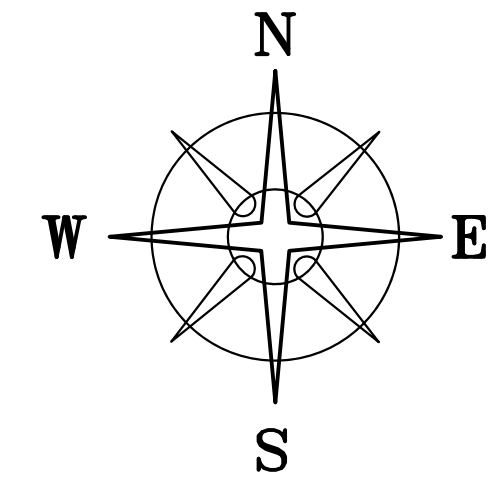
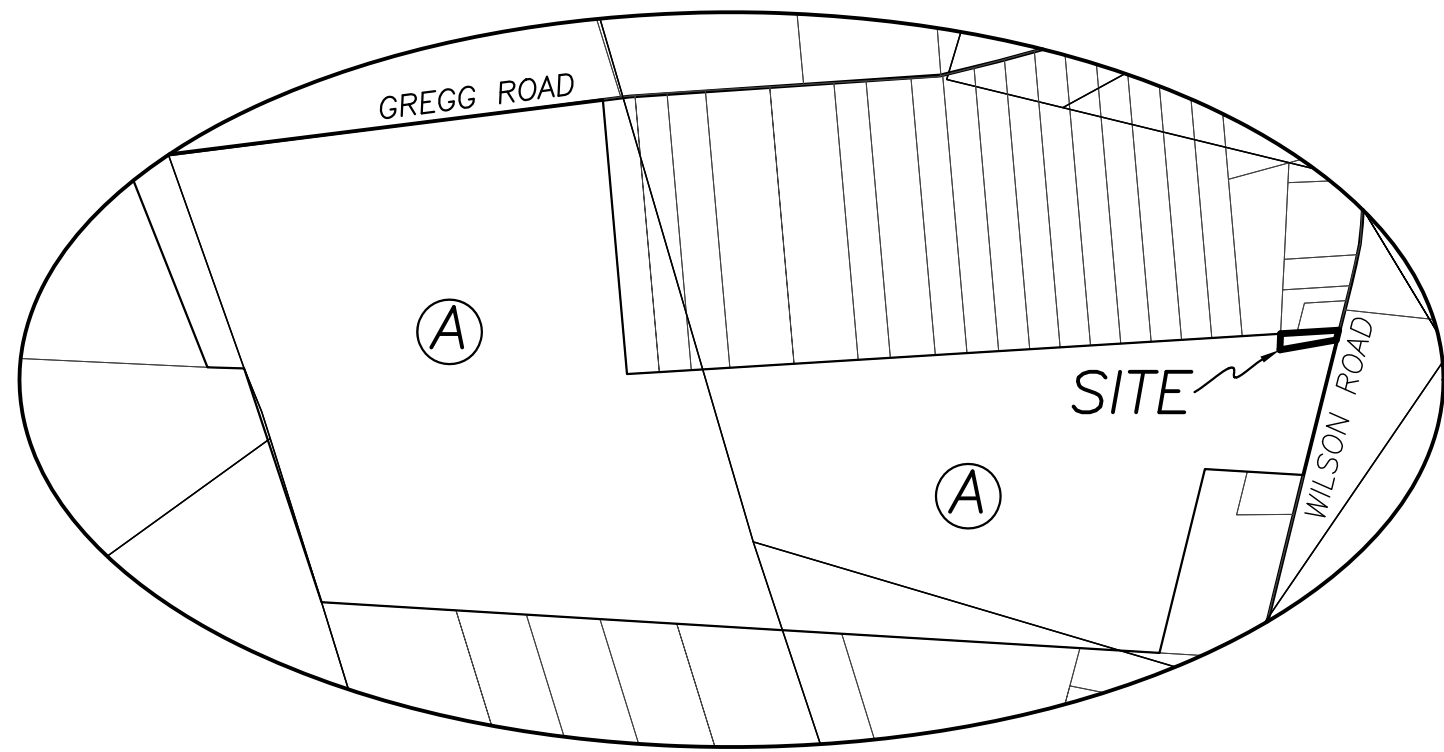


**LOCATION MAP**

NOT TO SCALE



BEARINGS ARE BASED ON A GPS OBSERVATION ON 08/06/18 WGS 1984 GEODETIC NORTH.

