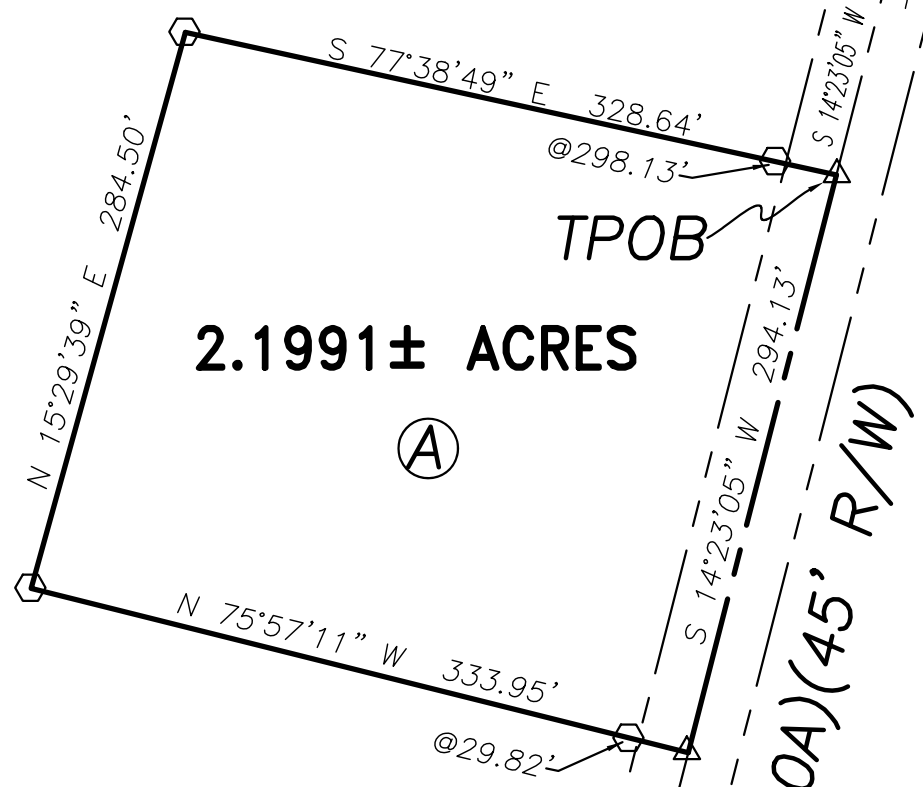


KIMBERLY & DALE HOSTETLER  
DB 289 P 624  
1.727 ACRES

POINT OF COMMENCEMENT

N=752868.806'  
E=1732326.666'



2.1991± ACRES

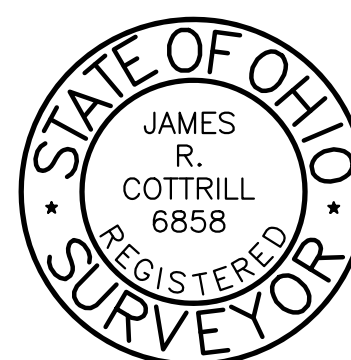
DEED REFERENCE

DAN V YUTZY  
O.R. 262 PAGE 455  
Ⓐ 55.73 ACRES  
01-00519.001

LEGEND

- RAILROAD SPIKE (FOUND)
- △ MAG NAIL (SET)
- MAG NAIL SET OVER IRON PIN FOUND
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

*James R. Cottrill* DATE: 6/07/16

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

2.1991± ACRES, VMS 10982,  
CANAAN TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR DALE HOSTETLER.

|                        |                                      |             |
|------------------------|--------------------------------------|-------------|
| DATE DRAWN:<br>6/06/16 | SCALE : 1" = 100'<br>100' 50' 0 100' | CREW: MW    |
| JOB # S160603          |                                      | DWN. BY: RC |
| F. B. #                |                                      | CK. BY:     |

AMISH PIKE (CR 30A)(45' R/W)  
LAFAYETTE/PLAIN CITY ROAD (CR 5)(50' R/W)

## **COTTRILL SURVEYING, LLC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

### **2.1991 Acre Tract** *Surveyed for Dale Hostetler*

The following described 2.1991 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 10982, being part of a 55.73 acre tract (01 – 00519 .001) conveyed to Dan V Yutzky by Official Record 262 page 455, and being more particularly described as follows:

Commencing at a Mag nail set over an iron pin found in the centerline of Amish Pike (County Road 30 A) (45 feet right-of-way), said mag nail is at the northeast corner of said 55.73 acre tract and the southeast corner of a 1.727 acre tract conveyed to Kimberly and Dale Hostetler by Deed Book 289 page 624, from said mag nail the centerline intersection of said Amish Pike with the centerline of Lafayette Plain City Road (County Road 5)(50 feet right-of-way) bears South 14° 23' 05" West a distance of 1441.67 feet and South 02° 47' 54" East a distance of 2594.38 feet;

Thence, with the centerline of said Amish Pike, South 14° 23' 05" West a distance of 137.90 feet to a mag nail set at **The True Point of Beginning**;

Thence, continuing with the centerline of said Amish Pike, **South 14° 23' 05" West** a distance of **294.13 feet** to a mag nail set;

Thence, across said 55.73 acre tract with the following three new courses:

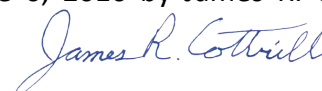
- 1) **North 75° 57' 11" West**, passing an iron pin and cap set at 29.82 feet, a total distance of **333.95 feet** to an iron pin and cap set
- 2) **North 15° 29' 39" East** a distance of **284.50 feet** to an iron pin and cap set
- 3) **South 77° 38' 49" East**, passing an iron pin and cap set at 298.13 feet, a total distance of **328.64 feet** returning to **The True Point of Beginning** containing **2.1991 Acres** more or less.

Bearings are based on a GPS observation on June 2, 2016, WGS 1984 Geodetic North.

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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed June 6, 2016 by James R. Cottrill, PS registration #6858. (Job #S160603-2-1991AC)



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James R. Cottrill, PS