

BEARINGS ARE BASED ON A GPS OBSERVATION ON 04/27/18 WGS 1984 GEODETIC NORTH.

STATE ROUTE 323 (60' R/W)

RICHARDSON SUBDIVISION

POINT OF COMMENCEMENT

UNIT 17

WILSON CAROL LYNN  
OR 197 P 301  
48.796 ACRES

S 21°03'43" E 2249.72'

VMS 8037  
VMS 8131

TPOB  
N=629096.251'  
E=1738709.088'

**DEED REFERENCE**  
WILLIAM DOUGLAS COPAS  
OR 244 PG 1068  
Ⓐ 55.475 ACRES  
PARCEL No. 17-00104.000  
SFARMS UNIT 18

@230.73'  
S 87°31'08" E 251.73'

25.9'±

1.6344± ACRES  
71193.8 Sq. Feet  
Ⓐ

HICKS ROAD (TR 67)(40'R/W)

@19.90'  
S 68°54'58" W 195.10'

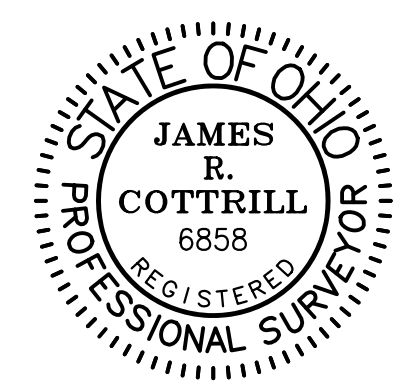
KIMBERLY LEE HAMPTON  
OR 275 P 1665  
0.537 ACRES

UNIT 18

**LEGEND**

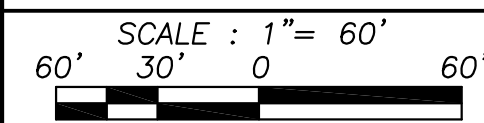
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
  - ⊙ 1/2" Ø IRON PIPE (FOUND)
  - ⊚ 3/4" Ø IRON PIPE (FOUND)
  - RAIL ROAD SPIKE (FOUND)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 5/04/2018



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

1.6344± ACRES,  
VMS 8131, PLEASANT TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR RICHARD WILSON



SCALE : 1" = 60'	JOB No. S180404	CREW: MW
60' 30' 0 60'	SURVEYED 04/2018	DWN BY: RC
	DRAWN 05/2018	CHECK: NC

# COTTRILL SURVEYING, INC

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

## **1.6344 Acre Tract** *Surveyed for Richard Wilson*

The following described 1.6344 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 8131, and being part of a 55.475 acre tract (parcel #17-00104. 000, Scioto Farm Unit 18) conveyed to William Douglas Copas by official record 244 page 1068, and being more particularly described as follows:

Commencing at a centerline monument box found at the intersection of the centerline of State Route 323 (60 feet right-of-way) with the centerline of Hicks Road (Township Road 67)(40 feet right-of-way);

Thence, with the centerline of said Hicks Road, South 21° 08' 43" East a distance of 2249.72 feet to a railroad spike found in said centerline at the northeast corner of said 55.475 acre tract and the southeast corner of a 48.796 acre tract ( Scioto Farm Unit 17) conveyed to Carol Lynn Wilson by Official Record 197 page 301, also being **The True Point of Beginning**;

Thence, continuing with said centerline, **South 20° 49' 16" East** a distance of **287.96 feet** to a railroad spike found at the northeast corner of a 0.537 acre tract conveyed to Kimberly Lee Hampton by Official Record 275 page 1665;

Thence, with the north line of said 0.537 acre tract, **South 68° 54' 58" West**, passing a 1/2 inch diameter iron pipe found at 19.90 feet, a total distance of **195.10 feet** to a 3/4 inch diameter iron pipe found at the northwest corner of said tract;

Thence, with a new line across said 55.475 acre tract, **North 26° 07'50"West** a distance of **390.11 feet** to an iron pin and cap set in the south line of said 48.796 acre tract;

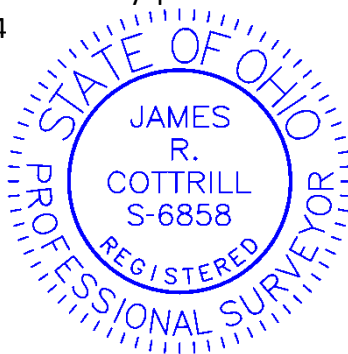
Thence, with the south line of said 48.796 acre tract, **South 87° 31' 08" East**, passing an iron pin and cap set at 230.73 feet, a total distance of **251.73 feet returning to The True Point of Beginning** containing **1.6344 Acres** more or less.

Bearings are based on a GPS observation on April 27, 2018, 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 May 4, 2018 by James R. Cottrill, PS registration #6858. (Job #S180404



*James R. Cottrill*

James R. Cottrill, PS