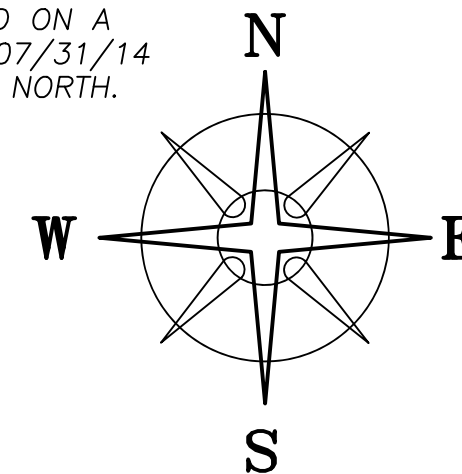


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/31/14
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
KTLM FARM LLC
OR 416 PG 2447
① PARCEL No. 01-00227.001
53.5178 ACRES

DARBY/CANAAN TOWNSHIP STONE
NORTH SIDE OF GUY ROAD
BEARS N 54°01'28" W 1581.35'

LARRY E. & DENISE K
HOSTETLER, TRUSTEES
OR 269 P 1457
1.7738 ACRES
01-00227.000

GUY AVE (CR 128, 50'R/W)
S 70°18'02" E 200.00'

POB
N=757902.45'
E=1730485.65'

1.6147± ACRES
1.5000± NET ACRES

LEON E OR LOUISE
TROYER, TRUSTEES
OR 236 P 1959
47.132 ACRES
01-00303.000
PLAT 96-06

IN EAST
R/W LINE

(CR-30A)

AMISH ROAD

VMS 13020

VMS 10081

LEGEND

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

- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 12" CONCRETE FENCE POST (FOUND)
- ⊕ 1/2"Ø REBAR & YELLOW PLASTIC
CAP STAMPED "BAKER 5539" (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (PREVIOUSLY SET)

COTTRILL SURVEYING, INC

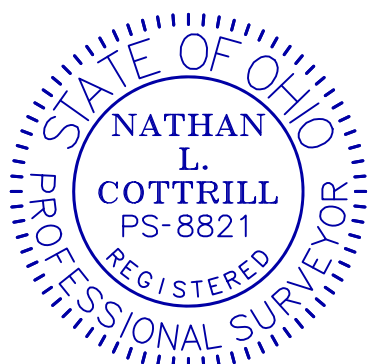
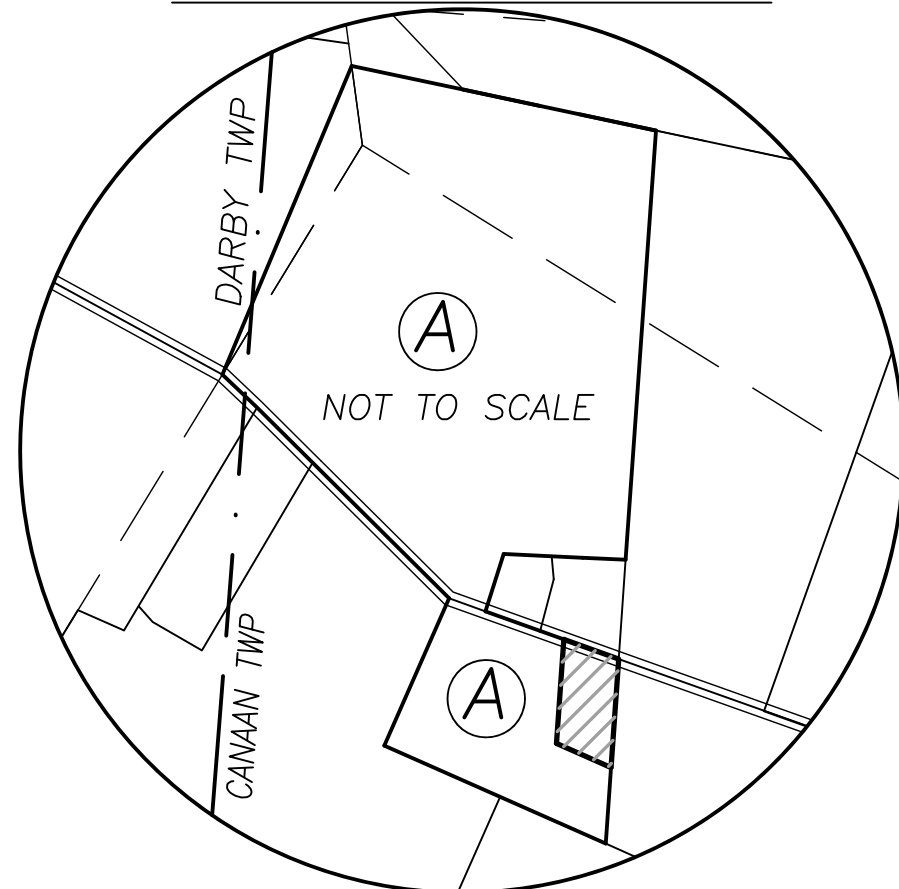
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

1.6147± ACRES,
VMS 7240, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HOSTETLER.

SCALE : 1" = 50'
50' 25' 0 50'

JOB No. S240817	CREW: MW
SURVEYED 09/2024	DWN BY: JRC
DRAWN 09/2024	CHECK: NC

LOCATION MAP



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821

DATE: 09/26/2024

COTTRILL SURVEYING, INC

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

1.6147 Acre Tract Surveyed for Hostetler

The following described 1.6147 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 7240, being part of a 53.5178 acre tract (Parcel 01-00227.001) conveyed to KTLM Farm LLC by Official Record 416 page 2447, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Guy Avenue (County Road 128, 50 feet right-of-way) in the West line of a 47.132 acre tract conveyed to Leon E or Louise Troyer, Trustees by Official Record 236 page 1959, at the Southeast corner of a 1.7738 acre tract conveyed to Larry E and Denise K Hostetler, Trustees by Official Record 269 page 1457, and corner to said 53.5178 acre tract, said mag nail bears North 70° 24' 26" West a distance of 2996.07 feet from a 1/2 inch diameter rebar and yellow plastic cap stamped "Baker 5539" found at the intersection of the extension of the centerline of Guy Avenue with the East right-of-way line of Amish Road (County Road 30A) and a Darby/Canaan Township stone on the north side of Guy Road is North 54° 01' 28" West a distance of 1581.35 feet;

Thence, with the West line of said 47.132 acre tract, **South 04° 03' 02" West**, passing 12 inch concrete fence post found at 24.24 feet, a total distance of **372.95 feet** to an iron pin and cap set;

Thence, across said 53.5178 acre tract with the following two new courses:

- 1) **North 66° 07' 49" West** a distance of **204.71 feet** to an iron pin and cap set;
- 2) **North 04° 03' 02" East**, passing an iron pin and cap set at 330.37 feet, a total distance of **357.50 feet** to a mag nail set in the centerline of Guy Avenue;

Thence, with the centerline of Guy Avenue, **South 70° 18' 02" East** a distance of **200.00 feet** returning to the **Point of Beginning**, containing **1.6147 Acres** more or less.

Bearings are based on a GPS observation on July 31, 2014, 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 September 10, 2024 by Nathan L. Cottrill, PS registration #8821.



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

Nathan L. Cottrill, PS #8821
(Job #S240817-1.6147)