

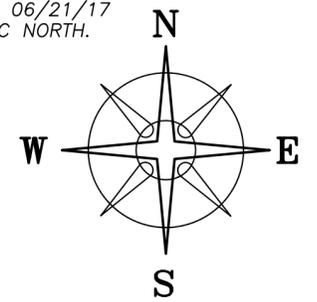
LAFAYETTE-PLAIN CITY RD
(CR-5, 50' R/W)

NOTE

TOWNSHIP LINE AND VMS LINE ARE
SCALED FROM GIS

DEED REFERENCE
FRED L. HOSTETLER, ET.AL.
OR 304 PG 2352

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/21/17
WGS 1984 GEODETIC NORTH.



(A) 104.10 ACRES

CANAAN TOWNSHIP
96.10 AC. PARCEL No. 01-00223.000
MONROE TOWNSHIP
8 AC. PARCEL No. 11-00152.000

THIRTY OAKS FARMS, LTD
OR 293 P 532
31.292 ACRES

LINDA N BEACH, ET.AL.
OR 291 P 2584
3.861 ACRES

LOCATION MAP

NOT TO SCALE



POB
N=739570.45'
E=1725250.79'

THIRTY OAKS FARMS, LTD
OR 293 P 532
88.1429 ACRES

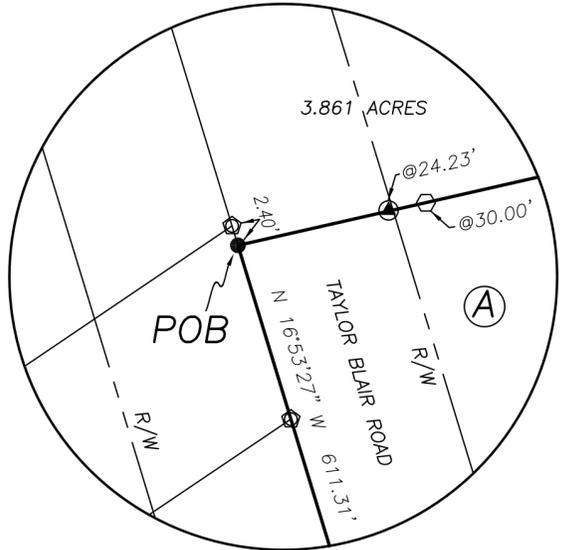
RANDALL K & LINDA S BEACHY
DB 276 P 664
14.26 ACRES

THIRTY OAKS FARMS, LTD
OR 293 P 532
64.485 ACRES

10.7540± ACRES

DETAIL OF POB

NOT TO SCALE



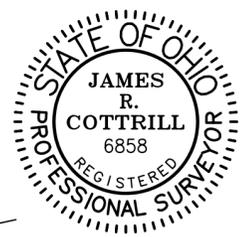
TAYLOR BLAIR ROAD
VMS 2882
VMS 7791
(CR-14, 50' R/W)

CANAAN TOWNSHIP
7.038± ACRES
MONROE TOWNSHIP
3.695± ACRES

LEGEND

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

- WOOD FENCE POST (FOUND)
CUT OFF AT GROUND
- 1" IRON PIN (FOUND) 0.8' DEEP
- RAIL ROAD SPIKE (FOUND)
- ⊕ PONY SPIKE (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- MAG NAIL (SET)
- ⊖ 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 06/26/17

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

**10.7540± ACRES, VMS 7791,
CANAAN & MONROE TOWNSHIPS,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR FRED HOSTETLER**

SCALE : 1" = 100'	DATES	JOB No. S170518
100' 50' 0 100'	SURVEYED 06/2017	CREW: MW
	DRAWN 06/2017	DWN BY: NC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

10.7540 Acre Tract *Surveyed for Fred Hostetler*

The following described 10.7540 acre tract is situated in the State of Ohio, Madison County, Canaan and Monroe Townships, VMS 7791, being part of a 104.10 acre tract (Canaan Township Parcel 01-00223.000 & Monroe Township Parcel 11-00152.000) conveyed to Fred L Hostetler, et al. by Official Record 304 page 2352, and being more particularly described as follows:

Beginning at a railroad Spike found in the centerline of Taylor Blair Road (County Road 14, 50 feet right-of-way) at the West corner common to a 3.861 acre tract conveyed to Linda N Beach, et al. by Official Record 291 page 2584 and said 104.10 acre tract, said centerline also being the line between VMS 7791 and VMS 2882, said railroad spike bears South 16° 56' 25" East a distance of 1,342.29 feet from the centerline intersection of Taylor Blair Road and Lafayette-Plain City Road (County Road 5, 50 feet right-of-way);

Thence, with the South line of said 3.861 acre tract, **North 77° 09' 39" East**, passing an 8 inch diameter wooden fence post cutoff of the ground at 24.23 feet, passing an iron pin and cap set at 30.00 feet, passing the Canaan/Monroe Township line at 241.25 feet, passing a 3/4-inch diameter iron pipe found at a corner to a 31.292 acre tract conveyed to Thirty Oaks Farms, LTD by Official Record 293 page 532 at 550.01 feet, a total distance of **793.60 feet** to an iron pin and cap set;

Thence, across said 104.10 acre tract with the following two new courses:

- 1) **South 11° 48' 22" East** a distance of **612.71 feet** to an iron pin and cap set;
- 2) **South 77° 22' 48" West**, passing the Canaan/Monroe Township line at 452.92 feet, passing an iron pin and cap set at 710.36 feet, a total distance of **739.37 feet** to a mag nail set in the centerline of Taylor Blair Road and said VMS line;

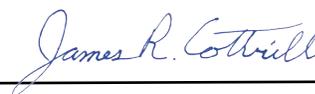
Thence, with the centerline of Taylor Blair Road and said VMS line, **North 16° 53' 27" West**, passing a pony spike found at 582.59 feet, a total distance of **611.31 feet** returning to the **Point of Beginning**, containing **10.7540 acres** more or less, of which 7.0581 acres more or less is within Canaan Township and 3.6959 acres more or less is within Monroe Township.

Bearings are based on a GPS observation on June 21, 2017, 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 6858."

This description is based on a field survey performed June 21, 2017 by James R. Cottrill, PS registration #6858. (Job #S170518-10-7540AC)



James R. Cottrill. PS