

Survey Plat

Being 8.865 acres located in Virginia Military Survey No. 3685 and 1479,
Darby Township, Madison County, Ohio



Scale 1" = 100'
April 4, 2022

Darby Township Trustees
10.0 Ac.
D.B. 261, Pg. 585

Forest Grove
Cemetery

Tuffco Sand & Gravel, Inc.
Orig. 12.47 Ac.
D.B. 294, Pg. 0886

Basis of bearings GPS observation
NAD83 (south zone), based on the
centerline of Cemetery Pike
being S 28°08'41" W.

Geroge Dennis Hostetler
Ellen Grace Sims
Mark Stanley Hostetler Jr.
Stephen Douglas Hostetler
Orig. 10.45 Ac.
O.R. 320, Pg. 2509
PID. 02-00119.002-192

386166.5 Sq. Feet
8.865 Acres

LINE	BEARING	DISTANCE
L1	N 51°30'02" W	86.00'
L2	N 27°25'33" W	73.54'

Mark S. Jr. & Betty Hostetler tlvs.
1.756 Ac.
Official Record 200, Pg. 673

1.756 ACRES

Darby Township Trustees
19.5 Ac.
D.B. 146, Pg. 6
Ref. D.B. 136, Pg. 27

Forest Grove
Cemetery

V.M.S. 3685 (7.637 Ac.)
V.M.S. 1479
0.612 Ac.

Kenneth S. & Ellen B. Sims
0.768 Ac. (Parcel III)
O.R. 204, Pg. 1083

0.509 Ac. (Parcel I)

Madison County Commissioners
1.055 Ac.
Parcel 7 WD-1
Ref: O.R. 176, Pg. 2327

Madison County Commissioners
0.041 Ac.
Parcel 12-WD
Ref: O.R. 46, Pg. 331

Donald & Rhonda Francis
0.6304 Ac. (Tract 1)
O.R. 385, Pg. 2203

LEGEND

- found iron pin
- ⊙ set iron pin (capped PATRIDGE SURVEYING)
- ▲ Found PK Nail
- ▼ Found Railroad Spike
- Found Monument Box
- ◆ 1'x1' (Base) Concrete Post

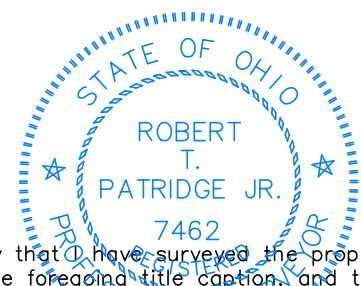
Reference Documents:
O.R. 294, Pg. 886
D.B. 261, Pg. 585
Mad C.R. 34 Centerline Survey Plat
O.R. 385, Pg. 2203
O.R. 176, Pg. 2327
O.R. 46, Pg. 331
O.R. 204, Pg. 1083

NOTE:
FLOOD LINES SHOWN ARE FROM FEMA FIRM MAP, AND
ARE APPROXIMATE, NO FIELD ELEVATIONS WERE
TAKEN.
FIRM 39097C0076D;
DATED: 06/18/2010
FLOOD ZONE AE.

I hereby certify that I have surveyed the property
described in the foregoing title caption, and that
said survey and plat are accurate and correct to the
best of my knowledge. Easements, restrictions,
utilities, and rights-of-way not located, unless
noted.

Robert T. Patridge Jr.

Robert T. Patridge Jr.
Professional Surveyor No. 7462



LEGAL DESCRIPTION OF 8.865 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Darby, in Virginia Military Survey Number Numbers 3685 and 1479, and being the remainder of an original 10.45 acre tract (PID. No. 02-00119.002-192) conveyed to George Dennis Hostetler, Ellen Grace Sims, Mark Stanley Hostetler Jr. and Stephen Douglas Hostetler, as recorded in Official Record 320, Page 2509, Madison County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the intersection of the centerlines of Cemetery Pike (County Road 34), and Smith Calhoun Road (County Road 37);

Thence North 23°28'08" East 84.90 feet in the centerline of Cemetery Pike (County Road 34), to a monument found at a point of curvature;

