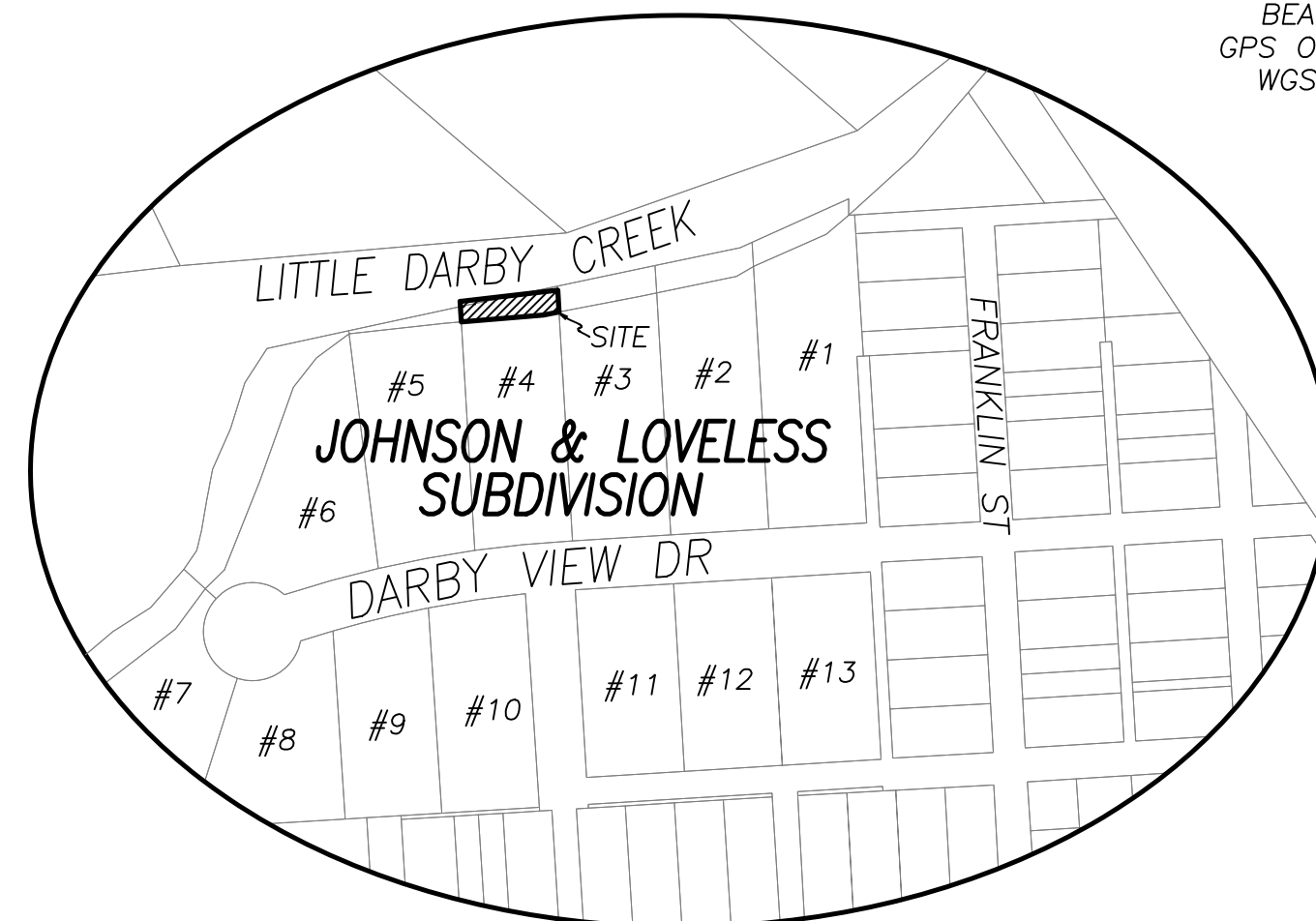


BEARINGS ARE BASED ON A GPS OBSERVATION ON 02/28/17 WGS 1984 GEODETIC NORTH.

