

# SURVEY OF THOMAS BROTHERS LLC PROPERTY

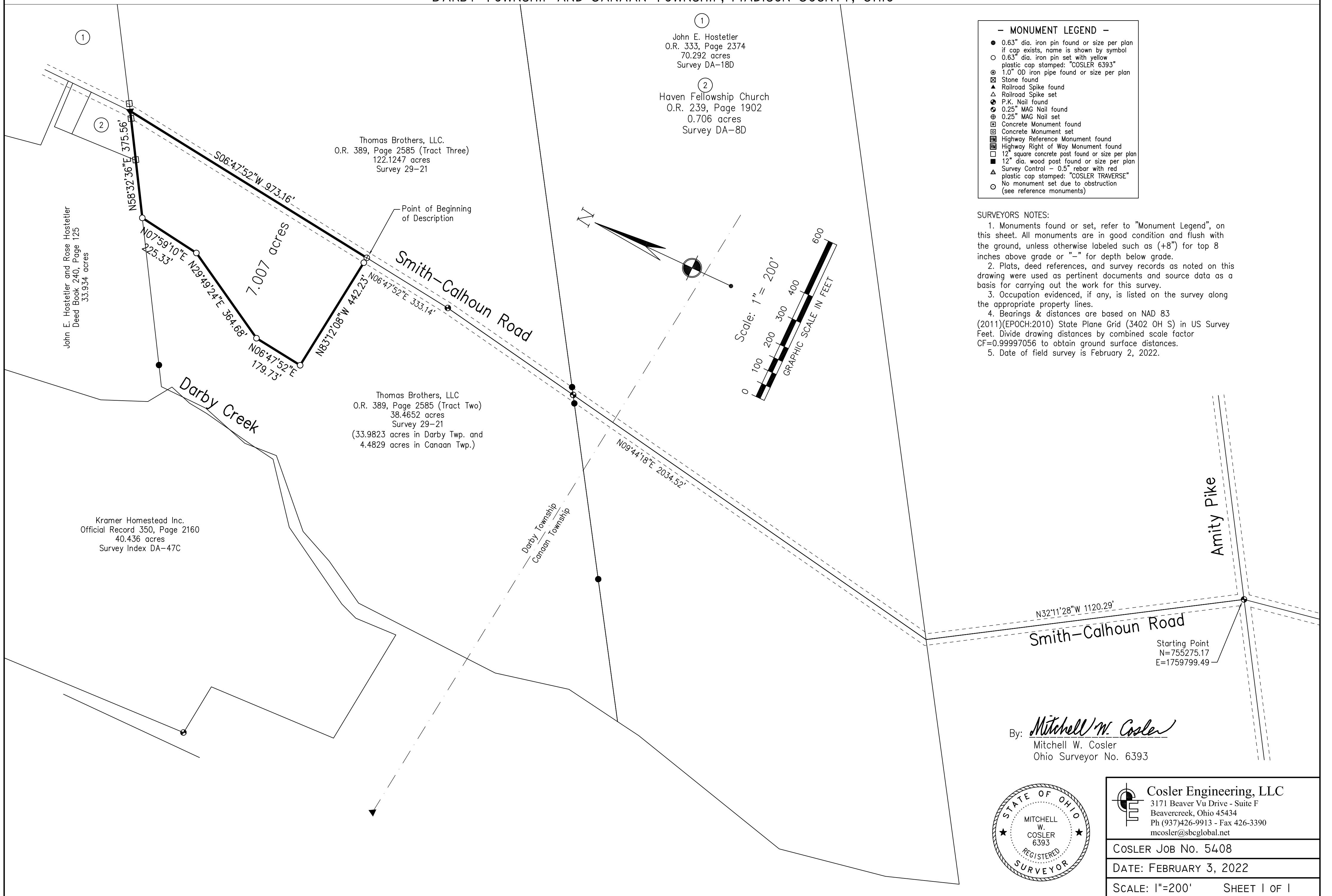
V.M.S. 1479

DARBY TOWNSHIP AND CANAAN TOWNSHIP, MADISON COUNTY, OHIO

MADISON COUNTY ENGINEER'S

RECORD OF LAND SURVEYS

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_



**- MONUMENT LEGEND -**

- 0.63" dia. iron pin found or size per plan if cap exists, name is shown by symbol
- 0.63" dia. iron pin set with yellow plastic cap stamped: "COSLER 6393"
- ⊙ 1.0" OD iron pipe found or size per plan
- ⊠ Stone found
- ▲ Railroad Spike found
- △ Railroad Spike set
- ⊕ P.K. Nail found
- ⊗ 0.25" MAG Nail found
- ⊖ 0.25" MAG Nail set
- ⊞ Concrete Monument found
- ⊟ Concrete Monument set
- ⊠ Highway Reference Monument found
- ⊡ Highway Right of Way Monument found
- ⊞ 12" square concrete post found or size per plan
- ⊞ 12" dia. wood post found or size per plan
- ⊞ Survey Control - 0.5" rebar with red plastic cap stamped: "COSLER TRAVERSE"
- No monument set due to obstruction (see reference monuments)

**SURVEYORS NOTES:**

1. Monuments found or set, refer to "Monument Legend", on this sheet. All monuments are in good condition and flush with the ground, unless otherwise labeled such as (+8") for top 8 inches above grade or "-" for depth below grade.
2. Plats, deed references, and survey records as noted on this drawing were used as pertinent documents and source data as a basis for carrying out the work for this survey.
3. Occupation evidenced, if any, is listed on the survey along the appropriate property lines.
