

BEARINGS BASED ON THE C OF KILLBURY ROAD (N 7° 15' W)
AS DESCRIBED IN OR 204, P 1602.

1.8939± ACRES

DEED REFERENCE

**DAVID W. & MARY E.
HOSTETLER, TRUSTEES
OR 204, P 1602
119.97 ACRES**

LEGEND

- IRON PIPE (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- CONCRETE NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

KILLBURY ROAD (CR 130)(45'R/W)

20' DRAINAGE EASEMENT

YUTZY DITCH

PRICE-HILLARDS ROAD (CR 32)(50'R/W)

YUTZY DITCH

84-08



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 11/14/08

COTTRILL SURVEYING, L.L.C.		
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811		
1.8939± ACRES, VMS 8540, CANAAN TOWNSHIP, MADISON COUNTY, OHIO. SURVEYED FOR MARY HOSTETLER.		
DATE DRAWN: 11/12/08	SCALE: 1" = 50'	CREW: MW
JOB #S081103	50' 25' 0 50'	DWN. BY: RC
F. B. #		CK. BY:

1.8939 Acre Tract
Surveyed for Mary Hostetler

The following described 1.8939 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 8540, being part of a 119.97 acre tract conveyed to David W. and Mary E. Hostetler, Trustees by Official Record 204, page 1602, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Killbury Road (County Road 130)(45 ft. right-of-way), said mag nail bears North 07° 15 minutes 00 seconds West a distance of 381.72 ft. from a 5/8 inch diameter iron pin found at the centerline intersection of said Killbury Road with the centerline of Price-Hillards Rd. (County Road 32)(50 ft. right-of-way), said iron pin is also the southwest corner of said 119.97 acre tract;

Thence, with the centerline of said Killbury Road, North 07° 15 minutes 00 seconds West a distance of 275.00 ft. to a concrete nail found in said centerline;

Thence, across said 119.97 acre tract the following 3 new courses:

- 1) North 82° 45 minutes 00 seconds East, passing an iron pin and cap set at 21.63 ft., a total distance of 300.00 ft. to an iron pin and cap set
- 2) South 07° 15 minutes 00 seconds East a distance of 275.00 ft. to an iron pin and cap set
- 3) South 82° 45 minutes 00 seconds West, passing an iron pin and cap set at 279.79 ft., a total distance of 300.00 ft. returning to the point beginning containing **1.8939 Acres** more or less.

With the benefit of a 20 ft. Drainage Easement, said 20 ft. Drainage Easement extends from the south line of the hereinabove described 1.8939 acre tract to the centerline of Yutzy ditch, and is tangent to and west of the following described baseline:
Beginning at an iron pin and cap set at the southeast corner of the hereinabove described 1.8939 acre tract;

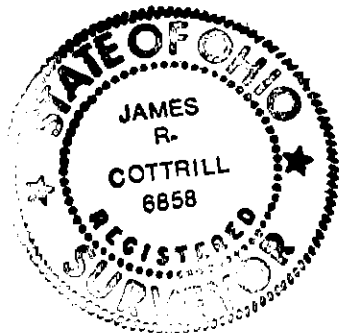
Tence, across said 119.97 acre tract, South 26° 29 minutes 45 seconds East a distance of 298.51 ft. to a point in the centerline of said he Yutzy ditch and the southern terminus of said 20 ft. Drainage Easement.


Bearings are based on the centerline of Killbury Road (North 7° 15 minutes West) as described in Official Record 204 page 1602.

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 12, 2008 by James R. Cottrill registration #6858. (Job #S081103)




James R. Cottrill, P.S.