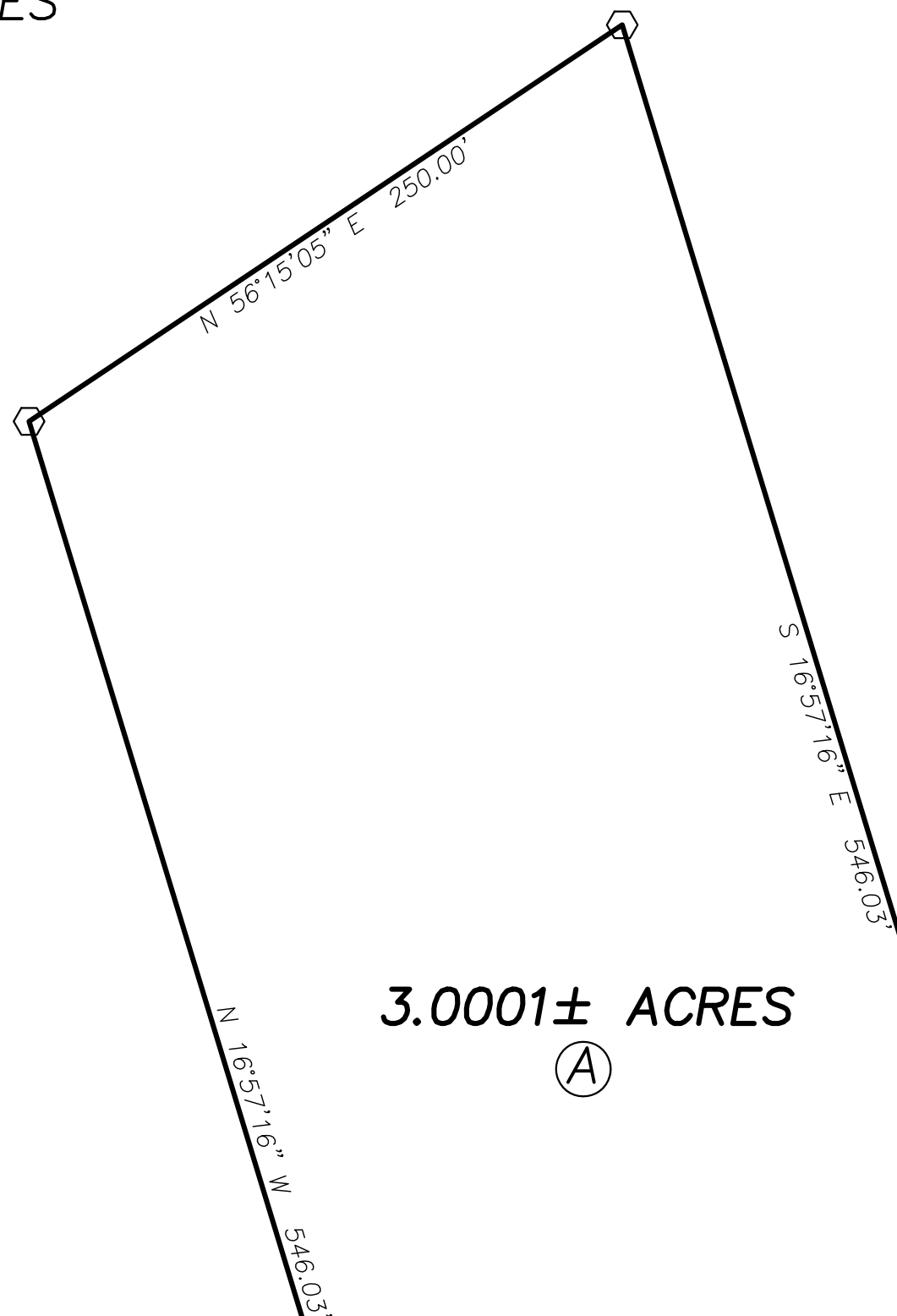
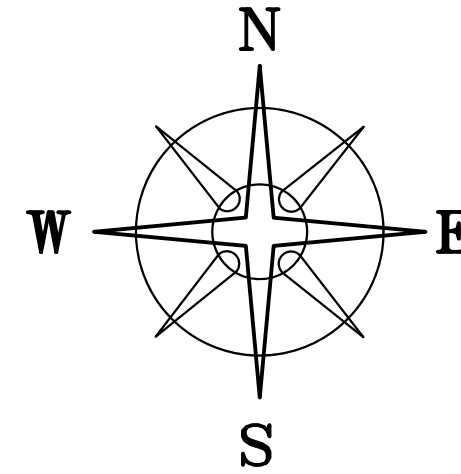


