

FRED & TAMMY HOSTETLER JT.LVS  
OFFICIAL RECORD 140 PAGE 676  
117.865 ACRES

MARY H. HOSTETLER (TRUSTEE)  
OFFICIAL RECORD 109 PAGE 1779  
82.817 ACRES

**DEED REFERENCE**

DALE P. & KIMBERLY HOSTETLER  
OFFICIAL RECORD 9 PAGE 865  
Ⓐ 25.004 ACRES

**LEGEND**

- 3/4" PIPE & CAP STAMPED "6579"
- RAIL ROAD SPIKE (FOUND)
- △ RAIL ROAD SPIKE (SET) OVER TOP AN IRON PIN (FOUND)
- RAIL ROAD SPIKE (SET)
- MAG NAIL (SET)
- 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (BURIED 1')(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



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

**2.2845 & 2.2841 ACRE TRACTS, V.M.S. 2882**  
MONROE TOWNSHIP, MADISON COUNTY  
STATE OF OHIO.

**SURVEYED FOR DALE HOSTETLER**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 12/01/05

DATE DRAWN: 11/23/05	SCALE : 1"=100'	CREW: MW, TB
JOB # S051112	100' 50' 0 100'	DWN. BY: MW
F. B. #38		CK. BY: RC

37.86

2.2841 Acre Tract  
Surveyed for Dale Hostetler

The following described 2.2841 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882, and being part of a 25.004 acre tract conveyed to Dale P. and Kimberly Hostetler by official record 9 page 865, and being more particularly described as follows:

Beginning at a railroad spike set over an iron pin found at the centerline intersection of Lafayette-Plain City Road (County Road 5)(50 ft. right-of-way) with the centerline of Taylor Blair Road (County Road 14)(50 ft. right-of-way) said railroad spike is the southeast corner of said 25.004 acre tract, also being the southwest corner of a 117.865 acre tract conveyed to Fred and Tammy Hostetler by official record 140 page 676;

Thence, with the centerline of said Lafayette Plain City Road, South 68° 24 minutes 09 seconds West a distance of 200.00 ft. to a mag nail set in said centerline;

Thence, across said 25.004 acre tract the following 2 new courses:

- 1) North 15° 50 minutes 00 seconds West, passing an iron pin and cap set at 26.80 ft., a total distance of 500.01 ft. to an iron pin and cap set (buried 1 ft. deep);
- 2) North 68° 24 minutes 09 seconds East a distance of 200.00 ft. to an iron pin and cap set in the line between said 25.004 and said 117.865 acre tracts;

Thence, with the line between said 25.004 and said 117.865 acre tracts, South 15° 50 minutes 00 seconds East, passing an iron pin and cap set at 470.37 ft., a total distance of 500.01 ft. returning to the point beginning containing 2.2841 acres more or less.

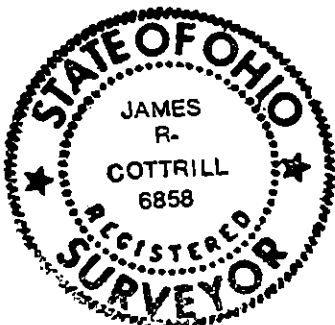
Subject to and with the benefit of two 20 ft. drainage easements described separately and shown on plat accompanying this legal description.

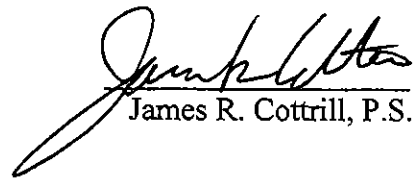
Bearings are based on the east line of Hostetler's 25.004 acre tract (South 15° 50 minutes 00 seconds East) as described in official record 9 page 865.

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 L.L.C. 6858."

This description is based on a field survey performed November 29, 2005 by James R. Cottrill registration #6858. (Job #S051112)



  
James R. Cottrill, P.S.

