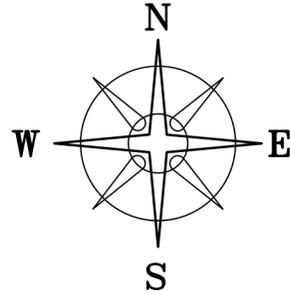


BEARINGS ARE BASED ON THE
CENTERLINE OF US ROUTE 42
AS DESCRIBED IN OR 383 PG 822
S 42°08'16" W



DEED REFERENCE

WILLIAM E & CORNELIA HOSTETLER, JT LIVES
TOD THEN ACTING TRUSTEE OF
HOSTETLER FAMILY TRUST
DATED APRIL 28 2021
OR 383 PG 822

(A) 77.1999 ACRES
PARCEL No. 09-00024.002
PLAT 85-08

TODD, SUSAN C & DAVID R
PARKER, JT LIVES
OR 362 P 1441
0.41 ACRES

NOTE

0.4841± ACRE TRACT IS TO
BECOME PART OF AND
CONTINGENT TO ADJOINING 1.0
ACRE TRACT.

TAYLOR BLAIR ROAD (CR 14) (50'R/W)

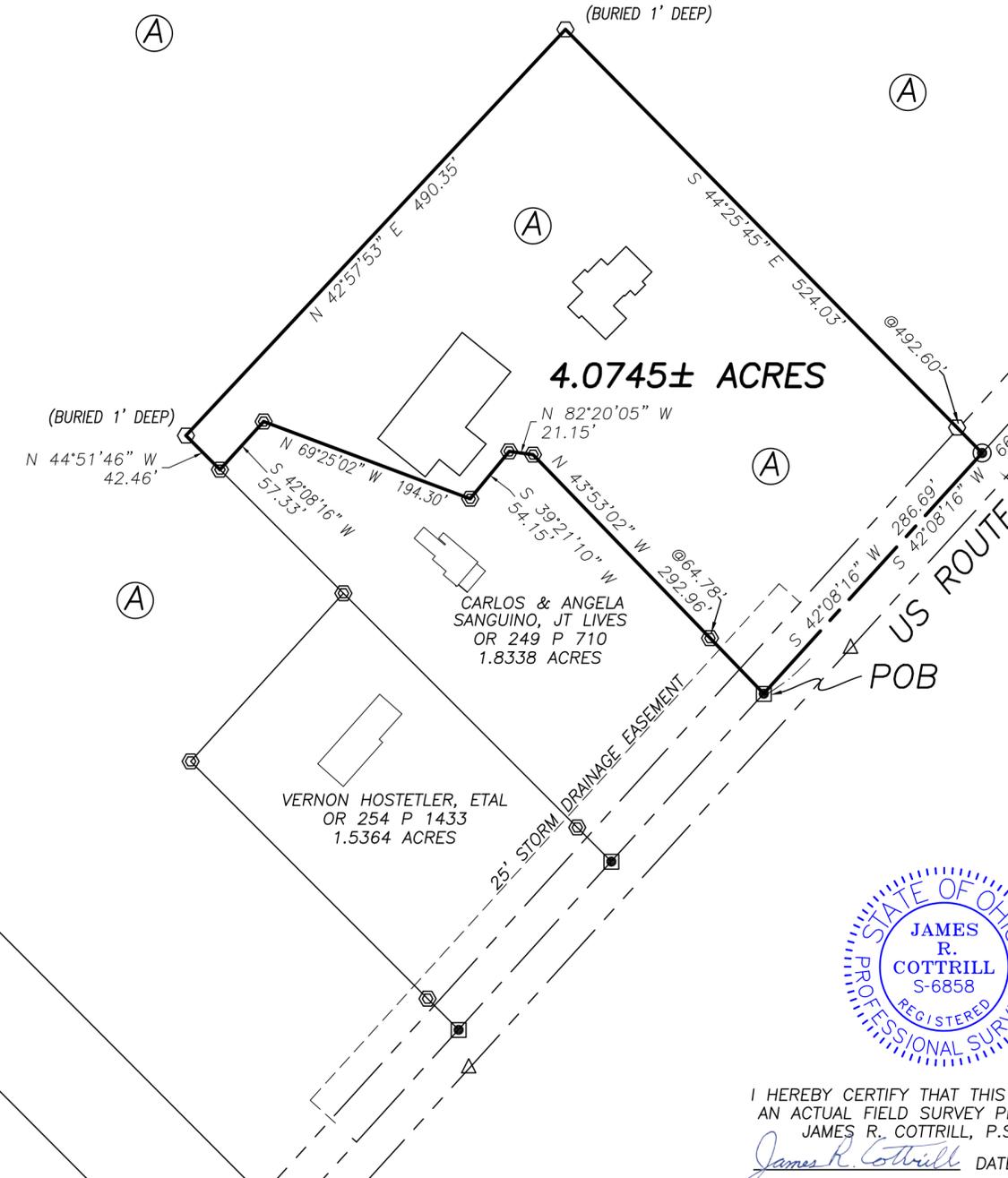
VICTORY BAPTIST CHURCH
OR 296 P 1522
0.75 ACRES

N=725383.34'
E=1733996.00'

YODER PROPERTY LLC
OR 224 P 575
1.0 AC.

