

20.4404 Acre Tract
Surveyed for Dale Hostetler

The following described 20.4404 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882 and 12275, being all of a 3.394 acre tract and all that remains of a 25.004 acre tract conveyed to Dale P. and Kimberly Hostetler by official record nine page 865, and being more particularly described as follows:

Commencing at a railroad spike previously set over an iron pin found at the intersection centerline 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 at the southeast corner of a 2.2841 acre tract conveyed to Gibson and Son Construction, LLC by official record 227 page 2522, said railroad spike is also at 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 the south west corner of said 2.2841 acre tract and **The True Point of Beginning**;

Thence, continuing with the centerline of said Lafayette-Plain City Road, South 68° 24 minutes 09 seconds West a distance of 76.00 ft. to a mag nail previously set at the southeast corner of a 2.2845 acre tract conveyed to Bradley A. and Monique E. M. Galford by official record 215 page 1583;

Thence, with said 2.2845 acre tract the following 2 courses:

- 1) North 15° 50 minutes 00 seconds West, passing an iron pin and cap previously set at 26.83 ft., a total distance of 500.01 ft. to an iron pin and cap set
- 2) South 68° 24 minutes 09 seconds West a distance of 200.08 feet to an iron pin and cap set in the east line of an 82.817 acre tract conveyed to Mary H. Hostetler (trustee) by official record 109 page 1779;

Thence, with the east line of said 82.817 acre tract, North 15° 50 minutes 31 seconds West, passing the south west corner of said 3.394 acre tract at 1455.67 ft., also passing a 1 in. diameter iron pipe found at 1619.85 ft., a total distance of 1649.04 ft. to a point in the center of Bridgman Ditch and being the southeast corner of a 48.84 acre tract conveyed to Simon J. and Luella Beachy by deed book 165 page 269 and also being the southwest corner of a 21.24 acre tract conveyed to Eli L. and Wilma M. Miller by deed book 192 page 686;

Thence, with the south line of said 21.24 acre tract and the center of said Bridgman Ditch, North 37° 49 minutes 59 seconds East a distance of 588.30 ft. to a point in the west line of a 39.2421 acre tract conveyed to Eli L. and Wilma M. Miller by official record 192 page 686;

Thence, with the west line of said 39.2421 acre tract, South 15° 50 minutes 00 seconds East, passing a 5/8 inch diameter rebar replacing a 1 in. iron pipe bent at 30.07 ft., also passing a 1 in. diameter iron pipe and yellow plastic cap stamped "R. E. T. 6552" found at the northwest corner of said Hostetler's 117.865 acre tract at 107.78 ft., also passing a 1 in. iron pipe found at the northeast corner of said 25.004 acre tract at 420.99 ft., a total distance of 1949.78 ft. to an iron pin and cap previously set at the northwest corner of said Gibson's 2.2841 acre tract;

Thence, with said 2.2841 acre tract the following 2 courses:

- 1) South 68° 24 minutes 09 seconds West a distance of 200.00 ft. to an iron pin and cap previously set
- 2) South 15° 50 minutes 00 seconds East, passing an iron pin and cap previously set at 473.20 ft., a total distance of 500.01 ft. returning to **The True Point Beginning** containing **20.4404 Acres** more or less, of which 3.3420 acres more or less is all of said 3.394 acre tract and 17.0984 acres more or less is all the remains of said 25.004 acre tract

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

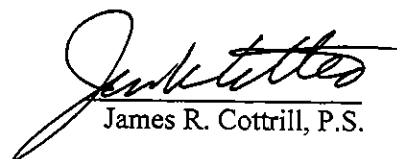
Subject to all drainage easements shown on the plat accompanying this legal description.

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 document is based on a field survey performed July 23, 2007 by James R. Cottrill registered professional surveyor #6858 (Job # 0707)




James R. Cottrill, P.S.