.00 feet, a total distance of 796.57 feet to an iron pin and cap set

Thence, across said 137.25 acre tract the following two courses:

- 1) South 32 deg. 43 min. 00 sec. East being parallel to the centerline of Middle Pike a distance of 1093.74 feet to an iron pin and cap set
- 2) South 57 deg. 47 min. 39 sec. West being parallel to the northwest line of said 137.25 acre tract, passing an iron pin and cap set at 771.57 feet, a total distance of 796.57 feet to a mag nail set in said centerline

Thence, with said centerline North 32 deg. 43 min. 00 sec. West, passing a concrete nail previously set at 399.49 feet, also at 647.91 feet, a total distance of 1093.74 feet returning to the point of beginning containing 20.0001 acres more or less, of which 17.2501 acres is part of said 137.25 acre tract and 2.7500 acres is all of said 2.7500 acre tract

Subject to a 20 foot ingress egress and wire utility easement and a existing tower lease easement as shown on plat attached and with the benefit a new easement described as follows:

Beginning at a iron pin and cap set at the northeast corner of the here-in-above described 20.0001 acre tract said iron pin and cap bears North 57 deg. 47 min. 39 sec. East a distance of 796.57 feet from a mag nail set in the centerline of Middle Pike at the Northwest corner of said 137.25 acre tract;

Thence, continuing with the Northwest line of said 137.25 acre tract North 57 deg. 47 min. 39 sec. East a distance of 80.76 feet

Thence, across said 137.25 acre tract the following three new lines:

- 1) South 32 deg. 12 min. 21 sec. East, passing an iron pin stamped Hockaden and Associates (found) at 0.38 feet, a total distance of 100.38 feet to an iron pin stamped Hockaden and Associates (found)
- 2) South 57 deg. 47 min. 39 sec. West a distance of 79.87 feet to a point in the northeast line of said 20.0001 acre tract
- 3) North 32 deg. 43 min. 00 sec. West a distance of 100.39 feet returning to the point of beginning of said ingress egress easement

Also with the benefit of a 20 foot drainage easement said easement extends from the northeast line of the here-in-above described 20.0001 acre tract to the centerline of James Spencer Ditch and being more particularly described as follows:

Said 20 foot drainage easement is tangent to and right of the following described baseline

Beginning at a point in the northeast line of said 20.0001 acre tract said point bears South 32 deg. 43 min. 00 sec. East a distance of 100.39 feet from the northeast corner of said 20.0001 acre tract

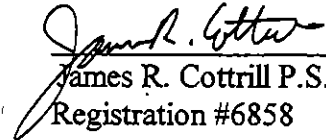
Thence, North 57 deg. 47 min. 39 sec. East a distance of 159.21 feet to a point in the centerline of James Spencer Ditch and the eastern terminus of said 20 foot drainage easement

Bearings are based on the centerline of Middle Pike (South 32 deg. 43 min. East) as described in Deed Book 297 Page 792.

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 October 6, 1999 by James R. Cottrill registration #6858.


James R. Cottrill P.S.
Registration #6858