2.2845 Acre Tract  
Surveyed for Dale Hostetler

The following described 2.2845 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882, and being part of a 25.004 acre tract conveyed to Dale P. and Kimberly Hostetler by official record 9 page 865, and being more particularly described as follows:

Beginning at a railroad spike set over an iron pin found at the centerline intersection of Lafayette-Plain City Road (County Road 5)(50 ft. right-of-way) with the centerline of Taylor Blair Road (County Road 14)(50 ft. right-of-way) said railroad spike is the southeast corner of said 25.004 acre tract, also being the southwest corner of a 117.865 acre tract conveyed to Fred and Tammy Hostetler, Jt. LVS by official record 140 page 676;

Thence, with the centerline of said Lafayette Plain City Road, South  $68^{\circ} 24$  minutes 09 seconds West a distance of 476.00 ft. to a railroad spike set in said centerline at the southwest corner of said 25.004 and the southeast corner of an 82.817 acre tract conveyed to Mary H. Hostetler (trustee) as recorded in official record 109 page 1779, said railroad spike is also **the true point beginning** ;

Thence, with the line between said 25.004 acre tract and said 82.817 acre tract, North  $15^{\circ} 50$  minutes 31 seconds West, passing an iron pin and cap set at 30.15 ft., a total distance of 500.00 ft. to an iron pin and cap set (buried 1 ft. deep);

Thence, across said 25.004 acre tract the following 2 new courses:

- 1) North  $68^{\circ} 24$  minutes 09 seconds East a distance of 200.08 ft. to an iron pin and cap set (buried 1 ft. deep);
- 2) South  $15^{\circ} 50$  minutes 00 seconds East, passing an iron pin and cap set at 473.17 ft., a total distance of 500.01 ft. to a mag nail set in the centerline of said Lafayette Plain City Road;

Thence, with the centerline of said Lafayette Plain City Road, South  $68^{\circ} 24$  minutes 09 seconds West, passing a railroad spike found at 198.95 ft., a total distance of 200.00 ft. returning to **the true point beginning** containing 2.2845 acres more or less.

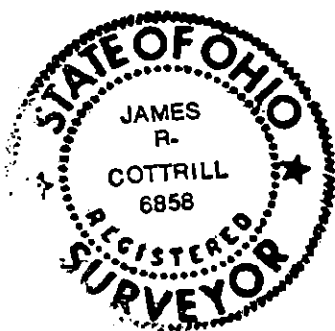
Subject to and with the benefit of a 20 ft. drainage easement, described separately and shown on plat accompanying this legal description.

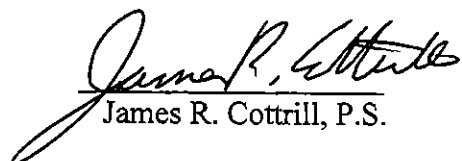
Bearings are based on the east line of Miller's 25.004 acre tract (South  $15^{\circ} 50$  minutes 00 seconds East) as described in official record 9 page 865.

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 L.L.C. 6858."

This description is based on a field survey performed November 29, 2005 by James R. Cottrill registration #6858. (Job #S051112A)



  
James R. Cottrill, P.S.

20 ft. Drainage Easement  
Surveyed for Dale Hostetler

The following described 20 ft. Drainage Easement is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882, and crossing a 25.004 acre tract conveyed to Dale P. and Kimberly Hostetler by official record 9 page 865, and being more particularly described as follows:

Said 20 ft. drainage easement is tangent to and 20 ft. left of the following described baseline:

Beginning at a railroad spike set over an iron pin found at the centerline intersection of Lafayette-Plain City Road (County Road 5)(50 ft. right-of-way) with the centerline of Taylor Blair Road (County Road 14)(50 ft. right-of-way) said railroad spike is the southeast corner of said 25.004 acre tract, also being the southwest corner of a 117.865 acre tract conveyed to Fred and Tammy Hostetler by official record 140 page 676;

Thence, with the centerline of said Lafayette Plain City Road, South 68° 24 minutes 09 seconds West a distance of 476.00 ft. to a railroad spike set in said centerline at the southwest corner of said 25.004 acre tract also being the southeast corner of a 82 .817 acre tract conveyed to Mary H. Hostetler (trustee) as recorded in official record 109, page 1779;

