



BEARING BASED ON THE CENTERLINE OF GUY AVE.  
(N 68°28'48"W) AS DESCRIBED IN O.R. 231 P 1078.

**DEED REFERENCE**

MOSE J & ELSIE M HOSTETLER  
OR 144 P 91  
53.546 ACRES  
01-00227.001

MOSE J & ELSIE M HOSTETLER  
JT LIVES  
OR 231 P 1078  
1.664 ACRES  
01-00227.000

**LEGEND**

- 3/4" ELECTRIC IRON CONDUIT & YELLOW PLASTIC CAP STAMPED "BAKER 5539" (FOUND)
- ◻ 12" CONCRETE FENCE POST (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- △ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "BAKER 5539" (FOUND)
- ☆ 1/2" REBAR & YELLOW PLASTIC CAP STAMPED "BAKER 5539" (FOUND)
- RAIL ROAD SPIKE
- ⊠ NAIL (FOUND)
- MAG NAIL (FOUND)
- ⬡ 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.

LEON E TROYER OR LOUISE TROYER TRUSTEES  
OR THEIR SUCCESSORS AS TRUSTEES OF  
THE TROYER FAMILY TRUST  
OR 236 P 1959  
47.132 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: 7/11/11

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

**0.1773± & 1.5965± ACRES, VMS 7240, CANAAN TOWNSHIP, MADISON COUNTY, OHIO. SURVEYED FOR MOSE HOSTETLER.**

DATE DRAWN: 7/06/11	SCALE: 1" = 30' 30' 15' 0 30'	CREW: MW
JOB #S110615		DWN. BY: RC

1.5965 Acre Tract  
Surveyed for Mose Hostetler

The following described 1.5965 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7240, being part of a 1.664 acre tract (parcel #01-00227.000) conveyed to Mose J. and Elsie M. Hostetler, Joint Lives by Official Record 231 page 1078, and a more particularly described as follows:

Beginning at a mag nail found in the centerline of Guy Ave. (County Road 128)(50 ft. right-of-way), said mag nail is at the southeast corner of said 1.664 acre tract and the southwest corner of a 47.132 acre tract conveyed to Leon E. Troyer, Et al by Official Record 236 page 1959;

Thence, with the centerline of said Guy Ave., North 68° 28 minutes 48 seconds West a distance of 286.54 ft. to a nail found at the corner of a 53.546 acre tract conveyed to Mose J. and Elsie M. Hostetler by Official Record 144 page 91;

Thence, with said 53.546 acre tract the following three courses:

- 1) North 16° 41 minutes 38 seconds East, passing a 3/4 inch diameter electrical iron conduit and yellow plastic cap stamped " Baker 5539" found at 25.04 ft., a total distance of 183.05 ft. to a 5/8 inch diameter rebar found
- 2) South 78° 11 minutes 58 seconds East a distance of 78.22 ft. to an 1/2 inch diameter rebar and yellow plastic cap stamped " Baker 5539" found
- 3) North 16° 08 minutes 16 seconds East, passing a 1/2 inch diameter rebar and yellow plastic cap stamped " Baker 5539" found at 59.27 ft., a total distance, 90.33 ft. to an iron pin and cap set

Thence, with a new line across said 1.664 acre tract, South 85° 25 minutes 33 seconds East a distance of 147.18 ft. to an iron pin and cap set in the west line of said 47.132 acre tract;

Thence, with the west line of said 47.132 acre tract, South 05° 47 minutes 12 seconds West, passing a 1/2 inch diameter rebar and yellow plastic cap stamped " Baker 5539" found at 58.71 ft., also passing a 12 in. concrete fence post found at 316.61 ft., a total distance of 341.22 ft. returning to the point beginning containing **1.5965 Acres** more or less.

Bearings are based on the centerline of Guy Ave. (North 68° 28 minutes 48 seconds West) as described in Official Record 231 page 1078 .

With the benefit of a 20 ft. Drainage Easement as shown on 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 description is based on a field survey performed July 6, 2011 by James R. Cottrill registration #6858. (Job #S110615)



  
James R. Cottrill,

0.1773 Acre Tract  
Surveyed for Mose Hostetler

The following described 0.1773 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7240, being part of a 53.546 acre tract (parcel #01-00227.001) conveyed to Mose J. and Elsie M. Hostetler, Joint Lives by Official Record 144 page 91 , and being more particularly described as follows:

Commencing at a mag nail found in the centerline of Guy Ave. (County Road 128)(50 ft. right-of-way), said mag nail is at the southeast corner of a 1.664 acre tract conveyed to Mose J. and Elsie M. Hostetler, Joint Lives by Official Record 231 page 1078 and the southwest corner of a 47.132 acre tract conveyed to Leon E. Troyer, Et al by Official Record 236 page 1959;

Thence, with the centerline of said Guy Ave., North 68° 28 minutes 48 seconds West a distance of 286.54 ft. to a nail found at the corner to said 53.546 acre tract;

Thence, with said 1.664 acre tract, North 16° 41 minutes 38 seconds East, passing a 3/4 inch diameter electrical iron conduit and yellow plastic cap stamped " Baker 5539" found at 25.04 ft., a total distance of 183.05 ft. to a 5/8 inch diameter rebar found at **The True Point of Beginning**;

Thence, across said 53.546 acre tract, the following 2 new courses:

- 1) North 03° 28 minutes 22 seconds West a distance of 79.44 ft. to an iron pin and cap set
- 2) South 85° 25 minutes 33 seconds East a distance of 106.83 ft. to an iron pin and cap set in the line of said 1.664 acre tract;

Thence, with said 1.664 acre tract the following 2 courses:

- 1) South 16° 08 minutes 16 seconds West, passing a 1/2 inch diameter rebar and yellow plastic cap stamped " Baker 5539" found at 31.06 ft., a total distance of 90.33 ft. to a 1/2 inch diameter rebar and yellow plastic cap stamped " Baker 5539" found
- 2) North 78° 11 minutes 58 seconds West a distance of 78.22 ft. returning to **The True Point Beginning** containing **0.1773 Acres** more or less.

The hereinabove described 0.1773 acre tract is to become part of and contingent to said 1.664 acre tract.

Bearings are based on the centerline of Guy Ave. (North 68° 28 minutes 48 seconds West) as described in Official Record 231 page 1078 .

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 July 6, 2011 by James R. Cottrill registration #6858. (Job #S110615A)



  
James R. Cottrill,