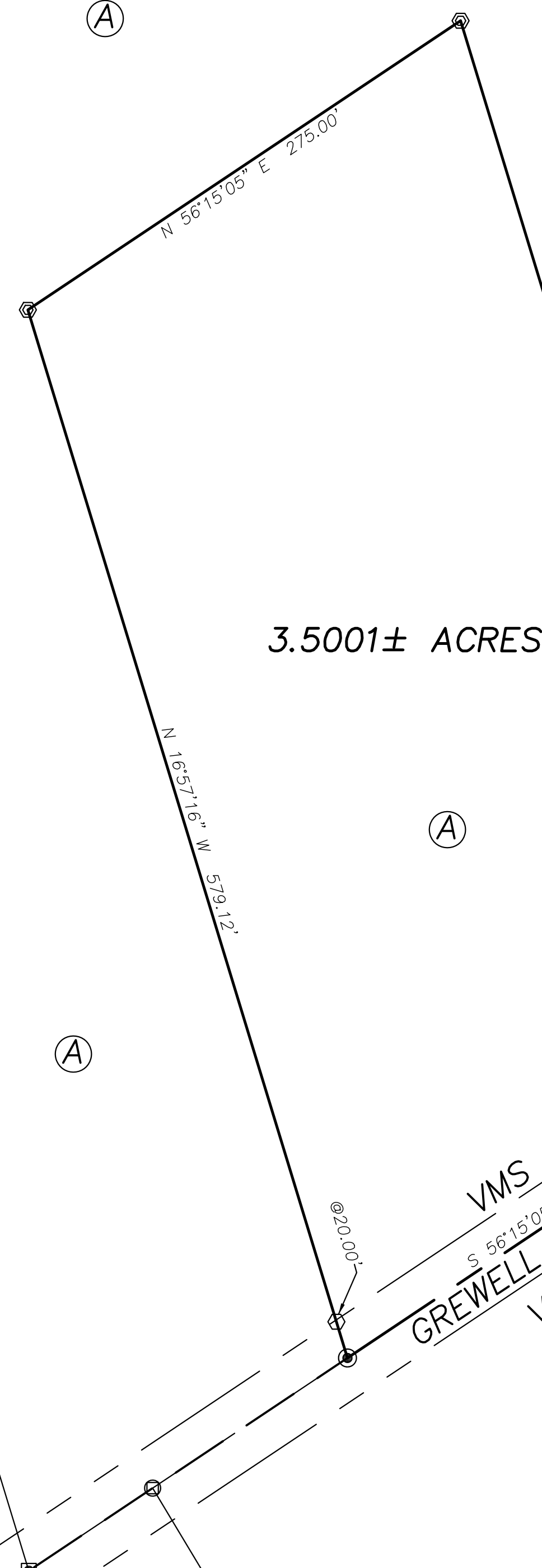
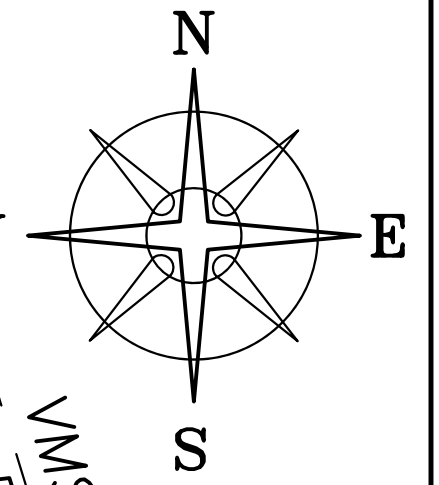