N=725098.00'
E=1753735.86'

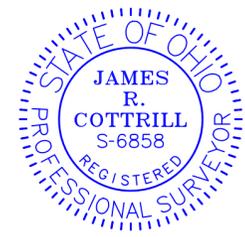
N=724831.64'
E=1753492.86'



LEGEND

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

- ▣ MONUMENT BOX (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- 3/4" Ø IRON PIN (FOUND)
- △ 6" Ø CONCRETE R/W MONUMENT (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 05/19/2021

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

**4.0745± & 0.4841± ACRES,
VMS 6000, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WILLIAM HOSTETLER**

SCALE : 1" = 100'	JOB No. S210411	CREW: MW
100' 50' 0 100'	SURVEYED 05/2021	DWN BY: JRC
	DRAWN 05/2021	CHECK: NC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.4841 Acre Tract *Surveyed for William Hostetler*

The following described 0.4841 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, being part of a 77.1999 acre tract (Parcel 09-00024.002) conveyed to William E and Cornelia Hostetler, Joint Lives, TOD Then Acting Trustee of the Hostetler Family Trust dated April 28, 2021 by Official Record 383 page 822, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of US Route 42 (60 feet right-of-way) at the South corner of a 1.0 acre tract conveyed to Yoder Property LLC by Official Record 224 page 575, and corner to said 77.1999 acre tract, said mag nail bears South 42° 07' 06" West a distance of 366.12 feet from a monument box found at the centerline intersection of US Route 42 and Taylor Blair Road (County Road 14, 50 feet right-of-way);

Thence, with the centerline of US Route 42, **South 42° 08' 16" West** a distance of **20.01 feet** to a mag nail set;

Thence, across said 77.1999 acre tract with the following two new courses:

- 1) **North 45° 03' 53" West**, passing an iron pin and cap set at 32.64 feet, a total distance of **290.71 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **North 42° 49' 07" East** a distance of **224.09 feet** to an iron pin and cap set in the Southwest line of a 0.41 acre tract conveyed to Todd, Susan C and David R Parker, Joint Lives by Official Record 362 page 1441;

Thence, with the Southwest line of said 0.41 acre tract, **South 44° 51 minute 05" East** a distance of **75.00 feet** to a 3/4 inch diameter iron pin found in the Northwest line of said Yoder Property LLC's 1.0 acre tract;

Thence, around said 1.0 acre tract with the following two courses:

- 1) **South 42° 49' 07" West** a distance of **203.81 feet** to a 3/4 inch diameter pipe found;
- 2) **South 45° 03' 57" East**, passing iron pin and cap previously set at 182.42 feet, a total distance of **215.48 feet** returning to the **Point of Beginning**, containing **0.4841 Acres** more or less.

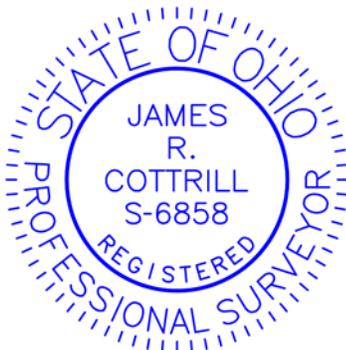
Bearings are based on the centerline of US Route 42 (South 42° 08' 16" West) as described in Official Record 383 page 822.

The hereinabove described 0.4841 acre tract is to become part of and contingent to said Yoder Property LLC's 1.0 acre tract.

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 Surveying"

This description is based on a field survey performed May of 2021 by James R. Cottrill, PS registration #6858. (Job #S210411-0.4841)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

4.0745 Acre Tract Surveyed for William Hostetler

The following described 4.0745 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6000, being part of a 77.1999 acre tract (Parcel 09-00024.002) conveyed to William E and Cornelia Hostetler, Joint Lives, TOD Then Acting Trustee of the Hostetler Family Trust dated April 28, 2021 by Official Record 383 page 822, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of US Route 42 (60 feet right-of-way) at the East corner of a 1.8338 acre tract conveyed to Carlos and Angela Sanguino, Joint Lives by Official Record 249 page 710 and a corner to said 77.1999 acre tract, said mag nail bears South 42° 07' 06" West a distance of 366.12 feet and South 42° 08 minute 16" West a distance of 667.24 feet from a monument box found at the centerline intersection of US Route 42 and Taylor Blair Road (County Road 14, 50 feet right-of-way);

Thence, around said 1.8338 acre tract with the following five courses:

- 1) **North 43° 53' 02" West**, passing an iron pin and cap previously set at 64.78 feet, a total distance of **292.96 feet** to an iron pin and cap previously set;
- 2) **North 82° 20' 05" West** a distance of **21.15 feet** to an iron pin and cap previously set;
- 3) **South 39° 21' 10" West** a distance of **54.15 feet** to an iron pin and cap previously set;
- 4) **North 69° 25' 02" West** a distance of **194.30 feet** to an iron pin and cap previously set;
- 5) **South 42° 08' 16" West** a distance of **57.33 feet** to an iron pin and cap previously set;

Thence, across said 77.1999 acre tract with the following three new courses:

- 1) **North 44° 51' 46" West** a distance of **42.46 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **North 42° 57' 53" East** a distance of **490.35 feet** to an iron pin and cap set and buried 1 foot deep;
- 3) **South 44° 25' 45" East**, passing an iron pin and cap set at 492.60 feet, a total distance of **524.03 feet** to a mag nail set in the centerline of US Route 42;

Thence, with the centerline of US Route 42, **South 42° 08' 16" West** a distance of **286.69 feet** returning to the **Point of Beginning**, containing **4.0745 Acres** more or less.

Bearings are based on the centerline of US Route 42 (South 42° 08' 16" West) as described in Official Record 383 page 822.

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 Surveying"

This description is based on a field survey performed May of 2021 by James R. Cottrill, PS registration #6858. (Job #S210411-4.0745)




James R. Cottrill, PS #6858