

VMS 6029
VMS 3844

STATE ROUTE 665 (60' R/W)

VMS 5046
VMS 3844

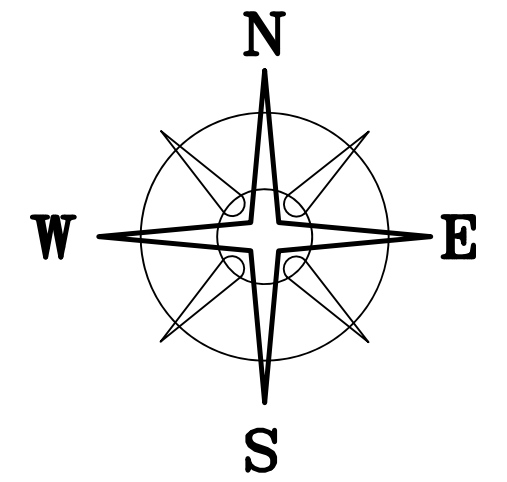
DEED REFERENCE

THOMAS G HOCKMAN &
SARAH I PEPPER-HOCKMAN JT LIVES

OR 258 PG 131

(A) 0.613 ACRES
PARCEL No. 29-00650.000

OR PG
(B) 0.5377 ACRES
PARCEL No. 29-00338.00_



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

POB
COMBINED TRACTS

1.1489± ACRES

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

0.9112± ACRES
AS SURVEYED

0.5377± ACRES

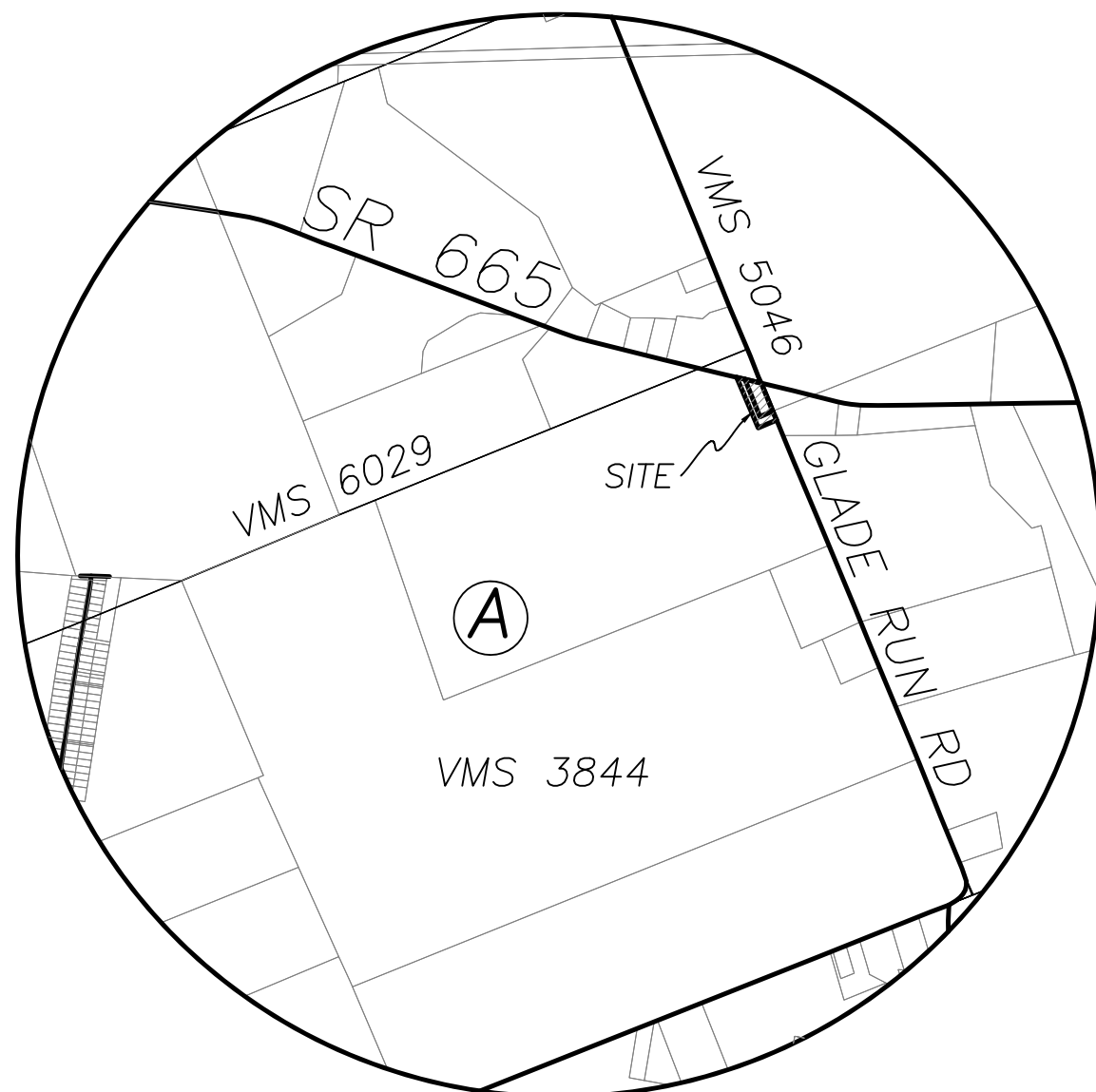
LEGEND

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

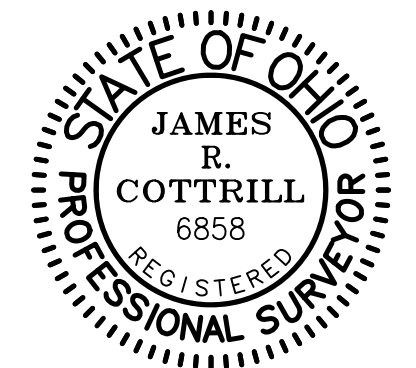
NOT TO SCALE



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

N=685481.04'
E=1729431.25'

SOUTH LINE OF SAID 101.471 ACRE TRACT



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

COTTRILL SURVEYING, INC

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

**1.1489± ACRES,
VMS 3844, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR THOMAS HOCKMAN**

SCALE : 1" = 50'
50' 25' 0 50'

DATES	JOB No. S170401
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

1.1489 Acre Tract

Surveyed for Thomas Hockman

The following described 1.1489 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 3844, and being all of a 0.613 acre tract (Parcel 29-00650.000) conveyed to Thomas G Hockman and Sarah I Pepper-Hockman, Jt Lives by Official Record 258 page 131, and all