



DARRELL A. POWERS
OFFICIAL RECORD 219 PAGE 1346
0.337 ACRES
27-00140.000

0.1661± ACRES

(A)

N=635964.97'
E=1655680.21'

NOTE

0.1661 ACRE TRACT IS TO BECOME PART OF AND
CONTINGENT TO POWERS' 0.337 ACRE TRACT.

DEED REFERENCE

DEWIGHT ELI POWERS
OFFICIAL RECORD 274 PAGE 885
(A) 2.399 ACRES
28-00134.000

LEGEND

- IRON PIPE (FOUND)
- △ 3/4" IRON PIPE & YELLOW PLATIC CAP
STAMPED R.E.T. 6552 (FOUND)
- 3/4" IRON PIPE & ALUMINUM CAP
STAMPED "N.C.B. 5969" (FOUND)
- 3/4" IRON PIPE (FOUND)
- 5/8" ∅ REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 11/18/14

COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

0.1661 ACRES, VMS 6342,
STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DARRELL POWERS

DATE DRAWN: 11/12/14	SCALE : 1" = 40'	CREW: MW
JOB # S141014	40' 20' 0 40'	DWN. BY: MW
F. B. #		CK. BY: JRC

STOKES TOWNSHIP
SOUTH SOLON CORPORATION LINE
AS SHOWN ON GIS MAP

WASHINGTON STREET (S.R. 41)(60' R/W)

HIGH STREET (50')

NORTH STREET (40')

STOP/STREET SIGN

POINT OF COMMENCEMENT

S 04°46'40" W 3.82'

N 04°46'40" E 433.69'

N 04°46'40" E 493.34'

N 24°20'56" E 54.51'

N 79°06'43" W 138.53'

S 82°07'38" E 119.66'

S 04°46'40" W 59.65'

STOKES TOWNSHIP

SOUTH SOLON CORPORATION LINE

TPOB

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

0.1661 Acre Tract *Surveyed for Darrell Powers*

The following described 0.1661 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 6342, and being part of a 2.399 acre tract (28-00134.000) conveyed to the Dewight Eli Powers by Official Record 274 page 885, and being more particularly described as follows:

Commencing at the intersection of the west line of High Street (50 feet wide) with the north line of North Street (40 feet wide), from said intersection a $\frac{3}{4}$ " diameter iron pipe and yellow plastic cap stamped "RET 6552" found bears South 04° 46' 40" West a distance of 3.82 feet;

Thence, with the west line of said High St., North 04° 46' 40" East a distance of 493.34 feet to a $\frac{3}{4}$ " diameter iron pipe and aluminum cap stamped "NCB 5969" found at the southeast corner of a 0.337 acre tract conveyed to Darrell A Powers by Official Record 219 page 1346, said iron pipe and cap is also at **The True Point of Beginning**;

Thence, with the west line of said High St., **South 04° 46' 40" West** a distance of **59.65 feet** to an iron pin and caps set;

Thence, with a new line across said 2.399 acre tract, **North 79° 06' 43" West** a distance of **138.53 feet** to an iron pin and cap set in the east line of Washington Street (State Route 41) (60 feet wide);

Thence, with the east line of said Washington St., **North 24° 20' 56" East** a distance of **54.51 feet** to a 3/4 inch diameter iron pipe found at the southwest corner of said 0.337 acre tract;

Thence, with the south line of said 0.337 acre tract, **South 82° 07' 38" East** a distance of **119.66 feet** returning to **The True Point of Beginning** containing **0.1661 Acres** more or less.

The hereinabove described 0.1661 acre tract is to become part of and contingent to Powers' 0.337 acre tract.

Bearings are based on a GPS observation on 11/12/14, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 13, 2014 by James R. Cottrill registration #6858. (Job #S141014-0-1661AC)

James R. Cottrill, PS