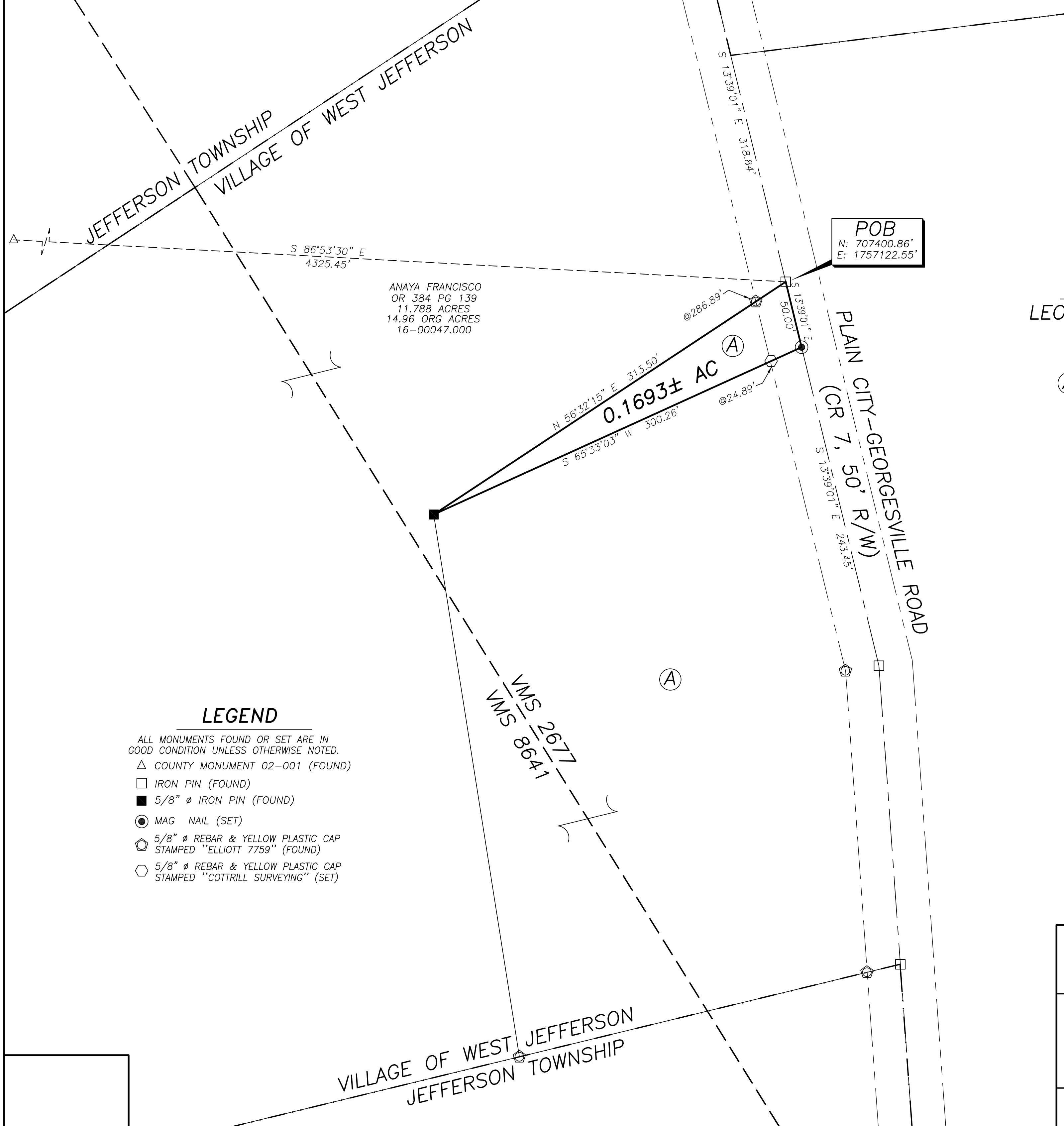
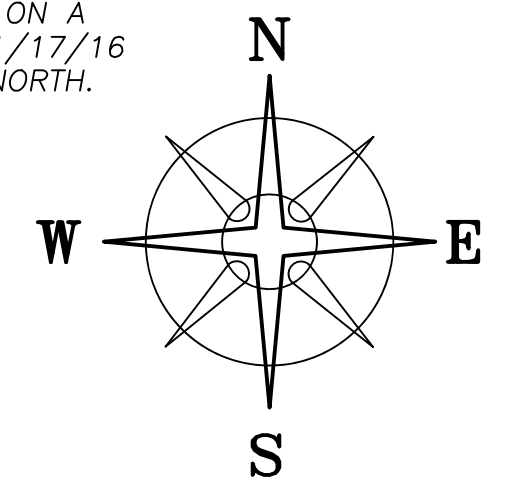


