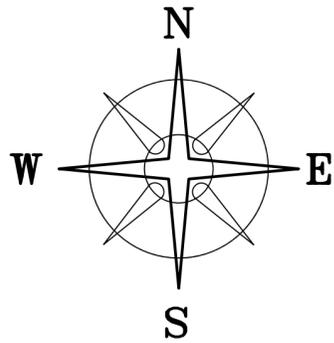


BEARINGS BASED ON THE EAST LINE OF SOWARD'S 20.4404 ACRE TRACT (S 15°50'00" E) AS DESCRIBED IN OFFICIAL RECORD 232 PAGE 2460.



DEED REFERENCE

MARY H HOSTETLER
OR 109 P 1779

- (A) 82.817 ACRES
11-00153.000
- (B) 2.464 ACRES
11-00153.000

DARRELL & CAROLYN BEILER
OR 263 P 1673
91.195 ACRES
42-11

HOWARD H & LOUISE E YODER
OR 291 P 777
16.24 ACRES

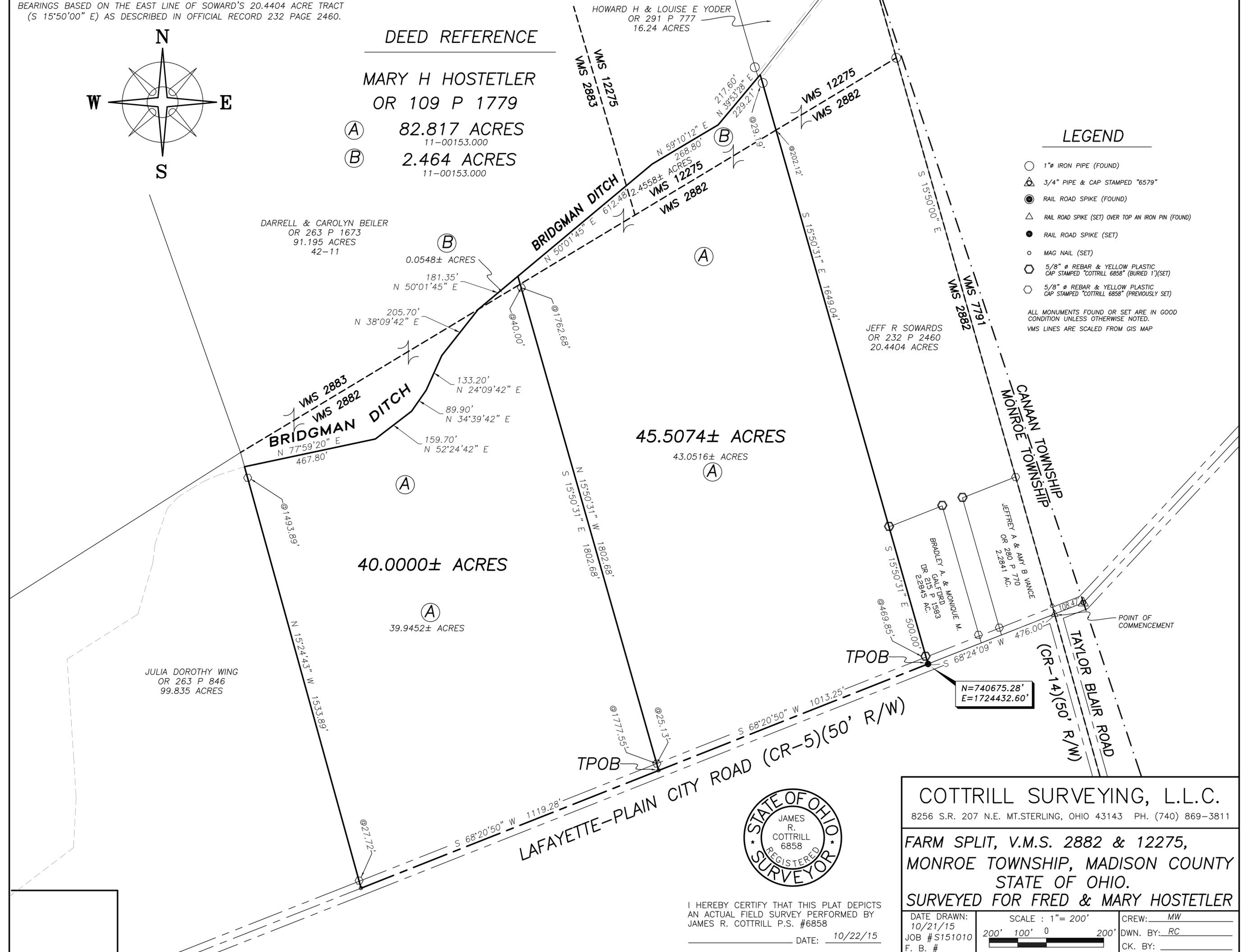
JEFF R SOWARDS
OR 232 P 2460
20.4404 ACRES

