

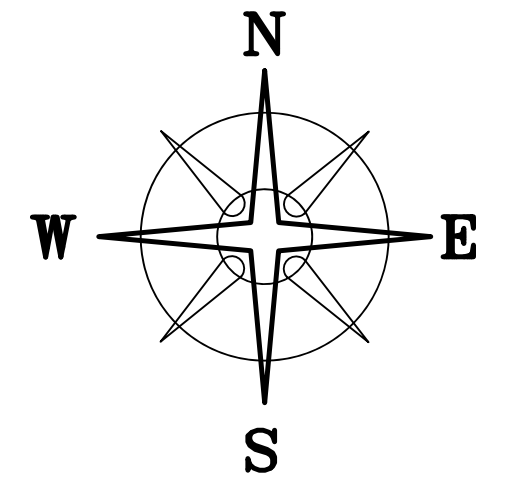
VMS 6029
VMS 3844

STATE ROUTE 665 (60' R/W)

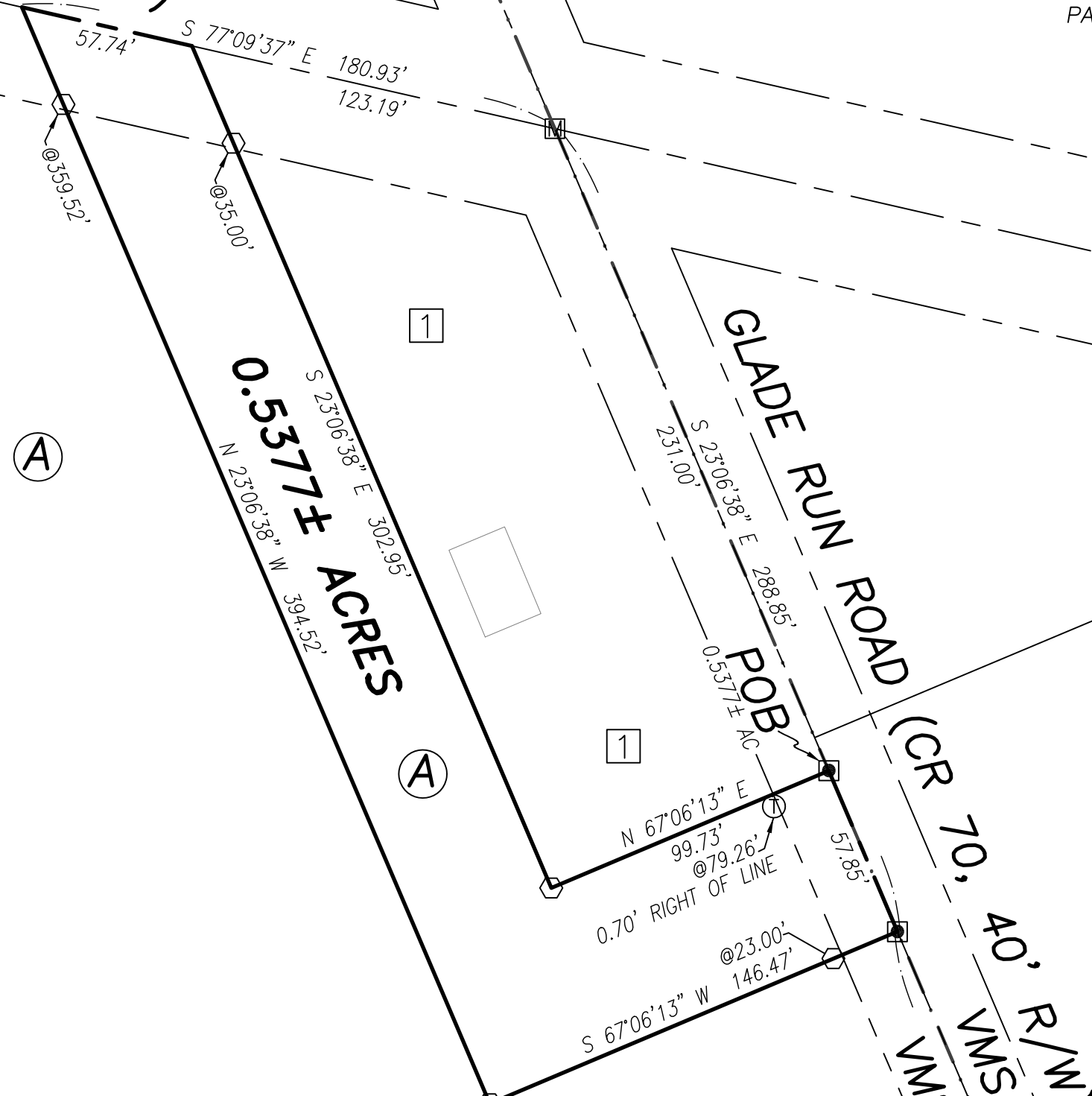
VMS 5046
VMS 3844

DEED REFERENCE
KNISELY ASSOCIATES LTD
OR 79 PG 373
Ⓐ 101.471 ACRES
PARCEL No. 29-00338.000

ADJOINER DEED REFERENCE