4. Bearings & distances are based on NAD 83 (2011)(EPOCH:2010) State Plane Grid (3402 OH S) in US Survey Feet. Divide drawing distances by combined scale factor CF=0.99997056 to obtain ground surface distances.
5. Date of field survey is February 2, 2022.

① John E. Hostetler  
O.R. 333, Page 2374  
70.292 acres  
Survey DA-18D

② Haven Fellowship Church  
O.R. 239, Page 1902  
0.706 acres  
Survey DA-8D

Thomas Brothers, LLC.  
O.R. 389, Page 2585 (Tract Three)  
122.1247 acres  
Survey 29-21

John E. Hostetler and Rose Hostetler  
Deed Book 240, Page 125  
33.934 acres

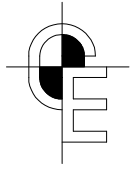
Thomas Brothers, LLC  
O.R. 389, Page 2585 (Tract Two)  
38.4652 acres  
Survey 29-21  
(33.9823 acres in Darby Twp. and  
4.4829 acres in Canaan Twp.)

Kramer Homestead Inc.  
Official Record 350, Page 2160  
40.436 acres  
Survey Index DA-47C

By: *Mitchell W. Cosler*  
Mitchell W. Cosler  
Ohio Surveyor No. 6393



<b>Cosler Engineering, LLC</b> 3171 Beaver Vu Drive - Suite F Beavercreek, Ohio 45434 Ph (937)426-9913 - Fax 426-3390 mcosler@sbcglobal.net
<b>COSLER JOB No. 5408</b>
<b>DATE: FEBRUARY 3, 2022</b>
<b>SCALE: 1"=200' SHEET 1 OF 1</b>



# Cosler Engineering, LLC

Civil Engineering • Land Surveying

545 Hilltop Road  
Beavercreek Twp. OH 45385  
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## Description of 7.007 acres Thomas Brothers LLC Property February 1, 2022

Located in VMS 1479, Darby Township, Madison County, Ohio, and being part of a tract of land (Auditor's Parcel 02-00044.001) conveyed to Thomas Brothers, LLC by deed recorded in O.R. 389, Page 2585 of the Recorder's Office of Madison County, Ohio described as follows:

