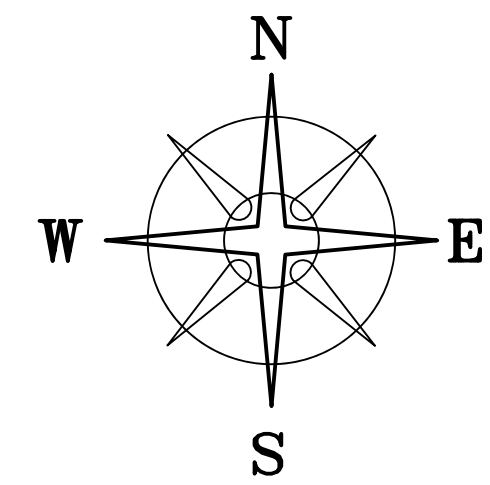


EAST FIRST AVE. (45' WIDE)

DEED REFERENCE
MICHELLE BECKLEY
 UNION COUNTY RECORDER
 INSTR No. 202008240008678
 PARCEL No. 1800020280000
 MADISON COUNTY RECORDER
OR 369 PG 1858
 PARCEL No. 04-00031.000
(A) 0.120 ACRES



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 01/16/14
 WGS 1984 GEODETIC NORTH.

FLOOD HAZARD INFO.

BASED ON FEMA MAP #39097C0057D
 DATED 6/18/10 THE PROPERTY SHOWN
 IS IN ZONE "X" (AREA OF MINIMAL FLOODING)

RFHF REAL ESTATE LLC
 UNION COUNTY
 INSTR No 202004100003240
 0.0375 ACRES (UNION CO)
 THE 03/10/20 SURVEY HAS NOT BEEN
 RECORDED IN UNION COUNTY TO DATE.
 PROPERTY TITLE IS STILL HELD AS A
 33.5 SQUARE RODS TRACT (0.21 ACRES).

0.0678± ACRES
UNION COUNTY
 S 89°36'57" E 14501.16' **0.1346± ACRES**
MADISON COUNTY
 0.0668± ACRES

RFHF REAL ESTATE LLC
 PLAT 35-20
 1.536 ACRES
 MADISON COUNTY
 OR 363 PG 1924
 1.426 ACRES (MAD CO)

NO NEW PINS FOUND ON
 THIS 3/10/20 SURVEY

POB
 N=769035.19'
 E=1754509.56'

PLAT 1-21

LEGEND

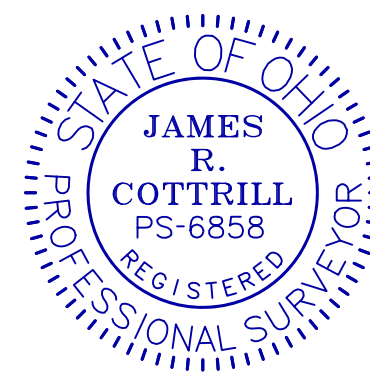
ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.

- ⬡ HEXAGON CO. STONE BROKEN OFF (FOUND)
- ▲ 10" SQ STONE CARVED MADISON-UNION CO. LINE MONUMENT AT CONVERSE CHAPEL RD
- △ MADISON CO MON #05-028 (FOUND)
- 1/2" Ø REBAR (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊙ 1 1/2" IRON PIPE (FOUND)
- MAG NAIL (FOUND)
- 5/8" Ø REBAR & PLASTIC CAP STAMPED "GUIDER S 7752" (FOUND)
- ⬢ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "R I BAKER" (FOUND)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

NORTH AVENUE (50' WIDE)

N 85°36'37" W 96.27'

MEGAN NICOLE NASH
 OR 387 PG 704
 0.14 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 03/30/22

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

0.1346 ACRES,
VMS 5128, VILLAGE OF PLAIN CITY,
MADISON & UNION CO., STATE OF OHIO.
SURVEYED FOR HOSTETLER.

SCALE : 1" = 10'
 10' 5' 0 10'

JOB No. S220303 : CREW: MW,AM
 SURVEYED 03/2022 : DWN BY: RC
 DRAWN 03/2022 : CHECK: NC

COTTRILL SURVEYING, INC

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

0.1346 Acre Tract *Surveyed for Hostetler*

The following described 0.1346 acre tract is situated in the State of Ohio, Madison and Union Counties, Village of Plain City, VMS 5128, being all of a 0.12 acre tract (Madison Parcel 04-00031.000 and Union Parcel 1800020280000) conveyed to Michelle Beckley by Instrument Number 202008240008678 (Union County) and Official Record 369 page 1858 (Madison County), and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the South line of East First Avenue (45 feet wide) with the West line of North Avenue (50 feet wide) and being the Northeast corner of said 0.120 acre tract;

Thence, with the West line of North Avenue, **South 05° 13' 09" West**, passing the Madison/Union County Line at 27.30 feet, a total distance of **60.92 feet** to the Northeast corner of a 0.14 acre tract conveyed to Megan Nicole Nash by Official Record 387 page 704 (Madison County);

Thence, with the North line of said 0.14 acre tract, **North 85° 36' 37" West**, passing $\frac{3}{4}$ inch T-bar & cap at 0.41 feet, a total distance of **96.27 feet** to an iron pin and cap set in the East line of a 1.536 acre tract conveyed to RFHF Real Estate LLC by Official Record 363 page 1924 (1.426 acres in Madison County);

Thence, with the East line of said 1.536 acre tract, **North 05° 13' 09" East**, passing the Madison/Union County Line at 26.87 feet, continuing with the East line of a 0.21 acre tract conveyed to RFHF Real Estate LLC by Instrument Number 202004100003240 (Union County), passing a 1.5 inch diameter iron pipe found at 60.76 feet, a total distance of **60.92 feet** to the South line of East First Avenue;

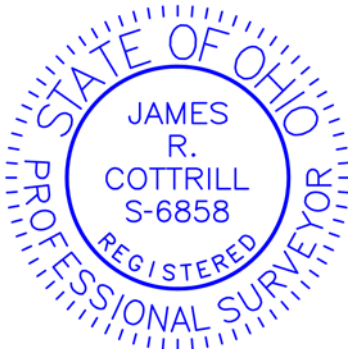
Thence, with the South line of East First Avenue, **South 85° 36' 37" East** a distance of **96.27 feet** returning to the **Point of Beginning**, containing **0.1346 Acres** more or less, of which 0.0678 acres more or less is in Union County and 0.0668 acres more or less is in Madison County.

Bearings are based on a GPS observation on January 16, 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 March 18, 2022 by James R. Cottrill, PS registration #6858. (Job #S220303-0.1346)




James R. Cottrill, PS #6858