of a 0.5377 acre tract (previously split from Parcel 29-00338.000) conveyed to Thomas G Hockman and Sarah I Pepper-Hockman, Jt Lives by Official Record ___ page _____, and being more particularly described as follows:

Beginning at a monument box found at the centerline intersection of Glade Run Road (County Road 70, 40 feet right-of-way) and State Route 665 (60 feet right-of-way), said monument box being the Northeast corner of said 0.613 acre tract and in the line between VMS 5046 and VMS 3844;

Thence, with the centerline of Glade Run Road and said VMS line, **South 23° 06' 38" East**, passing a mag nail set at a corner of said 0.5377 acre tract at 231.00 feet, a total distance of **288.85 feet** to a mag nail set at a corner of a 101.471 acre tract conveyed to Knisley Associates, Limited by Official Record 79 page 373;

Thence, with the line between said 101.471 acre tract and said 0.5377 acre tract with the following two 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**, passing the Northwest corner of said 0.613 acre tract at 57.74 feet, a total distance of **180.93 feet** returning to the **Point of Beginning**, containing **1.1489 acres** more or less, of which 0.5377 acres more or less is of said 0.5377 acre tract and 0.6112 acres more or less is of said 0.613 acre tract.

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 #S170401-1-1489AC)


James R. Cottrill, PS