JULIA DOROTHY WING
OR 263 P 846
99.835 ACRES

LEGEND

- 1" IRON PIPE (FOUND)
- △ 3/4" PIPE & CAP STAMPED "6579"
- RAIL ROAD SPIKE (FOUND)
- △ RAIL ROAD SPIKE (SET) OVER TOP AN IRON PIN (FOUND)
- RAIL ROAD SPIKE (SET)
- MAG NAIL (SET)
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (BURIED 1')(SET)
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
VMS LINES ARE SCALED FROM GIS MAP



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 10/22/15

COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811
FARM SPLIT, V.M.S. 2882 & 12275, MONROE TOWNSHIP, MADISON COUNTY STATE OF OHIO.
SURVEYED FOR FRED & MARY HOSTETLER

| | | |
|-------------------------|-------------------|-------------|
| DATE DRAWN: 10/21/15 | SCALE : 1" = 200' | CREW: MW |
| JOB # S151010 | 200' 100' 0 200' | DWN. BY: RC |
| F. B. # | | CK. BY: |

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

40.0000 Acre Tract Surveyed for Fred and Mary Hostetler

The following described 40.0000 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882 and 2883, and being part of a 82.817 acre tract (11-00153.000) and part of a 2.464 acre tract (11-00153.000) both tracts conveyed to Mary H Hostetler by Official Record 109 page 1779, and being more particularly described as follows:

Commencing at a railroad spike set over an iron pin found at the centerline intersection of Taylor Blair Road (County Road 14)(50 feet right-of-way) with Lafayette-Plain City Road (County Road 5)(50 feet right-of-way);

Thence, with the centerline of said Lafayette-Plain City Rd., the following two courses:

- 1) South 68° 24' 09" West a distance of 476.00 feet to a railroad spike set corner to said 82.817 acre tract and the southwest corner of a 2.2845 acre tract conveyed to Bradley A and Monique M Galford by Official Record 215 page 1583
- 2) South 68° 20' 50" West a distance of 1013.25 feet to a mag nail set at **The True Point of Beginning;**

Thence, continuing with the centerline of said Lafayette-Plain City Road, **South 68° 20' 50" West** a distance of **1119.28 feet** to a mag nail set at the southeast corner of a 99.835 acre tract conveyed to Julia Dorothy Wing by Official Record 263 page 846;

Thence, with the East line of said 99.835 acre tract, **North 15° 24' 43" West**, passing iron pin and caps set at 27.72 feet and 1493.89 feet, a total distance of **1533.89 feet** to the southwest corner of a 91.195 acre tract conveyed to Darrell and Carolyn Beiler by Official Record 263 page 1673, said point also being in the centerline of Bridgman Ditch;

Thence, with the south line of said 91.195 acre tract in the centerline of said Bridgman Ditch, the following 6 courses:

- 1) **North 77° 59' 20" East** a distance of **467.80 feet**
- 2) **North 52° 24' 42" East** a distance of **159.70 feet**
- 3) **North 34° 39' 42" East** a distance of **89.90 feet**
- 4) **North 24° 09' 42" East** a distance of **133.20 feet**
- 5) **North 38° 09' 42" East** a distance of **205.70 feet** to the westernmost corner of said 2.464 acre tract
- 6) **North 50° 01' 45" East** a distance of **181.35 feet** to a point in said line;

