

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/31/14
WGS 1984 GEODETIC NORTH.

DEED REFERENCE
PHILIP E HOSTETLER, TRUSTEE
 OF THE PHILIP E HOSTETLER TRUST AGREEMENT
 OR 275 P 935
 (A) 32.000 ACRES
 PARCEL No. 01-00498.000

ABE & MARTHA E
 BEACHY, CO-TRUSTEES
 OR 327 PG 1734
 31.132 ACRES
 01-00601.001

ABE & MARTHA E
 BEACHY, CO TRUSTEES
 OR 327 PG 1734
 0.7324 ACRES
 01-00600.001

N 03°37'58" W
 31.65'

0.3543± ACRES

S 75°01'34" E 525.73'
 N 75°01'34" W 503.22'
 ABE & MARTHA E BEACHY, CO TRUSTEES
 OR 327 PG 1734 62.40 ACRES 01-00600.000

LEGEND

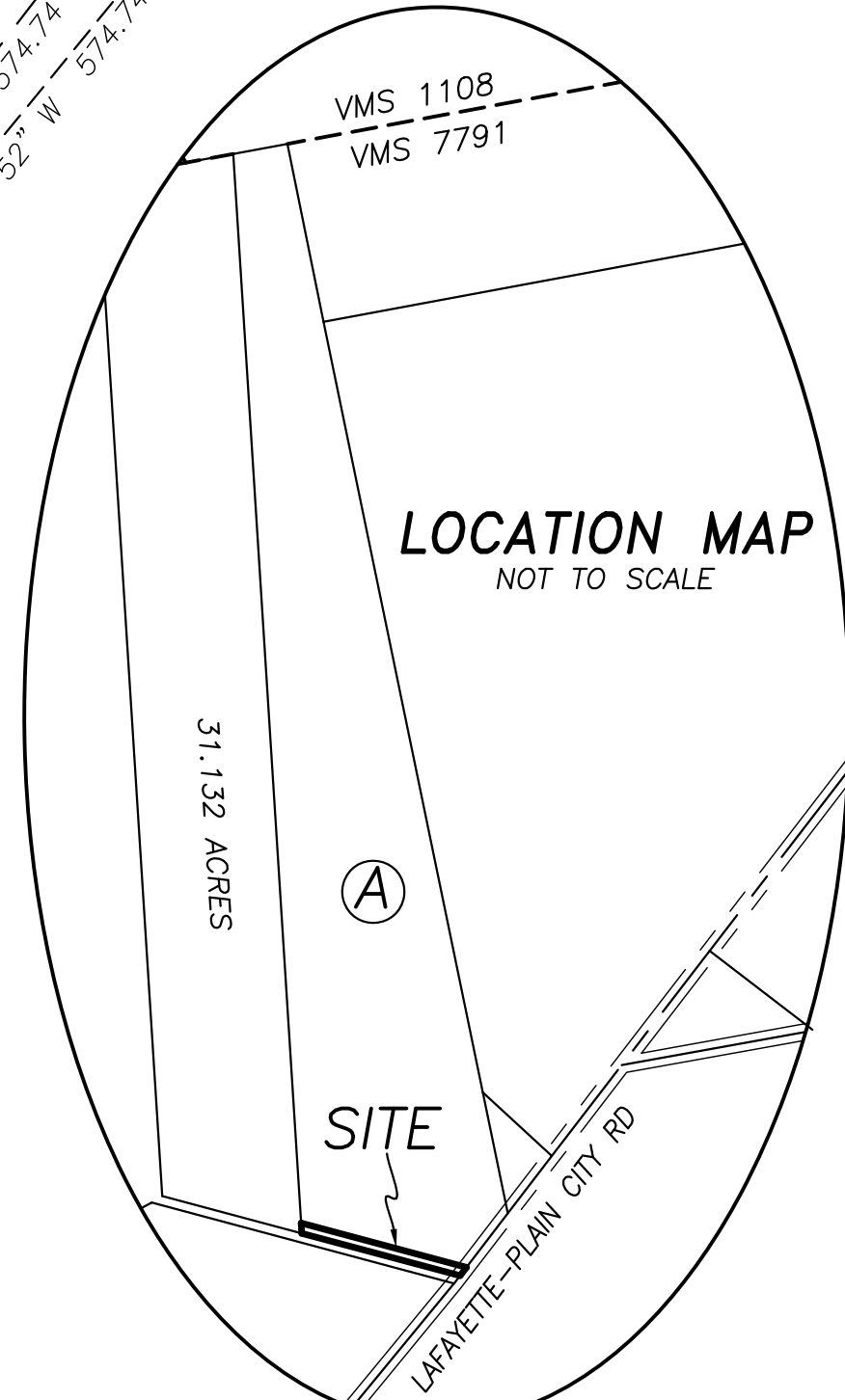
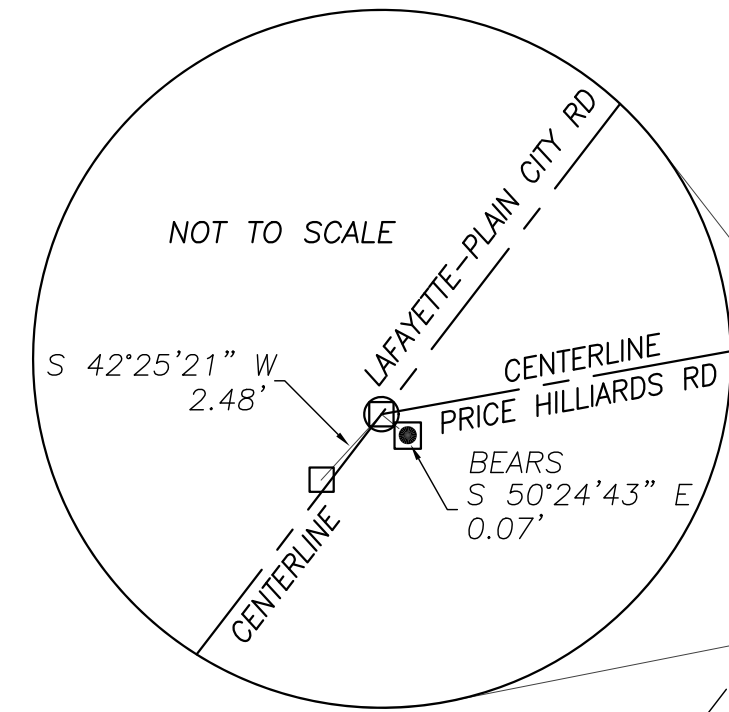
ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.