DEED REFERENCE
 MICHELLE M HOSTETLER
 OR 313 PG 443
 PARCEL No. 11-00097.000
 (A) 45.4999 ACRES
 49 ORIGINAL ACRES

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



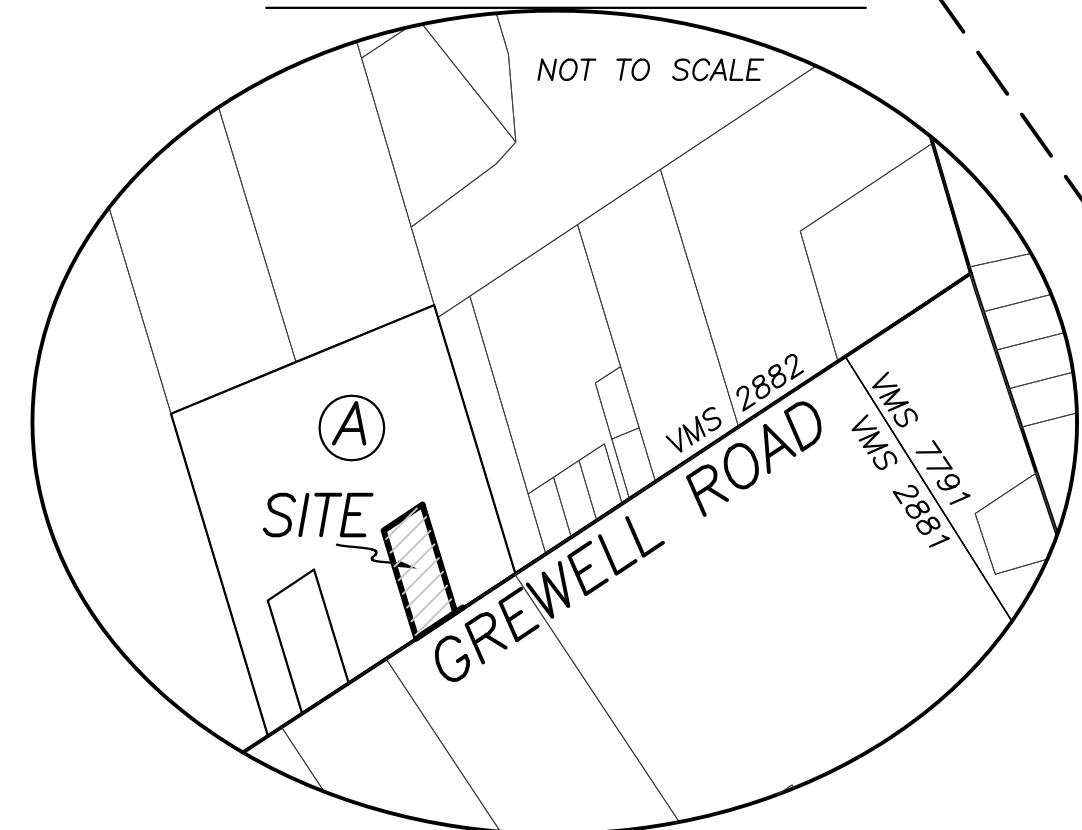
ROBIN R TROYER
 OR 313 PG 1660
 5.2382 ACRES
 PLAT MO-7D

POINT OF
 COMMENCEMENT

N=735528.772'
 E=1723752.969'

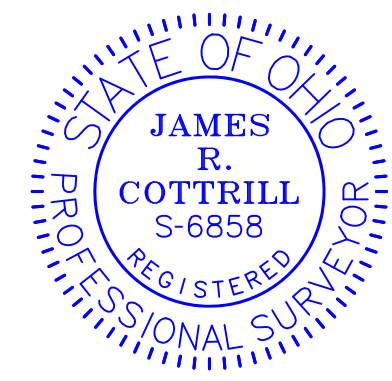
TPOB
 N=735390.977'
 E=1723542.312'

LOCATION MAP



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

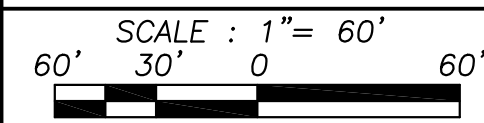


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 04/02/21

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

3.0001± ACRES,
VMS 2882, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BECKLEY



JOB No. S210306 | CREW: MW
 SURVEYED 04/01/21 | DWN BY: NC
 DRAWN 04/02/21 | CHECK: RC

3.5001± ACRES

COTTRILL SURVEYING, INC

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

3.0001 Acre Tract *Surveyed for Beckley*

The following described 3.0001 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882, and being part of a 45.4999 acre tract (Parcel 11-00097.000, 49 original acres) conveyed to Michelle M Hostetler by Official Record 313 page 443, and being more particularly described as follows:

Commencing at an iron pin found in the centerline of Grewell Road and in the line between VMS 2881 and 2882 at the South corner of a 5.2382 acre tract conveyed to Robin R Troyer by Official Record 313 page 1660 and the East corner of said 49 acre tract, said iron pin bears South 56° 04' 46" West a distance of 2695.76 feet from an iron pin found at the centerline intersection of Grewell Road with Taylor Blair Road (County Road 14, 50 feet right-of-way);

Thence, with the centerline of Grewell Road and said VMS line, South 56° 15' 05" West a distance of 251.73 feet to a mag nail set at the **True Point of Beginning**;

Thence, continuing with the centerline of Grewell Road and said VMS line, **South 56° 15' 05" West** a distance of **250.00 feet** to a mag nail set;

Thence, across said 49 acre tract with the following three new courses:

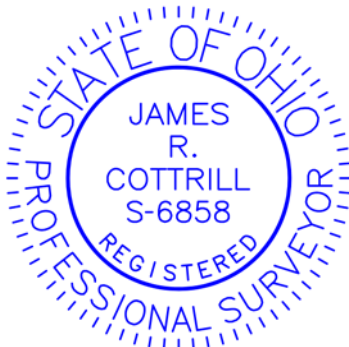
- 1) **North 16° 57' 16" West**, passing an iron pin and cap set at 24.38 feet, a total distance of **546.03 feet** to an iron pin and cap set;
- 2) **North 56° 15' 05" East** a distance of **250.00 feet** to an iron pin and cap set;
- 3) **South 16° 57' 16" East**, passing an iron pin and cap set at 522.03 feet, a total distance of **546.03 feet** returning to the **True Point of Beginning**, containing **3.0001 Acres** more or less.

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 Surveying"

This description is based on a field survey performed April 1, 2021 by James R. Cottrill, PS registration #6858. (Job #S210306-3.0001)




James R. Cottrill, PS #6858