Starting, for survey reference, at a magnetic nail found at the centerline of Amity Pike (County Road 36, right-of-way varies) and Smith-Calhoun Road (Township Road 37, unknown right-of-way width);

thence with the centerline line of said Smith-Calhoun Road for the following three (3) courses;

1. North 32°11'28" West for 1120.29 feet to an angle point in Smith-Calhoun Road;
2. North 09°44'18" East for 2034.52 feet to a magnetic nail found;
3. North 06°47'52" East for 333.14 feet to a magnetic nail set and at the **POINT OF BEGINNING** of the herein described tract of land;

thence with a new division line for the following four (4) courses:

1. North 83°12'08" West (passing an iron pin set at 20.00 feet) for 442.23 feet to an iron pin set;
2. North 06°47'52" East for 179.73 feet to an iron pin set;
3. North 29°49'24" East for 364.68 feet to an iron pin set;
4. North 07°59'10" East for 225.33 feet to an iron pin set in the south line of a 33.934 acre tract of land conveyed to John E. Hostetler and Rose Hostetler by Deed Book 240, Page 125 of the Recorder's Office of Madison County, Ohio

thence with the south line of said Hostetler land and its eastwardly extension, said extension being the south line of a 0.706 acre tract of land conveyed to Haven Fellowship Church by O.R. 239, Page 1902 of the Recorder's Office of Madison County, Ohio, North 58°32'36" East for 375.56 feet to a railroad spike found in the centerline of said Smith-Calhoun Road, at the southeast corner of said Haven Fellowship Church land, northwest corner of said Thomas Brothers, LLC land, and at the southwest corner of a 70.292 acre tract of land conveyed

to John E. Hostetler by deed recorded in O.R. 333, Page 2374 of the Recorder's Office of Madison County, Ohio;

thence with the centerline of said Smith-Calhoun Road and the west line of said Thomas Brothers, LLC land, South 06°47'52" West for 973.16 feet to the **POINT OF BEGINNING**, containing 7.007 acres, subject, however to all prior covenants, conditions, restrictions, reservations and easements as recorded or unrecorded, pertaining to the above-described tract of land.

NOTES:

The above description was prepared from the results of a field survey made by Cosler Engineering, LLC, by or under the direct supervision of Mitchell W. Cosler, Ohio Registered Surveyor No. 6393 on December 28, 2021. As recorded in the Madison County Engineer's Record of Land Surveys in Volume \_\_\_\_\_, Page \_\_\_\_\_.

Iron pins found are 0.63 inch diameter iron pipes found are 1.0 inch diameter, in good condition, unless otherwise described. Iron pins referred to as set are 0.63 inch diameter steel long with yellow cap stamped COSLER 6393, set flush with the ground. Magnetic nails referred to as found or set are 0.25 inch diameter chrome with a 0.56 inch diameter head.

Bearings are based on NAD 83(2011)(EPOCH:2010.0000) State Plane Grid (3402 OH S) in US Survey Feet. Divide grid distances by combined scale factor CF=0.99997056 to obtain ground surface distance.