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 11/17/16  
WGS 1984 GEODETIC NORTH.



**POB**  
N: 707400.86'  
E: 1757122.55'

ANAYA FRANCISCO  
OR 384 PG 139  
11.788 ACRES  
14.96 ORG ACRES  
16-00047.000

**DEED REFERENCE**  
LEONARD G & TERESA A  
HORSTMAN  
OR 384 PG 137  
PARCEL No. 16-00048.000  
Ⓐ 3.172 ACRES

**NOTE**

THE 0.1693± ACRE TRACT IS TO  
BECOME PART OF AND CONTINGENT  
TO ADJOINING 11.788 ACRE TRACT.

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-001 (FOUND)
  - IRON PIN (FOUND)
  - 5/8" ∅ IRON PIN (FOUND)
  - MAG NAIL (SET)
  - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP  
STAMPED "ELLIOTT 7759" (FOUND)
  - ⊖ 5/8" ∅ REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821  
*Nathan Cottrill* DATE: 04/19/22

**COTTRILL SURVEYING, INC**

James R Cottrill, PS Nathan Cottrill, PE PS  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**0.1693± ACRES, VMS 2677,  
VILLAGE OF WEST JEFFERSON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR HORSTMAN.**

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

JOB No. S220334 CREW: NC,AM  
SURVEYED 04/14/22 DWN BY: NC  
DRAWN 04/14/22 CHECK: RC

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## **0.1693 Acre Tract** *Surveyed for Horstman*

The following described 0.1693 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2611, being part of a 3.172 acre tract (Parcel 16-00048.000) conveyed to Leonard G and Teresa A Horstman by Official Record 384 page 137, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Plain City-Georgesville Road (County Road 7, 50 feet right-of-way) at a corner to and 11.788 acre tract conveyed to Anaya Francisco by Official Record 384 page 139 in the Northeast corner of said 3.172 acre tract, said iron pin bears South 86° 53' 30" East a distance of 4325.45 from County Monument 02-001 found;

Thence, with the centerline of Plain City-Georgesville Road, **South 13° 39' 01" East** a distance of **50.00 feet** to a mag nail set;

Thence, with a new line across said 3.172 acre tract, **South 65° 33' 03" West**, passing an iron pin and cap set at 24.89 feet, a total distance of **300.26 feet** to a 5/8 inch diameter rebar found at a corner to said 11.788 acre tract;

Thence, with said 11.788 acre tract, **North 56° 32' 15" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott 7759" at 286.89, a total distance of **313.50 feet** returning to the **Point of Beginning**, containing **0.1693 Acres** more or less.

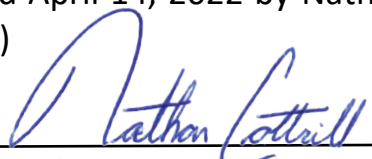
Bearings are based on a GPS observation on November 17, 2016, WGS 1984 Geodetic North.

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 Surveying"

This description is based on a field survey performed April 14, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220334-0.1693)



  
Nathan L. Cottrill, PS #8821