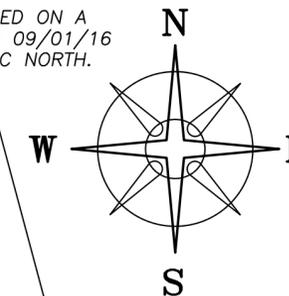


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 09/01/16  
WGS 1984 GEODETIC NORTH.



IP BEARS  
N 43°26'56" E  
0.67'  
WEST EDGE OF MFP

N 59°45'29" E 120.63'  
@109.95'

N 14°55'46" W 475.67'

S 14°55'46" E 482.53'

446.98'  
451.20'  
(BROKE OFF @ GROUND)

S 62°56'50" W 153.93'  
S 86°03'13" E 3176.09'

MARY STREET (50' WIDE)

TOWN & COUNTRY ADDITION  
PB 1 PG 328

FAIRVIEW ADDITION  
PB 1 PG 241-242

DEED REFERENCE  
SONYA S CHAFIN  
OR 339 PG 175  
PARCEL No. 10-00285.000  
1.32 ACRES

LOT #19

LOT #99

LOT #100

LOT #101

LOT #102

LOT #103

LOT #104

LOT #105

LOT #106

LOT #107

LOT #108

LOT #109

LOT #110

LOT #48

LOT #49

LOT #50

LOT #51

LOT #52

LOT #17 156.55'

(BROKE OFF @ GROUND)

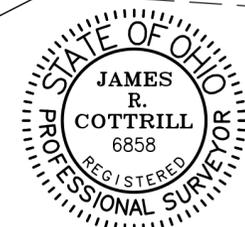
1.2796± ACRES  
1.1981± NET ACRES

SONYA S CHAFIN  
OR 339 PG 175  
0.81 ACRES

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ COUNTY MONUMENT 02-001 (FOUND)
  - 5" ∅ METAL FENCE POST (FOUND)
  - ⊙ 3/4" ∅ IRON PIPE (FOUND)
  - 3/4" ∅ IRON PIN (FOUND)
  - △ RIGHT-OF-WAY MONUMENT (FOUND)
  - MAG NAIL (SET)
  - 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

POB  
N=707917.30'  
E=1749639.37



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 11/16/18

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

**1.2796± ACRES,**  
**VMS 8480, VILLAGE OF WEST JEFFERSON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR SONYA CHAFIN**

SCALE : 1" = 40'  
40' 20' 0 40'

JOB No. S181112	CREW: MW
SURVEYED 11/15/18	DWN BY: NC
DRAWN 11/16/18	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 1.2796 Acre Tract Surveyed for Sonya Chafin

The following described 1.2796 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 8480, being all of a 1.32 acre tract (Parcel 10-00285.000) conveyed to Sonya S Chafin by Official Record 339 page 175, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of London Pike (State Route 142, 60 feet wide) at the Southeast corner of said 1.32 acre tract, said mag nail bears South 62° 56' 50" West a distance of 153.93 feet from the centerline intersection of London Pike and Putnam Avenue (40 feet wide);

Thence, with the centerline of London Pike, **South 62° 56' 50" West** a distance of **119.00 feet** to the Southeast corner of a 0.81 acre tract conveyed to Sonya S Chafin by Official Record 339 page 175;

Thence, with the East line of said 0.81 acre tract, **North 14° 55' 46" West**, passing an iron pin and cap set at 35.00 feet, a total distance of **475.67 feet** to an iron pin and cap set in the South line of Town and Country Addition as recorded in Plat Book 1 page 328;

Thence, with the South line of said Town and Country Addition, **North 59° 45' 29" East**, passing a 3/4 inch diameter iron pipe found at 109.95 feet, a total distance of **120.63 feet** to the West edge of a 5 inch diameter metal fence post found in the West line of Fairview Addition as recorded in Plat Book 1 pages 241-242;

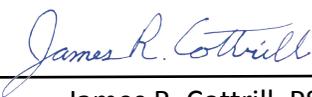
Thence, with the West line of said Fairview Addition, **South 14° 55' 46" East**, passing an iron pin and cap set at 446.98 feet, passing a 5 inch diameter metal fence post found broken off the ground at 451.20 feet, a total distance of **482.53 feet** returning to the Point of Beginning, containing **1.2796 Acres** more or less.

Bearings are based on a GPS observation on September 1, 2016, 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 November 15, 2018 by James R. Cottrill, PS registration #6858. (Job #S181112-1-2796)



James R. Cottrill, PS

