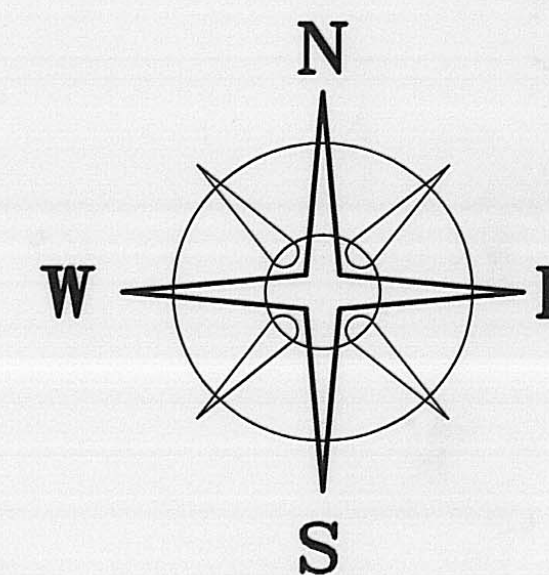


HELEN A. EVANS ET. AL.  
VOL. 268, PG. 307  
VOL. 268, PG. 309  
104.999 ACRES

(50)

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



HELEN ANN EVANS (BYERLY) (1/2 INT)  
SUSAN D. BYERLY (1/6 INT)  
JENNIFER A. BYERLY (1/9 INT)  
JANSON R. BYERLY (1/9 INT)  
JOHN P. BYERLY (1/9 INT)  
125 ACRES  
DB. 268 PG. 307  
DB. 268 PG. 309

**DEED REFERENCE**

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

(1123)

**LEGEND**

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

**NOTE**

2.3114± ACRE TRACT IS TO BECOME PART OF  
AND CONTINGENT TO BATES' 2.0876± ACRE TRACT

ROBERT S. BATES  
OR 117, P. 1348  
2.0876+/- ACRES

DOUGLAS W. & PATRICIA A.  
FLESER  
OR 128, P. 2200  
1.9610+/- ACRES

TROYER FARM  
VOL. 246, PG. 527  
63.29 ACRES

(271)

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

*James R. Cottrill* DATE: 5-2-02

**JAMES R. COTTRILL P.S.**

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

2.3114± ACRES, VMS 7791,  
MONROE & CANAAN TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR FRED HOSTETLER.

DATE DRAWN:  
4-23-02  
JOB # S020413  
F. B. # 30

SCALE: 1" = 60'  
60' 30' 0 60'

CREW: EM, MW  
DWN. BY: RC  
CK. BY: JRC

GERWELL ROAD  
(C.R. 131)

10' DRAINAGE EASEMENT

TAYLOR - BLAIR ROAD  
(50' R/W) (C.R. 14)

10' DRAINAGE EASEMENT

CANAAN TOWNSHIP  
MONROE TOWNSHIP  
TOWNSHIP LINE SCALED FROM TAX MAP

2.3114+/- ACRES

46-02

2.3114 acre tract  
Surveyed for Fred Hostetler

The following described 2.3114 acre tract is situated in the state of Ohio, Madison County, Monroe and Canaan Township's, VMS 7791, and being part of the original 20.001 acre tract conveyed to Fred and Tammy Hostetler by Vol. 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 nail is at the northwest corner of a 2.0876 acre tract conveyed to Robert S. Bates by official record 117 Page 1348, said nail is also the southwest corner of a 2.2143 acre tract conveyed to Robert S. Bates by official record 128 page 991

Thence with the line between said 2.2143 and said 2.0876 acre tracts, North 76 deg. 10 min. 12 sec. East, passing an iron pin and cap previously set at 25.06 feet a total distance of 469.53 feet to an iron pin and cap previously set at the eastern corner common to said tracts, said iron pin cap is also **the true point of beginning**

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

- 1) North 76 deg. 10 min. 12 sec. East at a distance of 267.44 feet to an iron pin cap set
- 2) South 05 deg. 26 min. 27 sec. East a distance of 403.42 feet to an iron pin cap set in the north line of a 63.29 acre tract conveyed to Troyer Farm by Volume 246 Page 527

Thence, with said north line, South 76 deg. 10 min. 13 sec. West a distance of 237.10 feet to an iron pin cap previously set at the southeast corner of a 1.9610 acre tract conveyed to Douglas W. and Patricia A. Fleser by official record 128 page 2200

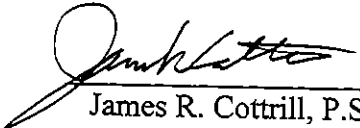
Thence, with the east line of said 1.9610 acre tract North 09 deg. 44 min. 35 sec. West, passing an iron pin cap previously set at the eastern corner common to said 1.9610 and said 2.0876 acre tracts at 200.06 feet a total distance of 400.12 feet returning to **the true point beginning** containing 2.3114 acres more or less, of witch 2.0769 acres more or less is in Canaan Township and 0.2345 acres more or less is in Monroe Township.

Bearings are based on the centerline of Taylor-Blair Road (North 17 deg. 40 min. 00 sec. West) as described in Vol. 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 April 23rd 2002 by James R. Cottrill registration #6858. (Job #S020413)

  
James R. Cottrill, P.S.