**DEED REFERENCE**  
**MICHELLE M HOSTETLER**  
**OR 313 PG 443**  
 PARCEL No. 11-00097.000  
 (A) **49 ACRES**

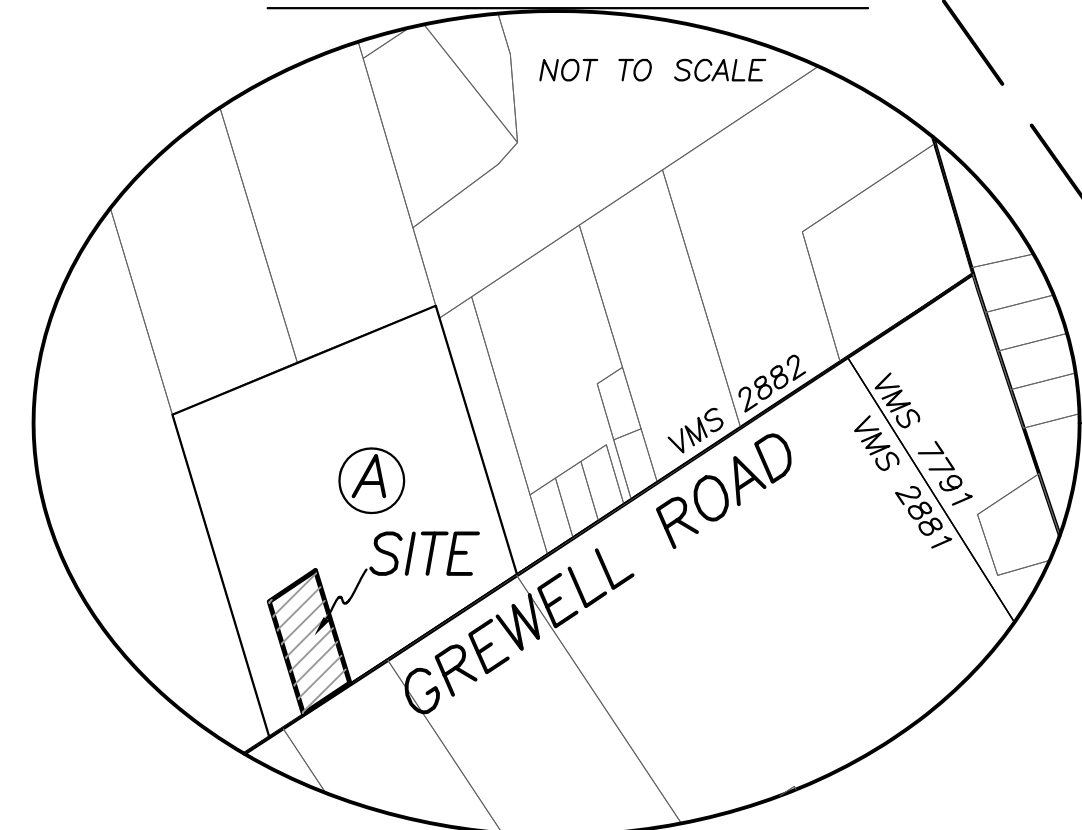
BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 06/21/17  
 WGS 1984 GEODETIC NORTH.



3.5001± ACRES

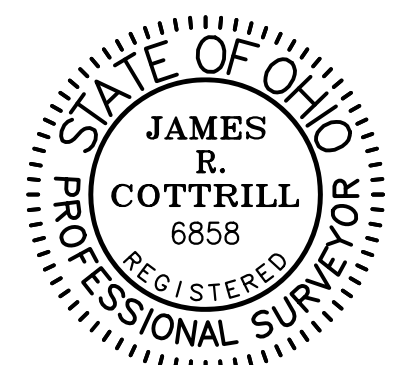
ROBIN R TROYER  
 OR 313 PG 1660  
 5.2382 ACRES  
 PLAT MO-7D

**LOCATION MAP**



**LEGEND**

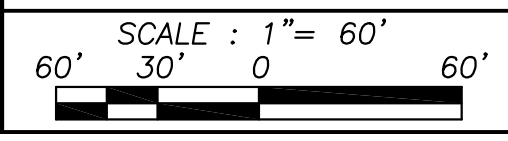
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ NAIL WITH WASHER (FOUND)
  - IRON PIN (FOUND)
  - PK NAIL (FOUND)
  - ⊙ MAG NAIL (SET)
  - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET, BURIED 1' DEEP)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 07/20/18

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

**3.5001± ACRES,**  
**VMS 2882, MONROE TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR ERIC BECKLEY**



SCALE : 1" = 60'  
 JOB No. S180707 : CREW: MW  
 SURVEYED 07/19/18 : DWN BY: NC  
 DRAWN 07/20/18 : CHECK: MW

# COTTRILL SURVEYING, INC

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

## 3.5001 Acre Tract Surveyed for Eric Beckley

The following described 3.5001 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2882, and being part of a 49 acre tract (Parcel 11-00097.000) 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 977.90 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 **275.00 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 20.00 feet, a total distance of **579.12 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **North 56° 15' 05" East** a distance of **275.00 feet** to an iron pin and cap set and buried 1 foot deep;
- 3) **South 16° 57' 16" East**, passing an iron pin and cap set at 559.12 feet, a total distance of **579.12 feet** returning to the **True Point of Beginning**, containing **3.5001 Acres** more or less.

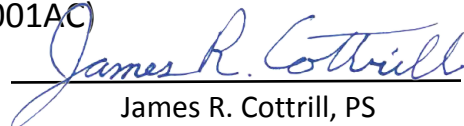
Bearings are based on a GPS observation on June 21, 2017, WGS 1984 Geodetic North.

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 6858."

This description is based on a field survey performed July 19, 2018 by James R. Cottrill, PS registration #6858. (Job #S180707-3-5001AC)



  
James R. Cottrill, PS