Thence, with the line between said 25.004 acre tract and said 82.817 acre tract, North 15° 50 minutes 31 seconds West, passing an iron pin and caps set at 30.15 ft. and 500.00 ft.(buried 1 ft. deep), a total distance of 1253.61 ft. to a point in the centerline of a small ditch also being **the true point of beginning** of said baseline;

Thence, with the line between said 25.004 acre tract and said 82.817 acre tract, South 15° 50 minutes 31 seconds East, passing an iron pin and cap set (buried 1 ft. deep) at 753.61 ft., a total distance of 763.66 ft. to a point in said line;

Thence, with a new line across said 25.004 acre tract, North 68° 24 minutes 09 seconds East a distance of 297.08 feet to the eastern terminus of said baseline.

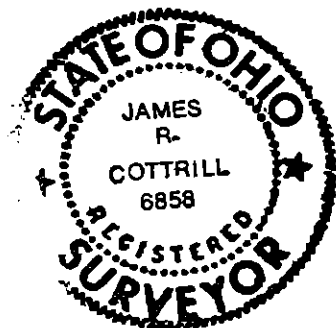
Said 20 ft. drainage easement is more clearly shown on plat accompanying this legal description.

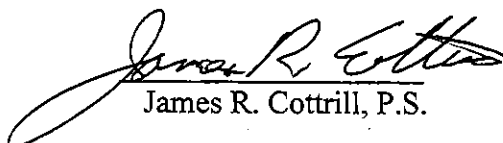
Bearings are based on the east line of Hostetler's 25.004 acre tract (South 15° 50 minutes 00 seconds East) as described in official record 9 page 865.

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 L.L.C. 6858."

This description is based on a field survey performed November 29, 2005 by James R. Cottrill registration #6858. (Job #S051112C)



  
James R. Cottrill, P.S.

20 ft. Drainage Easement  
Surveyed for Dale Hostetler

The following described 20 ft. drainage easement is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882, and crossing a 25.004 acre tract conveyed to Dale P. and Kimberly Hostetler by official record 9 page 865, also crossing a 117.865 acre tract conveyed to Fred and Tammy Hostetler by official record 140 page 676, and being more particularly described as follows:

Said 20 ft. drainage easement extends from the north right-of-way line of Lafayette Plain City Road to the centerline of a small ditch, and is tangent to and 10 ft. east and west of the line between said 25.004 and said 117.865 acre tracts, said line is more particularly described as follows:

Beginning at a railroad spike set over an iron pin found at the centerline intersection of Lafayette-Plain City Road (County Road 5)(50 ft. right-of-way) with the centerline of Taylor Blair Road (County Road 14)(50 ft. right-of-way) said railroad spike is the southeast corner of said 25.004 acre tract, also being the southwest corner of said 117.865 acre tract;

Thence, with the line between said 25.004 and said 117.865 acre tracts, North 15° 50 minutes 00 seconds West a distance of 25.13 ft. to the intersection of said line with the north right-of-way line of said Lafayette Plain City Road, said intersection is also **the true point beginning** of said drainage easement;

Thence, with the line between said 25.004 acre tract and said 117.865 acre tract, North 15° 50 minutes 00 seconds West, passing an iron pin and cap set at 4.51 ft. and at 500.01 ft. , a total distance of 1158.24 ft. to the centerline of a small ditch in the northern terminus of said drainage easement;

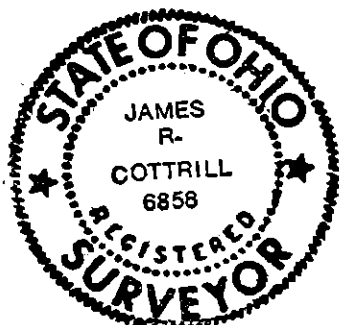
The hereinabove described 20 ft. drainage easement is clearly shown on plat accompanying this legal description.


Bearings are based on the east line of Hostetler's 25.004 acre tract (South 15° 50 minutes 00 seconds East) as described in official record 9 page 865.

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 L.L.C. 6858."

This description is based on a field survey performed November 29, 2005 by James R. Cottrill registration #6858. (Job #S051112B)



  
James R. Cottrill, P.S.