Thence along the arc of a curve to the right 127.09 feet, which has a radius of 1000.65 feet, a delta angle of 07°16'38", and a chord bearing of North 28°37'05" East and a chord distance of 127.01 feet to a PK nail found at a southwesterly corner of said original 10.45 acre tract also being a corner common to a 0.6304 acre tract (Tract 1) conveyed to Donald and Rhonda Francis, recorded in Official Record 385, Page 2203, also to a 0.041 acre tract (12-WD), conveyed to the Madison County Commissioners in Official Record 46, Page 331 marking the **Principal Place of Beginning** of the herein described 8.249 acre tract;

Thence **(L1) North 51°30'02" West 86.00 feet**, in a line common to said original 10.45 acre tract, said 0.041 acre tract and a 0.0224 acre tract (Tract 2) also conveyed to Donald and Rhonda Francis, recorded in Book 385, Page 2203, to a point in Sugar Run (passing an iron pin found at 21.26 feet), also being a corner common to a 1.0555 acre tract conveyed to Madison County Commissioners in Official Record 176, Page 2327, (12-WD);

Thence **(L2) North 27°25'33" West 73.54 feet**, in a line common to said original 10.45 acre tract and said 1.055 acre tract to an iron pin set in the north line of Virginia Military Survey Number 1479 and the south line of Virginia Military Survey Number 3685;

Thence **South 57°54'40" West 117.92 feet** in said north line of Virginia Military Survey Number 1479 and the south line of said Virginia Military Survey Number 3685, to a P nail found at a southwest corner of said original 10.45 acre tract and a southeast corner of a 19.5 acre tract conveyed to the Darby Township Trustees in Deed Book 146, Page 6 and reference Deed Book 136, Page 27;

Thence **North 30°37'43" West 666.75 feet** in the west line of said original 10.45 acre tract and the east line of said 19.5 acre tract, to the base of a 1 foot by 1 foot concrete post, marking the northwest corner of said original 10.45 acre tract and the northeast corner of said 19.5 acre tract and being the southwest corner of a 10.0 acre tract conveyed to the Darby Township Trustees in Deed Book 261, Page 585, (passing thru the base of a 1 foot by 1 foot concrete post at 22.65 feet);

Thence **North 57°58'23" East 531.59 feet**, in the north line of said original 10.45 acre tract and the south line of said 10.0 acre tract, to an iron pin found marking the northeast corner of said original 10.45 acre tract and the southeast corner of said 10.0 acre tract and being in the west line of the old Penn Central Railroad property, now being part of original 12.47 acre tract conveyed to Tuffco Sand and Gravel Inc., as recorded in Deed Book 294, Page 886,

Thence **South 51°09'49" East 349.56 feet**, in the east line of said original 10.45 acre tract and the westerly line of said 12.47 acre tract, to an iron pin found at a corner common to said original 10.45 acre tract and a 1.756 acre tract conveyed to Mark S. Jr. and Betty Hostetler Jtlvs. in Official Record 200, Page 673;

thence **South 22°18'33" West 275.70 feet**, along the northerly line of said original 10.45 acre tract and in a line common to said 1.756 acre tract, to an iron pin found;

thence **South 30°14'58" East 175.27 feet**, along the westerly line of said 1.756 acre tract, to a pk nail found in the centerline of said Cemetery Pike (County Road 34);

thence **South 28°08'41" West 215.73 feet**, in the centerline of said Cemetery Pike (County Road 34) to a PK nail found;

thence **South 33°43'41" West 115.49 feet**, in the centerline of said Cemetery Pike (County Road 34) to the **PRINCIPAL PLACE OF BEGINNING** containing an area of **8.865 acres**, of which 0.612 acres are in Virginia Military Survey No. 1479 and 7.637 acre are in Virginia Military Survey No. 3685.

Subject to all easements, restrictions, and rights of way of record, if any.

Basis of bearings are GPS observation on OSPC System (south zone) on the centerline of Cemetery Pike being South 28° 08' 41" West.

A survey of the above described premises was done by Robert T. Patridge Jr. P.S. 7462, in April, 2022.

All iron pins set 5/8" rebar, 30" long and are yellow capped "PATRIDGE SURVEYING".

All iron pins found are 5/8" rebar.

All referenced documents are on file at the Madison County Recorder's Office, London, Ohio.