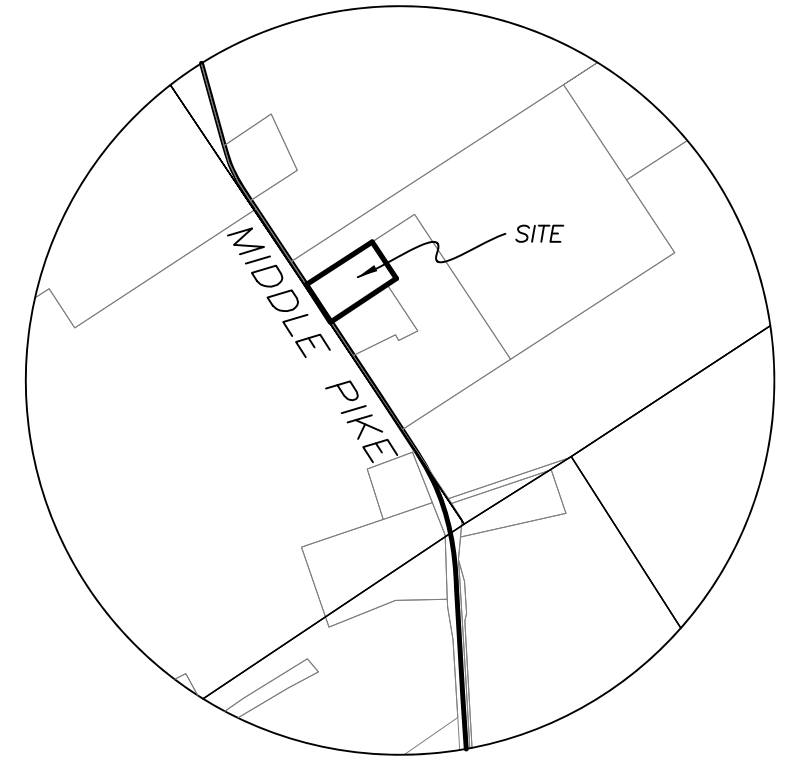


LOCATION MAP

NOT TO SCALE



LEGEND

- 5/8" ϕ IRON PIN (FOUND)
 - 1" ϕ SOLID IRON PIN (FOUND)
 - △ COUNTY MONUMENT (02-001) (FOUND)
 - ◇ CONCRETE NAIL (FOUND)
 - MAG NAIL (FOUND)
 - ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT 7759" (FOUND)
 - ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

DEED REFERENCE

**LAWRENCE & SHARON
HOSTETLER, JT LIVES**
OR 219 PG 1497
① **16.883 ACRES**
PARCEL No. 08-00427.000
PLATS 115-01 & 71-06

BATTELLE MEMORIAL INSTITUTE GRANTEE
37.605 ACRES
OR 266 P 931
PLATS 71-06 & 22-11

BATTELLE MEMORIAL INSTITUTE GRANTEE
OR 253 P 741
62.001 ACRES
PLAT 46-09

BATTELLE MEMORIAL INSTITUTE GRANTEE
OR 247 P 1240
37.605 ACRES
PLATS JE-15D, JE-20E & 106-91

ROBERT MICHAEL & DIANE FORREST, JT LIVES
OR 250 P 620
3.667 ACRES
PLAT JE-20A

BATTELLE MEMORIAL INSTITUTE GRANTEE
OR 266 P 931
37.605 ACRES
PLATS 71-06 & 22-11

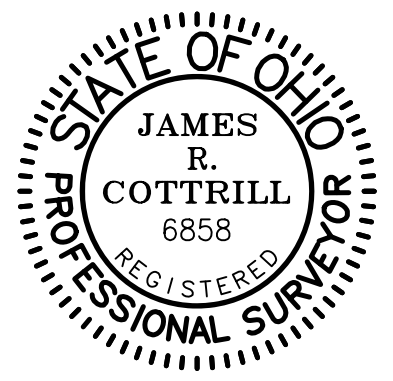
3.0392± ACRES

LAWRENCE & SHARON
HOSTETLER, JT LIVES
OR 219 P 1489
2.7500 ACRES
PLAT 43-98

VMS 6300
MIDDLE PIKE
VMS 1410

(C.R. 10)
(50' R/W)

POB
N=713297.89'
E=1752010.47'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 3/03/2020

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

3.0392± ACRES,
VMS 6300, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LAWRENCE HOSTETLER

SCALE : 1" = 100'	JOB No. S200209	CREW: MW
100' 50' 0' 100'	SURVEYED 3/2/2020	DWN BY: MW
	DRAWN 3/2/2020	CHECK: RC

COTTRILL SURVEYING, INC

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

3.0392 Acre Tract Surveyed for

The following described 3.0392 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6300, being part of a 16.883 acre tract (Parcel # 08-00427.000) conveyed to Lawrence and Sharon Hostettler, Joint Lives by Official Record 219 page 1497, and being more particularly described as follows:

Beginning, at a concrete nail previously set in the centerline of Middle Pike (County Road 10) (50 feet right-of-way) and the line between VMS 6300 and VMS 1410 and corner to said 16.883 acre tract and the westernmost corner of a 2.7500 acre tract also conveyed to Lawrence and Sharon Hostettler, Joint Lives by Official Record 219 page 1489, said concrete nail bears North 32° 43' 00" West a distance of 1314.16 feet from a 1 inch diameter iron pin found at the northwest corner of a 37.605 acre tract conveyed to the Battelle Memorial Institute Grantee by Official Record 247 page 1240 and corner to the Corporation line of the Village of West Jefferson;

Thence, with the centerline of said Middle Pike and said VMS line, **North 32° 43' 00" West** a distance of **275.61 feet** to a Mag nail found at the Southwest corner of a 37.605 acre tract conveyed to the Battelle Memorial Institute Grantee by Official Record 266 page 931;

Thence, with the southeast line of said 37.605 acre tract, **North 57° 48' 04" East**, passing an iron pin and cap set at 25.00 feet, a total distance of **484.20 feet** to an iron pin and cap set;

Thence, across said 16.883 acre tract the following 2 new courses:

- 1) **South 32° 43' 00" East** a distance of **271.24 feet** to an iron pin and cap set
- 2) **South 57° 17' 00" West**, passing an iron pin and cap previously set at the northernmost corner of said 2.7500 acre tract at 68.32 feet, also passing an iron pin and cap previously set at 461.49 feet, a total distance of **484.18 feet** returning to the point of beginning containing **3.0392 Acres** more or less.

Bearings are based on the centerline of Middle Pike (South 32° 43' East) as described in Deed Book 297 page 792.

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 2020 by James R. Cottrill, PS registration #6858. (Job S200209-3-0392AC)


James R. Cottrill, PS

