

8015 KILBURY ROAD PLAIN CITY, OHIO 43064

CITED 61.43 ACRES

D.B. 297 PG. 300

P.P.N. 01.00225.000.235

IN VMS 8540

FIRST TRACT

P.P.N. 01.00225.000.236

SECOND TRACT

CITED 61.43 ACRES

D.B. 297 PG. 300

IN VMS 8540

ERVIN J. HOSTETLER & SUSAN HOSTETLER

DITCH ASSESSMENT N:2

8015 KILBURY ROAD  
PLAIN CITY OHIO 43064

TRANSFERRED JANUARY 20, 1994

SECOND TRACT

DRAINAGE LINE UNDERGROUND

S 86° 43' 45" E

TOTAL DIST. 619.530'

BEING PART OF  
01.00225.000.236

3.991 ACRES

(PASSING I.P. @ 545.785')

N 86° 36' 36" W 563.085'

TRACT LINE

P.P.N. 01.00219.000.230

OR 78 PG. 538

CITED 60.76 ACRES

IN VMS 8540

ERVIN JAY HOSTETLER & SUSAN HOSTETLER - OWNERS

DITCH ASSESSMENT 37-79

TRANSFERRED 06-13-1978

P.P.N. 01.00219.000.230

VMS 8540

P.P.N. 01.00220.001.231

VMS 12038

PLAT OF 3.991 ACRES  
SURVEYED JUNE 2008  
FOR ERVIN J. HOSTETLER  
AND SUSAN HOSTETLER  
PART OF SECOND TRACT  
D.B. 297 PG. 300 PART OF  
P.P.N. 01.00225.000  
ENGR. PAR. N: 236



*Rodger I. Baker* JUNE 9, 2008

RODGER I. BAKER P.S.# S-005539

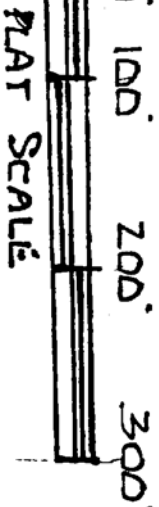
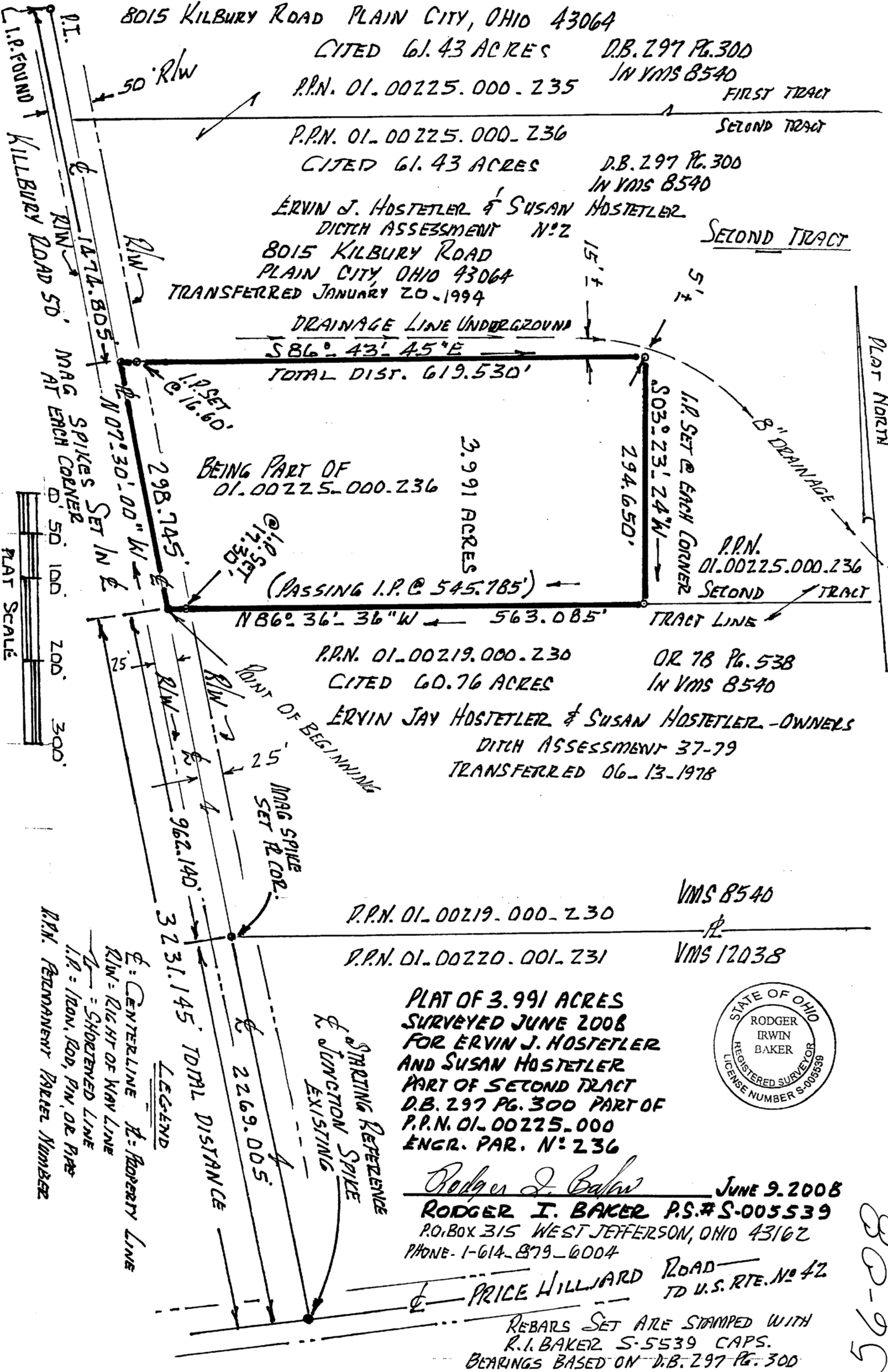
P.O. BOX 315 WEST JEFFERSON, OHIO 43162

