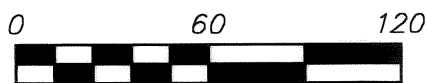


POSITION EDGE 0- PRINT ON THIS LINE

# SURVEY PLAT

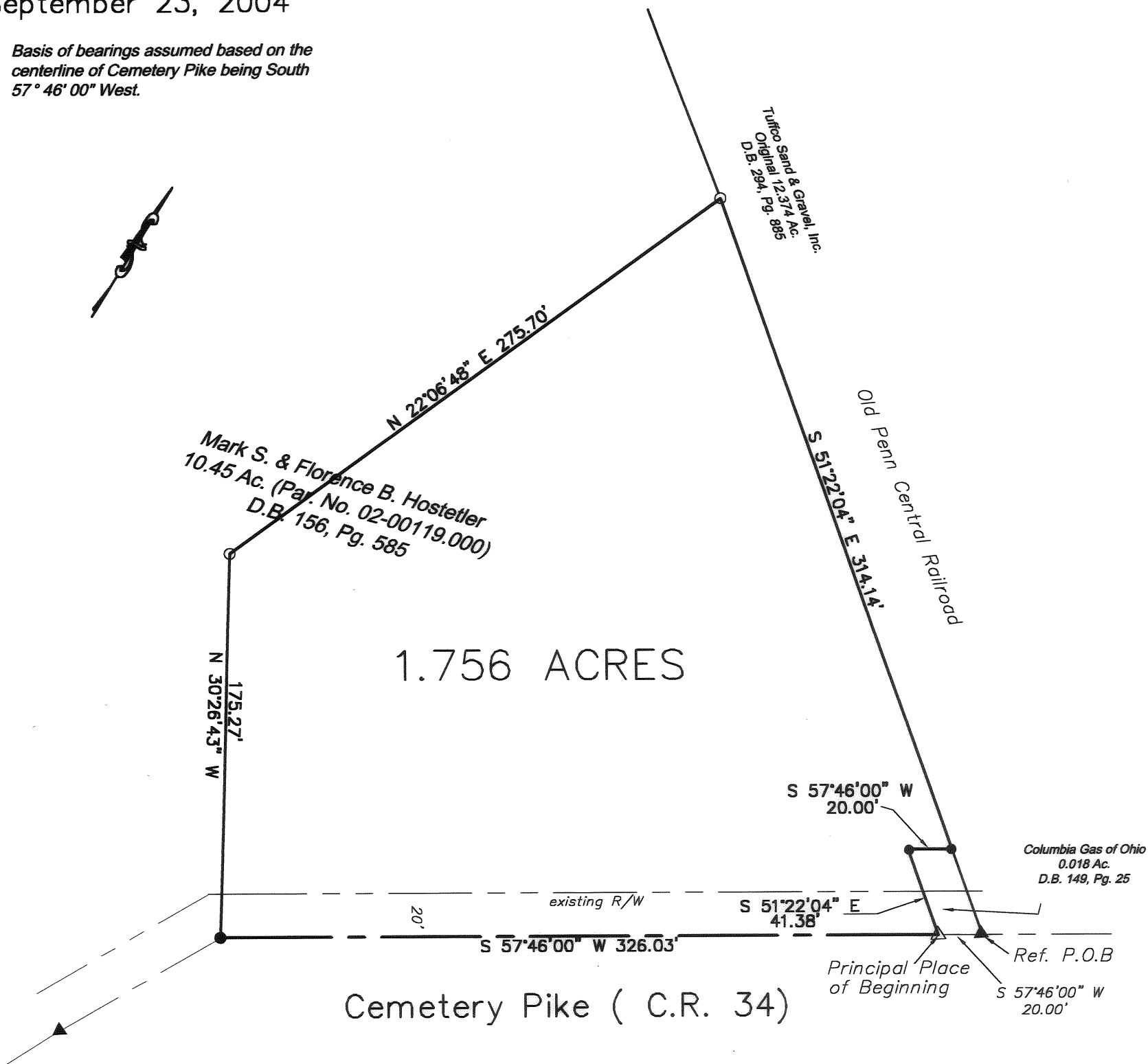
## Being 1.756 acres located in Virginia Military Survey No. 3685, Darby Township, Madison County, Ohio

Surveyed for:  
Mark Hostetler, owner



Scale 1" = 60'  
September 23, 2004

Basis of bearings assumed based on the  
centerline of Cemetery Pike being South  
57° 46' 00" West.



### LEGEND

- found iron pin
- set iron pin (capped PATRIDGE SURVEYING)
- ▲ found railroad spike
- △ set PK Nail

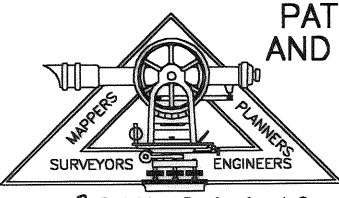
Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.



I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, and rights-of-way not located, unless noted.

*Robert J. Patridge, Jr.*  
Professional Surveyor No. 7462

# 41-05



**PATRIDGE SURVEYORS  
AND ENGINEERS L.L.C.**

9464 DUBLIN ROAD  
POWELL, OHIO 43065  
FAX (614)-799-0030  
TEL. (614)-799-0031

## LEGAL DESCRIPTION OF 1.756 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Darby, in Virginia Military Survey Number No. 3685, and being part of an original 10.45 acre tract conveyed to Mark S. Florence B. Hostetler, as recorded in Deed Book 156, Page 585, Madison County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at a railroad spike found marking the intersection of the west line of the old Penn Central Railroad property, now being part of original 12.374 acre tract conveyed to Tuffco Inc., as recorded in Deed Book 294, Page 885, with the centerline of Cemetery Pike (County Road 34), also being the southeasterly corner of said original 10.45 acre tract, and also being the southeasterly corner of a 0.018 acre tract conveyed to Columbia Gas of Ohio, as recorded in Deed Book 149, Page 26;

thence South 57° 46' 00" West 20.00 feet, in the centerline of Cemetery Pike, to a PK nail set marking the PRINCIPAL PLACE OF BEGINNING of the herein described tract,

thence continuing South 57° 46' 00" West 326.03 feet, in the centerline of Cemetery Pike and the south line of said original 10.45 acre tract, to a PK found;

thence North 30° 26' 43" West 175.27 feet, across said original 10.45 acre tract, to an iron pin set;

thence North 22° 06' 48" East 275.70 feet, across said original 10.45 acre tract, to an iron pin set in the easterly line of said 10.45 acre tract and westerly of said original 12.374 acre tract;

thence South 51° 22' 04" East 314.14 feet, in the easterly line of said 10.45 acre tract and westerly of said original 12.374 acre tract, to an iron pin found at the northeasterly corner of said 0.018 acre tract;

thence South 57° 46' 00" West 20.00 feet, in the northerly line of said 0.018 acre tract, to an iron pin found;

thence South 51° 22' 04" East 41.38 feet, in the line of said 0.018 acre tract, to the principal place of beginning, containing an area of 1.756 acres, more or less. Subject to all easements, restrictions, and rights of way of record, if any.

*Basis of bearings are assumed on the centerline of Cemetery Pike being South 57° 46' 00" West.*

*A survey of the above described premises was done by Robert T. Patridge Jr. P.S. 7462, in October, 2004.*

*All iron pins set 5/8" rebar, 30" long and are yellow capped "PATRIDGE SURVEYING".*

*All referenced documents are on file at the Madison County Recorder's Office, London, Ohio.*