

1.000 ACRE

S 78°30'00"E 230.00'

(ASSUMED BEARING)  
N 78°30'00"W 1321.26'

CONVERSE-HUFF ROAD  
(CO. RD. 30) (50' R/W)

U.S. ROUTE 42

NELSON RAY HOSTETLER  
& EDNA FERN HOSTETLER  
0.796 ACRE  
OFF REC 16, PG 228

2.000 ACRES

PLAT OF SURVEY FOR:  
NELSON RAY HOSTETLER  
& EDNA FERN HOSTETLER  
DARBY TOWNSHIP ~ VMS 7056  
MADISON COUNTY, OHIO  
PART OF ORIG. 95.03 ACRE  
PARCEL #02-00120.000  
DEED REC 277, PG 706

- NOTES:
- 1) ⊕ MAGNETIC NAIL FOUND
  - 2) ⊗ MAGNETIC NAIL SET
  - 3) ○ IRON PIPE FOUND
  - 4) ⊗ 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
  - 5) BEARING ASSUMED FROM PLAT 47-88

NELSON RAY HOSTETLER  
& EDNA FERN HOSTETLER  
ORIG. 95.03 ACRE TRACT  
DEED REC 277, PG 706  
PARCEL #02-00120.000

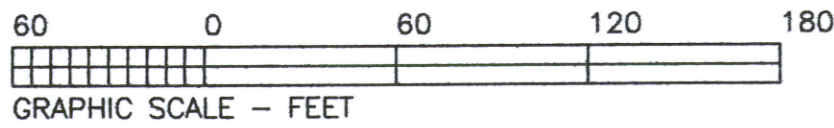


*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
JUNE 10, 2014 JN 14-19

I HEREBY CERTIFY THAT THIS PLAT WAS  
PREPARED FROM AN ACTUAL FIELD SURVEY  
AND MONUMENTS WERE SET AS INDICATED.

**PRIDAY SURVEYING INC**  
P.O. BOX 192  
MARYSVILLE, OHIO 43040  
937-642-3400



20' WIDE DRAINAGE EASEMENT

C/L WORTHINGTON DITCH +/-  
N 47°23'22"W 22.89'

N 13°30'00"E 199.16'  
20.01'  
S 13°30'00"W 211.00'

N 13°30'00"E 379.01'  
299.98'

N 78°30'00"W 230.00'

S 13°30'00"W 379.01'  
299.98'

54.01'

54.01'

25.02'

25.02'

15.0'

P.O.B.

LEGAL DEED DESCRIPTION  
HOSTETLER  
2.000 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 7056; being part of the original 95.03 acre tract (parcel number 02-00120.000) of Nelson Ray Hostetler and Edna Fern Hostetler (Deed Record 277 page 706); and being further bounded and described as follows:

Beginning for reference at a magnetic nail found in the centerline of U.S. Route 42 at the east terminus of the centerline of Converse-Huff Road (County Road 30 ~ 50' R/W).

Thence North 78 deg.-30'-00" West (assumed bearing), 1321.26 feet along said centerline of Converse-Huff Road to a magnetic nail set, being the TRUE POINT OF BEGINNING.

Thence South 13 deg.-30'-00" West, 379.01 feet (passing over iron rods set at 25.02 feet and 325.00 feet) to an iron rod set.

Thence North 78 deg.-30'-00" West, 230.00 feet to an iron rod set.

Thence North 13 deg.-30'-00" East, 379.01 feet (passing over iron rods set at 54.01 feet and 353.99 feet) to a magnetic nail set in said centerline of Converse-Huff Road.

Thence South 78 deg.-30'-00" East, 230.00 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 47-88. The tract as described from an actual field survey performed on or about June 10, 2014, by Registered Surveyor Joseph P. Friday (S-7277), contains **2.000 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.

The above described 2.000 acre tract shall be benefited by a 20 foot wide drainage easement described as follows:

Beginning at the iron rod set at the southeast corner of the above described 2.000 acre tract. Being the True Point of Beginning of the easement.

Thence South 13 deg.-30'-00" West, 211.00 feet to a point in the approximate centerline of Worthington Ditch.

Thence North 47 deg.-23'-22" West, 22.89 feet along said approximate centerline to a point.

Thence North 13 deg.-30'-00" East, 199.16 feet to the south line of said 2.000 acre tract.

Thence South 78 deg.-30'-00" East, 20.01 feet along said south line to the True Point of Beginning of easement.