**NOTES**

0.4104 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ADJOINING 0.689 ACRE TRACT.

**DEED REFERENCE**  
 WESTWATER CO AN OHIO CORP  
 OR 156 PG 217  
 (A) 204.9482 ACRES  
 PARCEL No. 08-00416.000

**LEGEND**

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

- IRON PIN (FOUND)
- MAG NAIL (SET)
- RAILROAD SPIKE (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



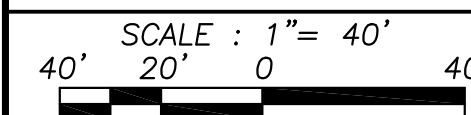
I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821

*Nathan L. Cottrill* DATE: 11/21/22

**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

**0.4104± ACRES,**  
**VMS 8479, JEFFERSON TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR VACHERESSE.**



JOB No. S221002 CREW: MW,AM  
 SURVEYED 11/11/22 DWN BY: NC  
 DRAWN 11/14/22 CHECK: MW

ERIC & ELIZABETH VACHERESSE  
 OR 353 PG 75  
 0.8399 ACRES  
 PARCEL No. 08-00510.001  
 PLAT 90-90  
 PLAT 70-90

ERIC & ELIZABETH VACHERESSE  
 OR 353 PG 75  
 0.689 ACRES  
 PARCEL No. 08-00511.000  
 PLAT JE-35E

W & C FARMS LLC  
 OR 403 PG 555  
 4.5451 ACRES  
 PARCEL No. 08-00509.000

**TPOB**  
 N=696121.91'  
 E=1742686.22'

**0.4104± ACRES**

(A)

(A)

GREGG RD.  
 (CR 43)

WILSON ROAD (C 103, 50'R/W)

POINT OF COMMENCEMENT

IP BEARS FROM PI  
 N 27°55'28" E  
 8.67'

S 02°21'59" W  
 1397.55'

BABB'S CENTERLINE  
 S 13°20'42" W 443.73'  
 RI BAKER'S CENTERLINE

RRS BEARS  
 N 85°56'49" E  
 3.54'

N 02°01'06" E  
 80.00'

81.06'

N 85°56'49" E 287.09'

S 79°28'26" W 282.41'

@24.54'

S 13°20'14" W  
 50.00'

# COTTRILL SURVEYING, INC

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

## **0.4104 Acre Tract** *Surveyed for Vacheresse*

The following described 0.4104 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8479, being part of a 204.9482 acre tract (Parcel 08-00416.000) conveyed to Westwater Co an Ohio Corp by Official Record 156 page 217, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Wilson Road (County Road 103, 50 feet right-of-way) and Gregg Road (County Road 43);

Thence, with the centerline of Wilson Road with the following two courses:

- 1) South 02° 21' 59" West a distance of 1397.55 feet to a railroad spike found;
- 2) South 13° 20' 42" West a distance of 443.73 feet to a railroad spike found in the South line of a 0.689 acre tract conveyed to Eric and Elizabeth Vacheresse by Official Record 353 page 75 and being the **True Point of Beginning**;

Thence, continuing with the centerline of Wilson Road, **South 13° 20' 14" West** a distance of **50.00 feet** to a mag nail set;

Thence, across said 204.9482 acre tract with the following two new courses:

- 1) **South 79° 28' 26" West**, passing an iron pin and cap set at 24.54 feet, a total distance of **282.41 feet** to an iron pin and cap set;
- 2) **North 02° 01' 06" East** a distance of **80.00 feet** to an iron pin and cap set at the Southeast corner of a 4.5451 acre tract conveyed to W&C Farms LLC by Official Record 403 page 555 and the Southwest corner of a 0.8399 acre tract conveyed to Eric and Elizabeth Vacheresse by Official Record 353 page 75;

Thence, with the South line of said 0.8399 acre tract, **North 85° 56' 49" East**, passing the Southwest corner of said 0.689 acre tract at 81.06 feet, a total distance of **287.09 feet** returning to the **True Point of Beginning**, containing **0.4104 Acres** more or less.


Bearings are based on a GPS observation on August 6, 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 Surveying"

This description is based on a field survey performed November 11, 2022 by Nathan L. Cottrill, PS registration #8821.



  
Nathan L. Cottrill, PS #8821  
(Job #S221002-0.4104)