LOCATION MAP

NOT TO SCALE



LITTLE DARBY CREEK

LOW WATER MARK

LOW WATER MARK OF LITTLE DARBY CREEK

ESTHER MAE BAKER
OR 228 PG 60
0.057 ACRES

KENNETH J & SAMANTHA CAHILL
OR 243 PG 67
0.066 ACRES

(A) 0.0367± ACRES
N 84°29'32" E 98.45'
S 84°56'08" W 83.58'

TPOB

LINE	BEARING	DISTANCE
L1	S 83°48'18" W	14.84'
L2	N 02°30'50" W	15.89'
L3	S 02°30'50" E	16.36'

JOHNSON AND LOVELESS
SUBDIVISION
PB 1 PG 408

LOT #3

LOT #4

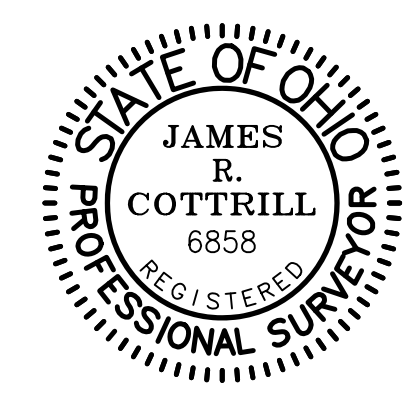
LOT #5

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 1/2" Ø IRON PIN IN CONCRETE (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - 1" Ø IRON PIPE (FOUND)
 - ⬠ 3/4" Ø PIPE & RED PLASTIC CAP STAMPED "LANDMARK SURVEY" (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

DEED REFERENCE

KENNETH J & SAMANTHA J CAHILL
OR 325 PG 102
(A) 0.056 ACRES
(PARCEL NO. 2)
PARCEL No. 10-01190.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 03/02/17

N=709574.11'
E=1750404.42'

POINT OF COMMENCEMENT

S 87°31'31" W 300.55'

12' ALLEY

DARBY VIEW DRIVE (50' WIDE)

LONDON ST
(50' WIDE)

COTTRILL SURVEYING, INC

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

**0.0367± ACRES, VMS 2836,
VILLAGE OF WEST JEFFERSON
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KEN CAHILL**

SCALE : 1" = 20'	DATES	JOB No. S170215
20' 10' 0 20'	SURVEYED 02/28/17	CREW: MW
	DRAWN 03/01/17	DWN BY: NC

COTTRILL SURVEYING, INC

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

0.0367 Acre Tract Surveyed for Ken Cahill

The following described 0.0367 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, and being all of a 0.056 acre tract (Parcel 10-01190.000) conveyed to Kenneth J and Samantha J Cahill by Official Record 325 page 102, and being more particularly described as follows:

Commencing at a 5/8-inch diameter iron pin found at the South corner common to Lot #4 and Lot #3 of Johnson and Loveless Subdivision as recorded in Plat Book 1 page 408, said iron pin bears North 02° 28' 29" West a distance of 50.00 feet from the intersection of the South line of Darby View Drive (50 feet wide) and the East line of London Street (50 feet wide);

Thence, with the line between said Lot #4 and Lot #3, North 02° 30' 50" West a distance of 233.87 feet to an iron pin and cap set at the Southwest corner of a 0.057 acre tract conveyed to Esther Mae Baker by Official Record 228 page 60 and the North corner common to Lot #3 and Lot #4 of said subdivision and being the **True Point of Beginning**;

Thence, with the North line of said Lot #4 with the following two courses:

- 1) **South 83° 48' 18" West** a distance of **14.84 feet** to a point;
- 2) **South 84° 56' 08" West** a distance of **83.58 feet** to an iron pin and cap set at the Northeast corner of Lot #5 of said subdivision and the Southeast corner of a 0.066 acre tract conveyed to Kenneth J and Samantha Cahill by Official Record 243 page 67;

Thence, with the East line of said 0.066 acre tract, **North 02° 30' 50" West** a distance **15.89 feet** to the low water mark of Little Darby Creek;

Thence, with the low water mark of Little Darby Creek, **North 84° 29' 32" East** a distance of **98.45 feet** to the Northwest corner of said Baker's 0.057 acres;

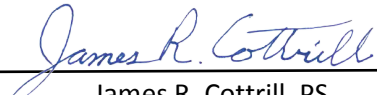
Thence, with the West line of said 0.057 acre tract, **South 02° 30' 50" East** a distance of **16.36 feet** returning to the **True Point of Beginning** containing **0.0367 Acres** more or less.

Bearings are based on a GPS observation on February 28, 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 February 28, 2017 by James R. Cottrill, PS registration #6858. (Job #S170215-0-0367AC)


James R. Cottrill, PS