Thence, with a new line across said 2.464 and said 82.817 acre tract, **South 15° 50' 31" East**, passing iron pin and caps set at 40.00 feet and 1777.55 feet, a total distance of **1802.68 feet** returning to **The True Point of Beginning** containing **40.0000 acres** more or less, of which 39.9452 acres more or less is part of said 82.817 acre tract and 0.0548 acres more or less is part of said 2.464 acre tract.

Bearings are based on the East line of Soward's 20.4404 acre tract (South 15° 50' 00" East) as described in Official Record 232 page 2460.

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 3, 2015 by James R. Cottrill registration #6858. (Job #S151010-40-0000AC)

James R. Cottrill, PS

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

45.5074 Acre Tract *Surveyed for Fred and Mary Hostetler*

The following described 45.5074 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882, 2883 and 12275, and being part of a 82.817 acre tract (11-00153.000) and part of a 2.464 acre tract (11-00153.000) both tracts conveyed to Mary H Hostetler by Official Record 109 page 1779, and being more particularly described as follows:

Commencing at a railroad spike set over an iron pin found at the centerline intersection of Taylor Blair Road (County Road 14)(50 feet right-of-way) with Lafayette-Plain City Road (County Road 5)(50 feet right-of-way);

Thence, with the centerline of said Lafayette-Plain City Rd., South 68° 24' 09" West a distance of 476.00 feet to a railroad spike set corner to said 82.817 acre tract and the southwest corner of a 2.2845 acre tract conveyed to Bradley A and Monique M Galford by Official Record 215 page 1583 and at **The True Point of Beginning**;

Thence, continuing with the centerline of said Lafayette-Plain City Road, **South 68° 20' 50" West** a distance of **1013.25 feet** to a mag nail set;

Thence, with a new line across said 82.817 and 2.464 acre tracts, **North 15° 50' 31" West**, passing iron pin and caps set at 25.13 feet and 1762.68 feet, a total distance of **1802.68 feet** to a point in the south line of a 91.195 acre tract conveyed to Darrell and Carolyn Beiler by Official Record 263 page 1673, said point also being in the centerline of Bridgman Ditch;

Thence, with the south line of said 91.195 acre tract in the centerline of said Bridgman Ditch, the following three courses:

- 1) **North 50° 01' 45" East** a distance of **612.48 feet**
- 2) **North 59° 10' 12" East** a distance of **268.80 feet**
- 3) **North 39° 53' 28" East**, passing the southwest corner of a 16.24 acre tract conveyed to Howard H and Louise E Yoder by Official Record 291 page 777 at 217.60 feet, a total distance of **229.21 feet** to the northwest corner of a 20.4404 acre tract conveyed to Jeff R Sowards by Official Record 232 page 2460;

Thence, with the west line of said 20.4404 acre tract, **South 15° 50' 31" East**, passing an 1 inch diameter iron pipe at 29.19 feet, also passing the south line of said 2.464 acre tract at 202.12 feet, a total distance of **1649.04 feet** to an iron pin and cap previously set (buried 1 foot deep) at the northwest corner of said Galford's 2.2845 acre tract;

Thence, with the west line of said 2.2845 acre tract, **South 15° 50' 31" East**, passing an iron pin and cap previously set (buried 1 foot deep) at 469.85 feet, a total distance of **500.00 feet** returning to **The True Point of Beginning** containing **45.5074 Acres** more or less, of which 43.0516 acres more or less is part of said 82.817 acre tract and 2.4558 acres more or less is part of said 2.464 acre tract.

Bearings are based on the East line of Soward's 20.4404 acre tract (South 15° 50' 00" East) as described in Official Record 232 page 2460.

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 3, 2015 by James R. Cottrill registration #6858. (Job #S151010-45-5074AC)

James R. Cottrill, PS

