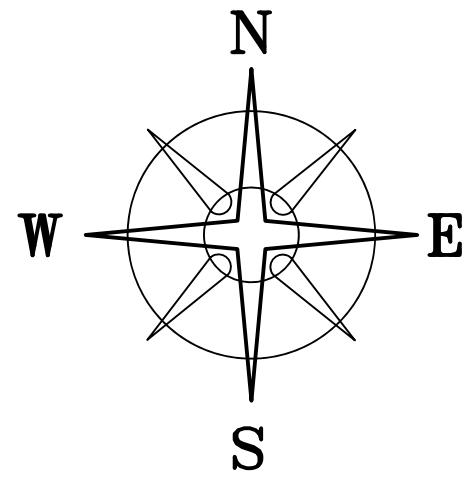


BEARINGS BASED ON THE C OF INTERSTATE 70 (N 68°50'49"E)
AS SHOWN ON LIMITED ACCESS PLAN, MAD - 70- 11.00, SHT. 17/29.



DEED REFERENCE
LAWRENCE & SHARON
HOSTETLER, JT LIVES
OR 114 PG 1052
220.0000 ACRES
PARCEL No. 08-00458.001
PLAT 113-00

INTERSTATE 70

SHELL OIL CO. PRODUCTS LINE

52.2071± ACRES

BRAD L & NANCY R MCKITRICK, JT LIVES
OR 140 P 192
69.248 ACRES
PLAT 49-02

BRAD L & NANCY R MCKITRICK, JT LIVES
OR 140 P 195
42.283 ACRES
PLAT 49-02

RONALD E. & GENEVIEVE F.
HOWARD, JT LIVES
OR 14 P 470
15.342 ACRES

RONALD E & GENEVIEVE HOWARD, JT LIVES
OR 287 P 1731
15.85 ACRES

KRISTINA A & ROBERT
CARSEY
OR 321 P 379
1.500 ACRES
PLAT 49-14

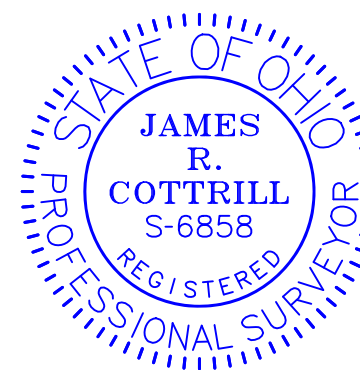
POINT OF
COMMENCEMENT
170 STA. 731+73.61, 198.93' RT
CR 10 C STA. 23+00

N=718149.045'
E=1750316.833'

N=717351.945'
E=1749108.461'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 5/8" Ø REBAR (FOUND)
- ▣ MONUMENT BOX (FOUND)
- CENTERLINE MONUMENT (FOUND)
- MAG NAIL (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS#6140" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 10/16/2020

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

52.2071± ACRES,
VMS 2682, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LAWRENCE HOSTETLER.

SCALE : 1" = 200'	JOB No. S200905	CREW: MW
200' 100' 0 200'	SURVEYED 09/2020	DWN BY: RC
	DRAWN 09/2020	CHECK: NC

COTTRILL SURVEYING, INC

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

52.2071 Acre Tract Surveyed for Lawrence Hostetler

The following described 52.2071 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2682, being part of a 220.0000 acre tract (Parcel 08-00458.001) conveyed to Lawrence and Sharon Hostetler, Joint Lives by Official Record 114 page 1052, and being more particularly described as follows:

Commencing at a monument box found at the centerline Station 23+00 of Middle Pike (County Road 10, 50 feet right-of-way) and being 198.93 feet right of centerline Station 731+73.61 of Interstate 70;

Thence, with the centerline of Middle Pike, North 15° 13' 14" West a distance of 49.09 feet to the Southeast line of Interstate 70;

Thence, with the Southeast line of Interstate 70, South 68° 50' 49" West a distance of 1427.37 feet to an iron pin and cap previously set at the West corner of a 15.342 acre tract conveyed to Ronald E and Genevieve F Howard, Joint Lives by Official Record 14 page 470, the North corner of said 220.0000 acre tract, and being the **True Point of Beginning**;

Thence, with the Southwest line of said 15.342 acre tract, **South 32° 43' 32" East** a distance of **663.13 feet** to an iron pin and cap previously set in the Northwest line of a 15.85 acre tract conveyed to Ronald E and Genevieve Howard, Joint Lives by Official Record 287 page 1731;

Thence, around said 15.85 acre tract with the following two courses:

- 1) **South 57° 10' 50" West** a distance of **304.36 feet** to a 5/8 inch diameter rebar found;
- 2) **South 30° 19' 36" East** a distance of **517.44 feet** to a 5/8 inch diameter rebar found at the South corner of said 15.85 acre tract;

Thence, with a new line across said 220.0000 acre tract, **South 56° 35' 49" West** a distance of **1447.38 feet** to an iron pin and cap set in the Northeast line of a 42.283 acre tract conveyed to Brad L and Nancy R McKitrick, Joint Lives by Official Record 140 page 195;

Thence, with the Northeast line of said 42.283 acre tract, **North 33° 09' 33" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS#6140" found at the southeast corner of a 69.248 acre tract conveyed to Brad L and Nancy R McKitrick, Joint Lives by Official Record 140 page 195 at 568.43 feet, a total distance of **1563.32 feet** to an iron pin and cap previously set in the Southeast line of Interstate 70;

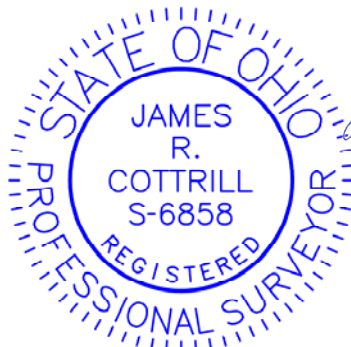
Thence, with the Southeast line of Interstate 70, **North 68° 50' 49" East** a distance of **1822.17 feet** returning to the **True Point of Beginning**, containing **52.2071 Acres** more or less

Bearings are based on the centerline of Interstate 70 (North 68° 50' 49" East) as shown on limited access plan, MAD-70-11.00, Sheet 17/29.

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 October 6, 2020 by James R. Cottrill, PS registration #6858. (Job #S200905-52.2071)



James R. Cottrill
James R. Cottrill, PS #6858