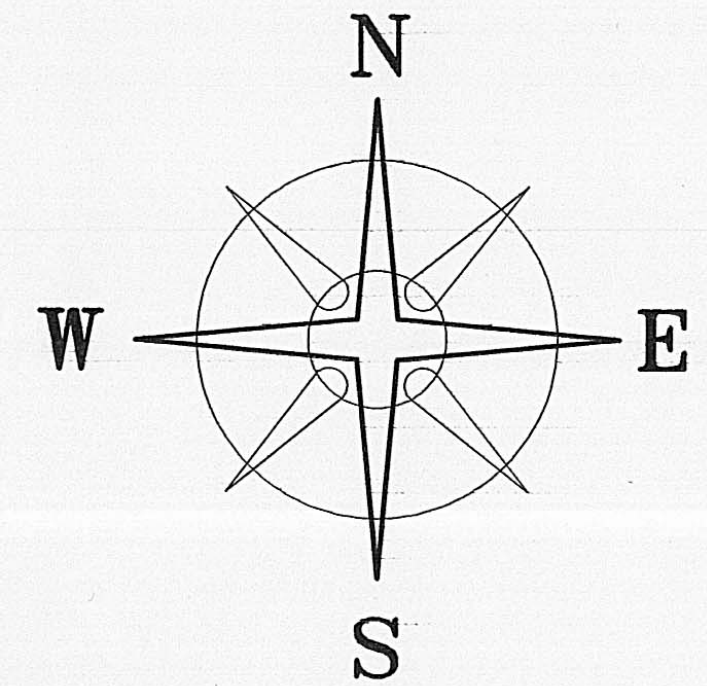


MOSE J & ELSIE M HOSTETTLER
OR 144 P 91
53.3687 ACRES

MOSE J & ELSIE M HOSTETTLER JT LIVES
OR 231 P 1078
1.664 ACRES



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 HOSTETTLER
OR P

- (A) 0.1773 ACRES
- (B) 1.5965 ACRES

1.7738± ACRES

1.5965± ACRES

LEGEND

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

- 3/4" Ø ELECTRIC IRON CONDUIT & YELLOW PLASTIC CAP STAMPED "BAKER 5539" (FOUND)
- ◻ 12" CONCRETE FENCE POST (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- △ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "BAKER 5539" (FOUND)
- ☆ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "BAKER 5539" (FOUND)
- RAIL ROAD SPIKE
- ⊠ NAIL (FOUND)
- MAG NAIL (FOUND)
- ◊ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)

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



COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

1.7738± ACRES, VMS 7240,
CANAAN TOWNSHIP,
MADISON COUNTY, OHIO.
SURVEYED FOR MOSE HOSTETTLER.

DATE DRAWN:
7/06/11
JOB #S110615

SCALE: 1" = 30'
30' 15' 0' 30'

CREW: MW
DWN. BY: RC

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

James R. Cottrill DATE: 7/11/11

0.3 MILES TO DARBY/CANAAN TWP. LINE

20' DRAINAGE EASEMENT

DITCH # 53

ELI JONES

POB

GUY AVE. (CR 128)(50'R/W)
N 68°28'48" W 286.54'



1.7738 Acre Tract
Surveyed for Mose Hostetler

The following described 1.7738 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7240, being all of a 0.1773 and 1.5965 by acre tracts, both tracts conveyed to Mose J. and Elsie M. Hostetler by Official Record _____ page _____, 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 1.596 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 53.3687 acre tract conveyed to Mose J. and Elsie M. Hostetler by Official Record 144 page 91;

820-11

Thence, with said 53.3687 acre tract the following 3 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) North 03° 28 minutes 22 seconds West a distance of 79.44 ft. to an iron pin and cap set previously
- 3) South 85° 25 minutes 33 seconds East a distance of 106.83 ft. to an iron pin and cap previously set at the northwest corner of said 1.5965 acre tract

Thence, with the north line of said 1.5965 acre tract, South 85° 25 minutes 33 seconds East a distance of 147.18 ft. to an iron pin and cap previously 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 **1.7738 Acres** more or less.

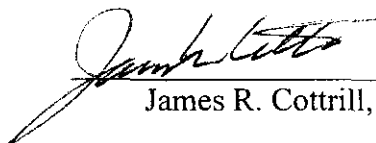
Bearings are based on the centerline of Guy Ave. (North 68° 28 minutes 48 seconds West) as described in Official Record 231 page 1078 .

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 #S110615B)


James R. Cottrill,