Ⓛ THOMAS G HOCKMAN &
SARAH I PEPPER-HOCKMAN JT LIVES
OR 258 PG 131
0.613 ACRES
PARCEL No. 29-00650.000



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 04/12/17
WGS 1984 GEODETIC NORTH.

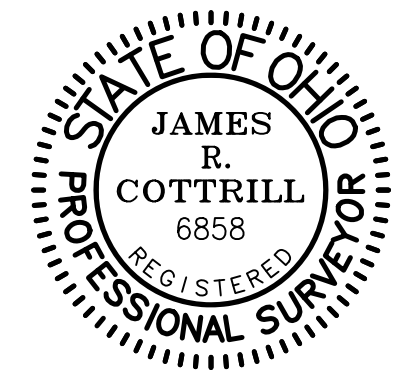
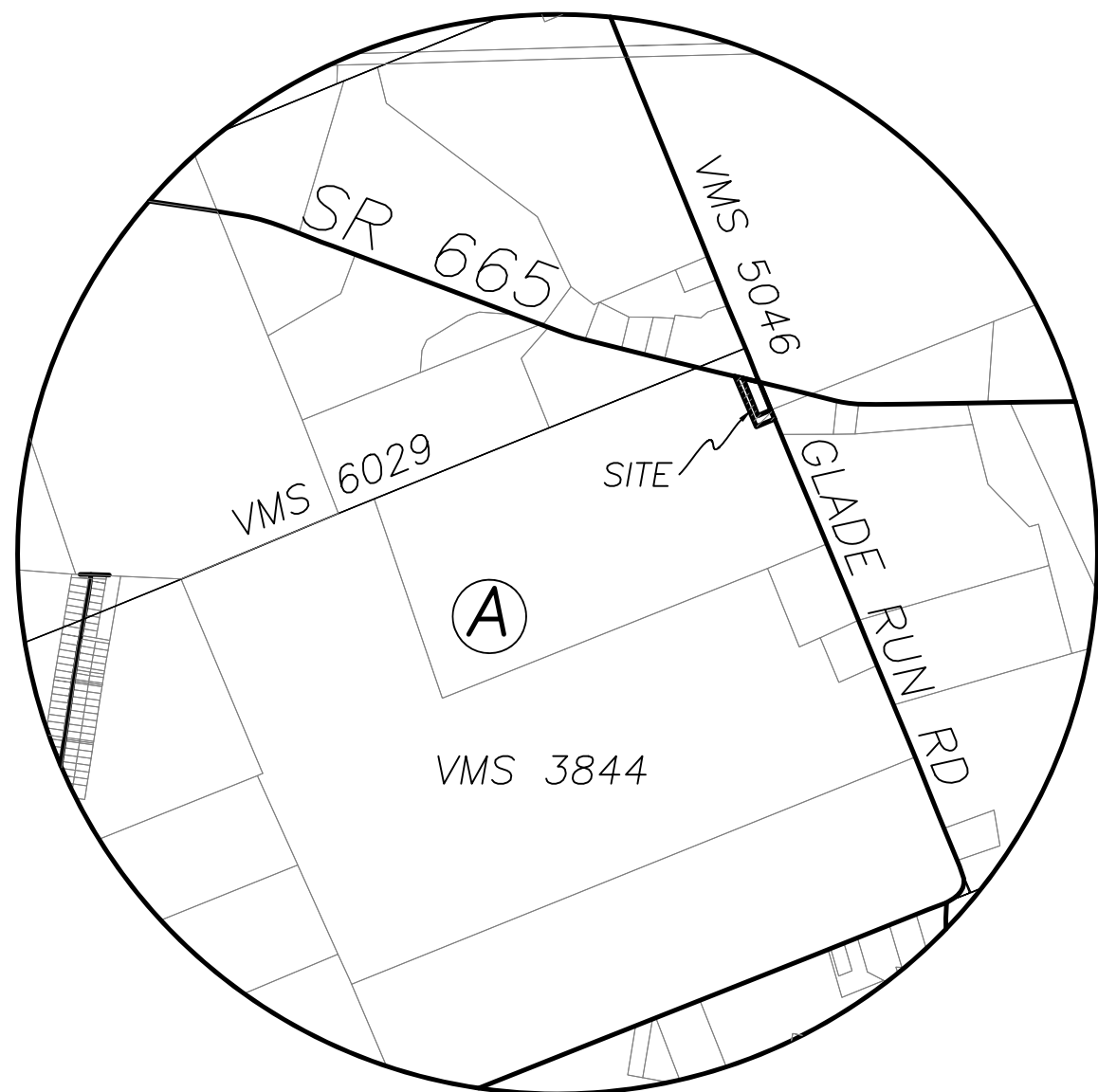


LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
 - Ⓢ 3/4" T-BAR & CAP (FOUND)
 - 3/4" Ø IRON PIN (FOUND)
 - Ⓜ MAG NAIL (SET)
 - Ⓟ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

LOCATION MAP

NOT TO SCALE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 04/17/17

N=685481.04'
E=1729431.25'

SOUTH LINE OF SAID 101.471 ACRE TRACT

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

0.5377± ACRES,
VMS 3844, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR THOMAS HOCKMAN

SCALE : 1" = 50'	DATES	JOB No. S170401
50' 25' 0 50'	SURVEYED 04/12/17	CREW: MW
	DRAWN 04/13/17	DWN BY: NC

COTTRILL SURVEYING, INC

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

0.5377 Acre Tract

Surveyed for Thomas Hockman

The following described 0.5377 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 3844, and being part of a 101.471 acre tract (Parcel 29-00338.000) conveyed to Knisely Associates, Limited by Official Record 79 page 373, and being more particularly described as follows:

Beginning at a mag nail set at the Southeast corner of a 0.613 acre tract conveyed to Thomas G Hockman and Sarah I Pepper-Hockman, Jt Lives by Official Record 258 page 131 and a corner to said 101.471 acre tract, and being in the centerline of Glade Run Road (County Road 70, 40 feet right-of-way) and in the line between VMS 3844 and VMS 5046, said mag nail bears South 23° 06' 38" East a distance of 231.00 feet from a monument box found at the centerline intersection of Glade Run Road and State Route 665 (60 feet right-of-way);

Thence, continuing with the centerline of Glade Run Road and said VMS line, **South 23° 06' 38" East** a distance of **57.85 feet** to a mag nail set;

Thence, across said 101.471 acre tract with the following two new courses:

- 1) **South 67° 06' 13" West**, passing an iron pin and cap set at 23.00 feet, a total distance of **146.47 feet** to an iron pin and cap set;
- 2) **North 23° 06' 38" West**, passing an iron pin and cap set at 359.52 feet, a total distance of **394.52 feet** to the centerline of State Route 665;

Thence, with the centerline of State Route 665, **South 77° 09' 37" East** a distance of **57.74 feet** to the Northwest corner of said 0.613 acre tract;

Thence, with the West line of said 0.613 acre tract, **South 23° 06' 38" East**, passing an iron pin and cap set at 35.00 feet, a total distance of **302.95 feet** to an iron pin and cap set;

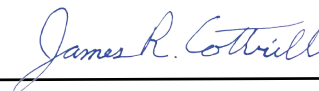
Thence, with the South line of said 0.613 acre tract, **North 67° 06' 13" East**, passing a 3/4 inch T-bar and cap found 0.70 feet right of line at 79.26 feet, a total distance of **99.73 feet** returning to the **Point of Beginning**, containing **0.5377 acres** more or less.

Bearings are based on a GPS observation on April 12, 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 April 12, 2017 by James R. Cottrill, PS registration #6858. (Job #S170401-0-5377AC)



James R. Cottrill, PS