- ▲ MADISON COUNTY MONUMENT #02-009
- IRON PIN (FOUND)
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- ⊖ 1/2" ∅ IRON PIPE (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊕ 3/4" ∅ IRON PIPE & CAP
 STAMPED "NCB 5969" (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)

POB
 N=744829.47'
 E=1728834.07'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 04/05/23



PRICE HILLIARDS ROAD
 (CR-32, 50' R/W)

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

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

0.3543± ACRES,
VMS 7791, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HOSTETLER

SCALE : 1" = 60'
 60' 30' 0 60'

JOB No. S230310	CREW: MW
SURVEYED 04/2023	DWN BY: NC
DRAWN 04/2023	CHECK: MW

COTTRILL SURVEYING, INC

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

0.3543 Acre Tract Surveyed for Hostetler

The following described 0.3543 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7791, being part of a 32.000 acre tract (Parcel 01-00498.000) conveyed to Philip E Hostetler, Trustee of the Philip E Hostetler Trust Agreement by Official Record 275 page 935, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) at a corner to a 62.40 acre tract conveyed to Abe and Martha E Beachy, Co-Trustees by Official Record 327 page 1734 and the Southernmost corner of said 32.000 acre tract, said mag nail bears South 37° 30' 52" West a distance of 574.74 feet and South 37° 27' 03" West a distance of 241.22 feet from a 1/2 inch diameter iron pipe found at the centerline intersection of Lafayette-Plain City Road and Price Hilliards Road (County Road 32, 50 feet right-of-way);

Thence, with the North line of said 62.40 acre tract, **North 75° 01' 34" West**, passing a 3/4 inch diameter iron pipe and cap stamped "NCB 5969" found at 20.00 feet, a total distance of **503.22 feet** to a 3/4 inch diameter iron pipe found at the Southeast corner of a 31.132 acre tract conveyed to Abe and Martha E Beachy, Co-Trustees by Official Record 327 page 1734;

Thence, with the East line of said 31.132 acre tract, **North 03° 37' 58" West** a distance of **31.65 feet** to an iron pin and cap set;

Thence, with a new line across said 32.000 acre tract, **South 75° 01' 34" East**, passing an iron pin and cap set at 498.76 feet, a total distance of **525.73 feet** to a mag nail set in the centerline of Lafayette-Plain City Road;

Thence, with the centerline of Lafayette-Plain City Road, **South 37° 27' 03" West** a distance of **32.47 feet** returning to the **Point of Beginning**, containing **0.3543 Acres** more or less.

Bearings are based on a GPS observation on July 31, 2014, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on April of 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821

(Job #S230310-0.3543)