PHONE: 1-614-879-6004

PRICE HILLIARD ROAD  
TO U.S. RTE. NO 42

REBARS SET ARE STAMPED WITH  
R.I. BAKER S-5539 CAPS.

BEARINGS BASED ON D.B. 297 PG. 300



LEGEND  
CL: CENTERLINE  
RL: RIGHT OF WAY LINE  
SL: SHORTENED LINE  
I.P.: IRON, ROD, PIN, OR PIPE  
P.P.N.: PERMANENT PARCEL NUMBER

80-95

Description of 3.991 acres of land being split out of 61.43 acres cited as being second tract in D.B. 297 Pg. 300 said tract two now carried as tax parcel 01-00225.000, aerial parcel # 236, currently owned by Ervin J. Hostetler and Susan Hostetler being in VMS 8540 in Canaan Civil Township, Madison County, Ohio....said 3.991 acres is bounded and more particularly described as follows:

Commence for a starting reference with a found steel pin in the junction of Killbury Road and Price Hilliard Road ( both roads being 50 feet in right of way width )...go then with the middle of Killbury Road northerly 3231.145 feet to a found buried spike at the true point of beginning at the southwesterly corner of of aforementioned 61.43 acres cited as being tract two, said spike also the northwesterly corner of 60.76 acres O.R. 78 Pg. 538 P.P.N. 01-00219.000 aerial parcel # 230 also belonging to Ervin Jay Hostetler and Susan Hostetler, and this point of beginning point measures 962.140 feet northerly from a found spike at the southwest corner of said 60.76 acres;

Thence: From the point of beginning go along the middle of Killbury Road N 07 deg 30 min 00 sec W 298.745 feet to a set spike which measures 1474.805 feet S 07 deg 30 min 00 sec E from a steel pin found at a P.I. point of Killbury Road;

Thence: Passing a set rebar at 16.60 feet go S 86 deg 43 min 45 sec E 619.530 feet to a capped rebar set;

Thence: S 03 deg 23 min 24 sec W 294.650 feet to a capped steel rod set on the southerly boundary of tract two cited herein;

Thence: Passing a capped rebar set at 545.785 feet, go N 86 deg 36 min 36 sec W 563.085 feet along the southerly boundary of tract two to the true point of beginning. ( This course being the basis for bearings ).

Rebars and steel rods set are capped and stamped R.I.Baker S-5539.

Bearings based on O R 78 Pg. 538 and D.B. 297 Pg. 300.

Surveyed by Dylan Follrod and Rodger I. Baker may 30, 2008.

Also the following right to tap into an existing 8 inch drain line.

Grantees are hereby granted an easement for subsurface drainage by tapping into and connecting their own private subsurface drain tile or pipe into an existing 8 inch diameter drainage line which tile or pipe line runs nearly parallel with the northerly boundary of the herein described 3.991 acres with the evidence of this alinement being approximately 15 feet northerly of this northerly boundary of 3.991 acres with said alignment being located possibly as close as 5 feet offset from the northeasterly corner of the herein surveyed 3.991 acres.

*Rodger I. Baker* JUNE 12 TH. 2008  
Rodger I. Baker  
P.O. Box 315  
West Jefferson, Ohio 43162

