

PLAT 13-14

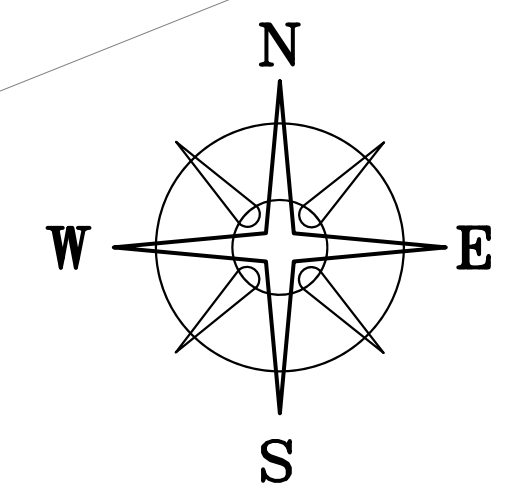
70

69

68

67

PLANT NINE PROPERTIES LLC  
OR 255 P 1488  
1.107 ACRES



BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 11/01/2013  
WGS 1984 GEODETIC NORTH.

AS ESTABLISHED BY THIS SURVEY-PLAT 13-14  
**BURNHAM STREET (33' WIDE)  
(FORMERLY CENTER STREET)**

NO PIN (FD)  
AS SHOWN ON PLAT 17-10

NO PIN (FD)  
AS SHOWN ON PLAT 17-10

**DEED REFERENCE**  
KONDAUR CAPITAL CORPORATION  
AS SEPARATE TRUSTEE OF  
MATAWIN VENTURES TRUST  
SERIES 2014-3  
OR 318 PG 2026

Ⓐ **0.306 ACRES**  
PARCEL No. 10-01135.000

ALEXA J MURRAY  
OR 272 PG 1072  
0.306 ACRES

WEST JEFFERSON CONCRETE LLC  
OR 98 PG 2517  
1.533 ACRES  
PLAT 17-10

DEPOT STREET 50'

S 33°55'35" E 99.09'

N 55°42'48" E 135.00'

S 33°55'35" E 99.00'

**LOCATION MAP**  
NOT TO SCALE



POB

**0.3068± ACRES**

Ⓐ

N=709962.26'  
E=1752518.36'

STEVE R & ANGELA N ROBINSON, JT LIVES  
OR 55 PG 1026  
0.306 ACRES

NO PIN (FD)  
AS SHOWN ON PLAT 17-10

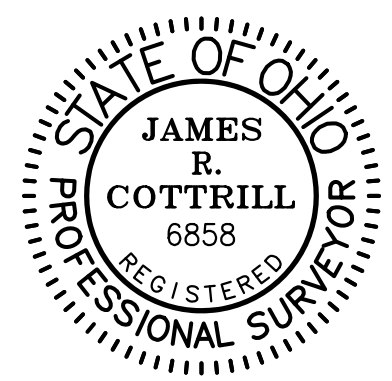
PENNSYLVANIA LINES LLC  
OR 107 PG 1784  
26.927 ACRES

NO PIN (FD)  
AS SHOWN ON PLAT 17-10

**LEGEND**

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

⬡ 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858

*James R. Cottrill* DATE: 07/05/17

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

**0.3069± ACRES,**  
**VMS 2836, VILLAGE OF WEST JEFF,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR LANDCASTLE TITLE**

SCALE : 1" = 30'  
30' 15' 0 30'

DATES	JOB No. S170701
SURVEYED 07/2017	CREW: MW
DRAWN 07/2017	DWN BY: NC

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **0.3068 Acre Tract** *Surveyed for Landcastle Title*

The following described 0.3068 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, being all of a 0.306 acre tract (Parcel 10-01135.000) conveyed to Kondaur Capital Corporation as separate trustee of Matawin Ventures Trust by Official Record 318 page 2026, and being more particularly described as follows:

Beginning at an iron pin and cap set in the northeast line of Depot Street (50 feet wide) at the southwest corner common to a 0.306 acre tract conveyed to Alexa J Murray by Official Record 272 page 1072 and said 0.306 acre tract, said iron pin bears South 33° 55' 35" East a distance of 99.09 feet from the intersection of the northeast line of Depot Street and the southeast line of Burnham Street (formerly Center Street) (33 feet wide);

Thence, with the southeast line of said Murray's 0.306 acre tract and parallel with the northwest line of a railroad track conveyed to Pennsylvania Lines, LLC by Official Record 107 page 1784, **North 55° 42' 48" East** a distance of **135.00 feet** to an iron pin and cap set in the southwest line of a 1.533 acre tract conveyed to West Jefferson Concrete, LLC by Official Record 98 page 2517;

Thence, with the southwest line of said 1.533 acre tract and parallel with Depot Street, **South 33° 55' 35" East** a distance of **99.00 feet** to an iron pin and cap set at the north corner of a 0.306 acre tract conveyed to Steve R and Angela N Robinson, Joint Lives by Official Record 55 page 1026;

Thence, with the northwest line of said Robinson's 0.306 acre tract and parallel with said railroad, **South 55° 42' 48" West** a distance of **135.00 feet** to an iron pin and cap set in the northeast line of Depot Street;

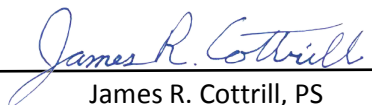
Thence, with the northeast line of Depot Street, **North 33° 55' 35" West** a distance of **99.00 feet** returning to the **Point of Beginning**, containing **0.3068 acres** more or less.

Bearings are based on a GPS observation on November 1, 2013, 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 July of 2017 by James R. Cottrill, PS registration #6858. (Job #S170701-0-3069AC)

  
James R. Cottrill, PS