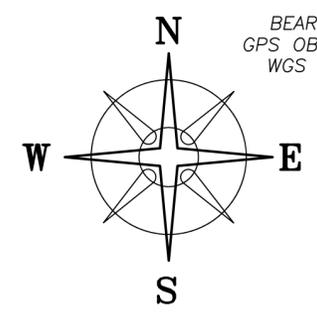
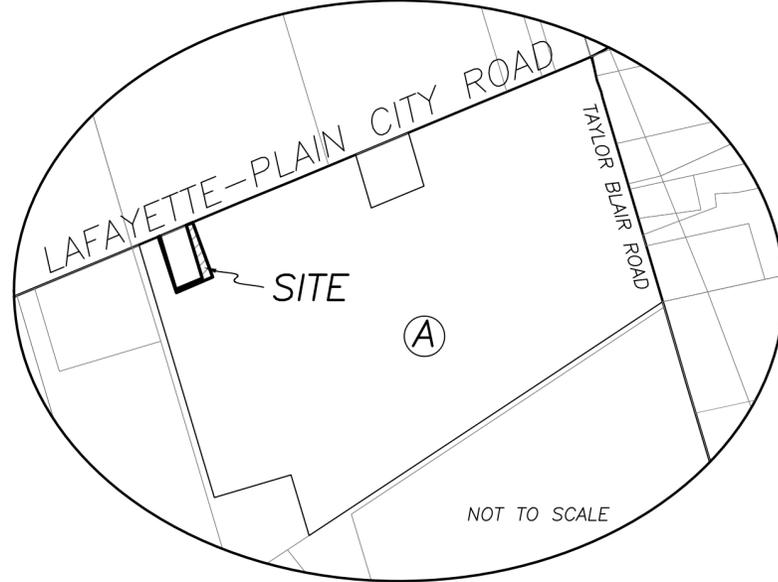


LOCATION MAP



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

POB
N=739914.296'
E=1722608.72'

LAFAYETTE-PLAIN CITY ROAD (CR-5, 50' R/W)
S 66°48'49" W 2452.34'

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

VMS 7791
VMS 2882

DEED REFERENCE

F & T HOSTETLER FARMS LLC
OR 347 PG 1876
Ⓐ 86.7744 ACRES
PARCEL No.11-00316.000

DALE A & MARY M
SANFORD, JT LIVES
OR 274 PG 1704
1.000 ACRES
PLAT MO-8A

0.4182± ACRES

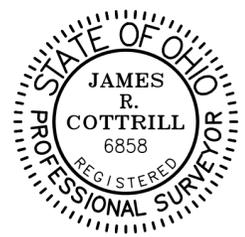
DRAINAGE EASEMENT

NOTE

THIS 0.4182 ACRE TRACT IS TO
BECOME PART OF AND CONTINGENT
TO ADJOINING 1.000 ACRE TRACT.

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
- 5/8" Ø REBAR (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- MAG NAIL (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS7759" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (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: 06/20/19

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

**0.4182± ACRES,
VMS 2882, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HOSTETLER**

SCALE : 1" = 60'	JOB No. S190604	CREW: MW
60' 30' 0 60'	SURVEYED 06/2019	DWN BY: NC
	DRAWN 06/2019	CHECK: RC

COTTRILL SURVEYING, INC

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

0.4182 Acre Tract Surveyed for Hostetler

The following described 0.4182 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882, being part of a 86.7744 acre tract (Parcel 11-00316.000) conveyed to F & T Hostetler Farms LLC by Official Record 347 page 1876, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) at the Northwest corner of a 1.000 acre tract conveyed to Dale A Mary M Sanford, Joint Lives by Official Record 274 page 1704 and a corner to said 86.7744 acre tract, said mag nail bears South 66° 48' 49" West a distance of 2452.34 feet from a rail road spike found at the centerline intersection of Lafayette-Plain City Road and Taylor Blair Road (County Road 14, 50 feet right-of-way);

Thence, around said 1.000 acre tract with the following three courses:

- 1) **South 17° 07' 29" East**, passing a 5/8 inch diameter rebar found at 25.24 feet, a total distance of **292.10 feet** to a 5/8 inch diameter rebar found;
- 2) **North 66° 45' 28" East** a distance of **150.00 feet** to an iron pin and cap previously set;
- 3) **North 17° 07' 29" West**, passing an iron pin and cap previously set at 264.90 feet, a total distance of **292.10 feet** to a mag nail found in the centerline of Lafayette-Plain City Road;

Thence, with the centerline of Lafayette-Plain City Road, **North 66° 45' 28" East** a distance of **36.37 feet** to a mag nail set;

Thence, across said 86.7744 acre tract with the following three new courses:

- 1) **South 20° 31' 09" East**, passing an iron pin and cap set at 33.52 feet, a total distance of **305.81 feet** to an iron pin and cap set;
- 2) **South 66° 08' 10" West** a distance of **207.09 feet** to an iron pin and cap set;
- 3) **North 18° 30' 12" West**, passing an iron pin and cap set at 279.63 feet, a total distance of **308.76 feet** to a mag nail set in the centerline of Lafayette-Plain City Road;

Thence, with the centerline of Lafayette-Plain City Road, **North 66° 45' 28" East** a distance of **9.73 feet** returning to the **Point of Beginning**, containing **0.4182 Acres** more or less.

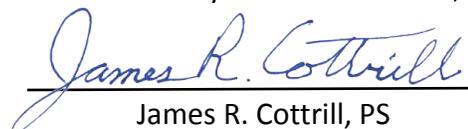
Bearings are based on a GPS observation on June 21, 2017, WGS 1984 Geodetic North.

The hereinabove described 0.4182 acre tract is to become part of and contingent to said 1.000 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 6858."

This description is based on a field survey performed June of 2019 by James R. Cottrill, PS registration #6858. (Job #S190604-0-4182)


James R. Cottrill, PS