By: *Mitchell W. Cosler*  
Mitchell W. Cosler, Ohio Registered Surveyor No. 6393



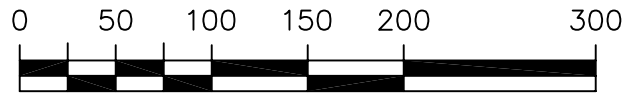
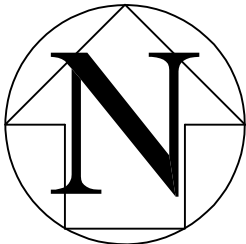
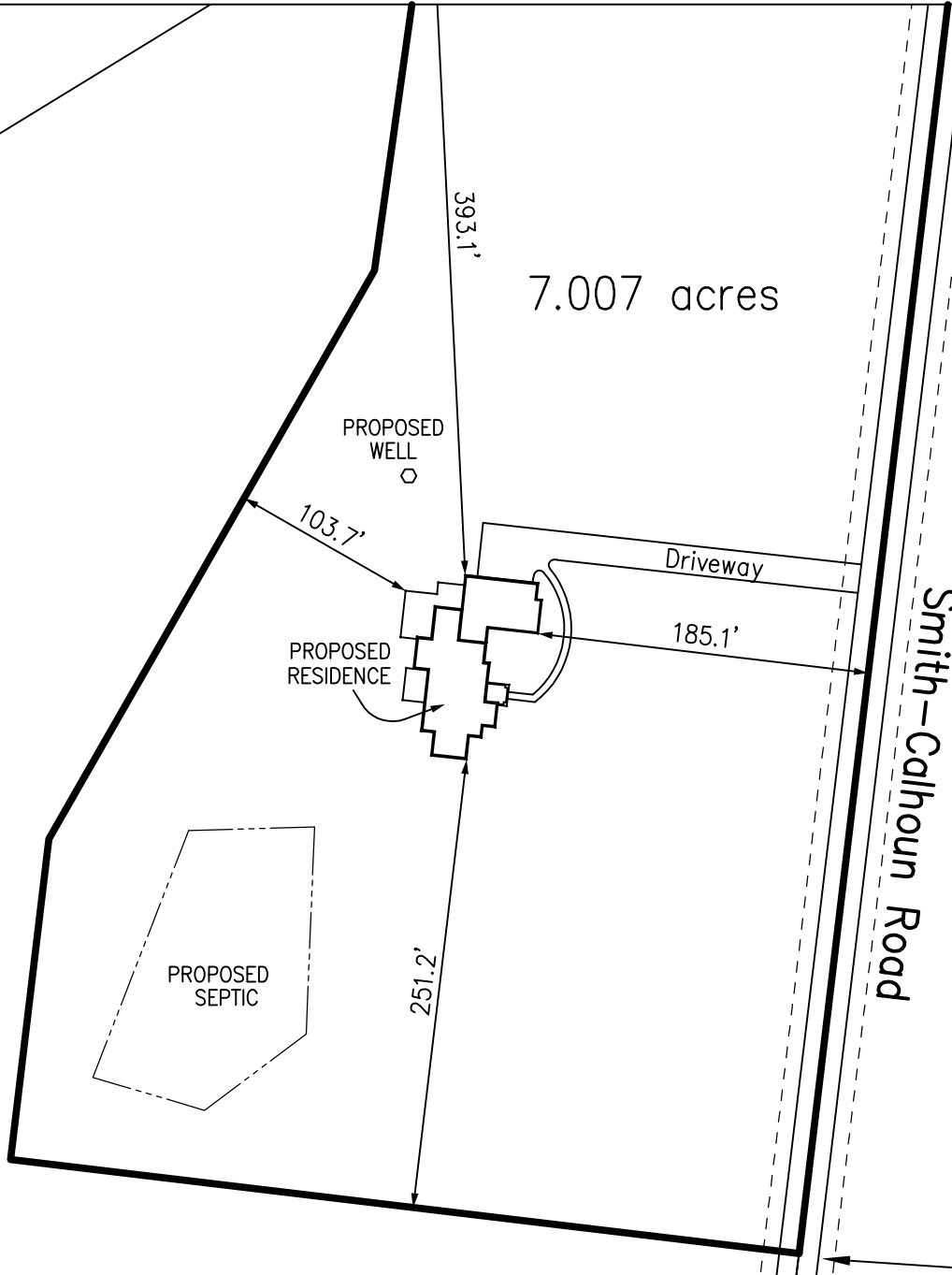
PLOT PLAN  
Thomas Residence  
for  
G.A. White Homes

Darby Township, Ohio  
Madison County

Smith-Calhoun Road

Prepared By  
**Cosler Engineering**  
545 Hilltop Road  
Beavercreek Twp., Ohio 45385

February 1, 2022



GRAPHIC SCALE IN FEET

Scale: 1" = 100'

By: *Mitchell W. Cosler*

Ohio Registered Survey No.

6393