

NORTHWEST
CORNER OF
14.984 ACRES

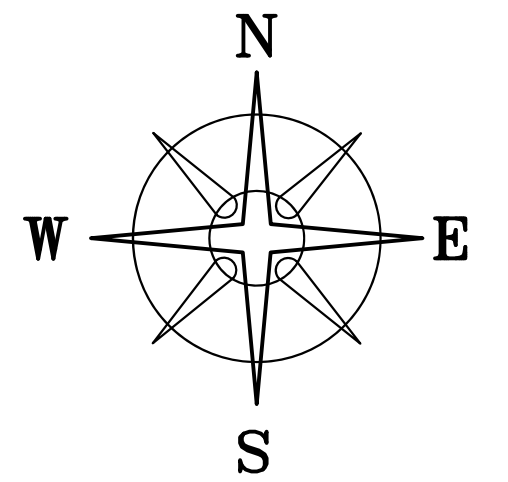
STATE ROUTE 323

PI OF SR 323
POINT OF COMENCEMENT
S 49°01'26" W
4.83'

801.19' S 57°19'57" E 821.63'

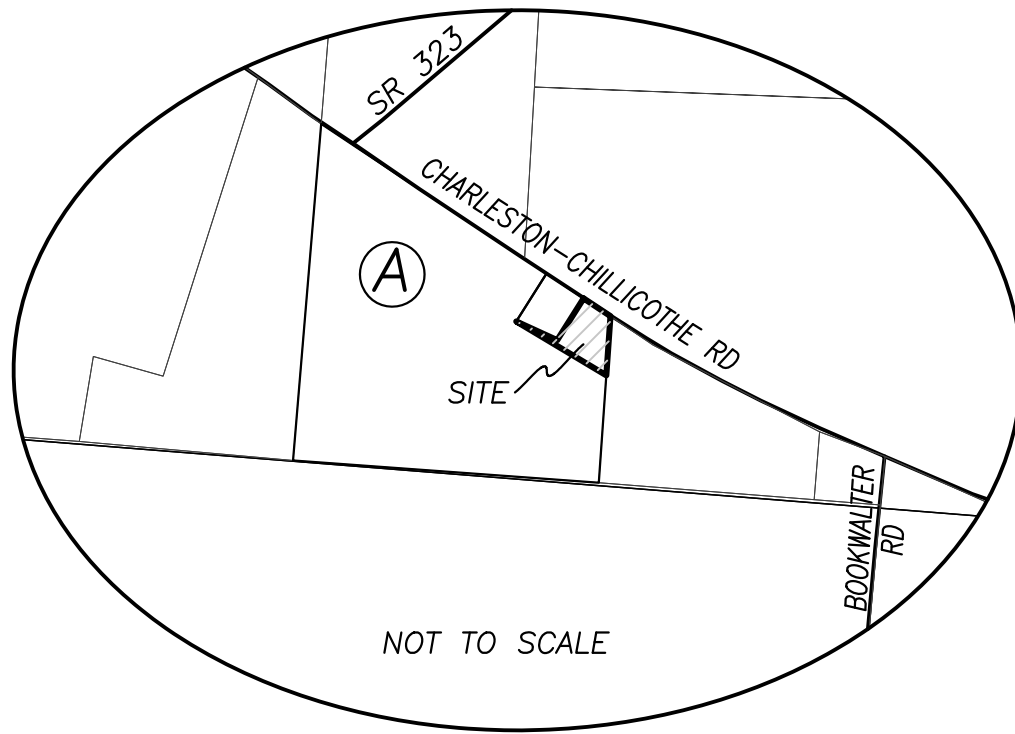
CHARLESTON-CHILLICOTHEROAD (CR-15B, 40' R/W)

DEED REFERENCE
WILLIAM T KOENIG
OR 256 PG 2212
PARCEL No. 27-00179.000
① 14.984 ACRES



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/15/08
WGS 1984 GEODETIC NORTH.

LOCATION MAP



NOTE

0.5242 ACRE TRACT IS TO BECOME
PART OF AND CONTINGENT TO
ADJOINING 0.31 ACRE TRACT.

MATTHEW LEGGE &
PAMELA SAXOUR JT LIVES
OR 380 PG 1207
0.31 ACRES
0.4758± ACRES (BY SURVEY)

TPOB

N=630523.56'
E=1680813.61'

① 0.5242± ACRES

DAVID & RACHEL
THOMPSON, JT LVS
OR 246 PG 1881
5.015 ACRES

LEGEND

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

- MAG NAIL (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊙ 1/2" ∅ IRON PIPE (FOUND)
- 1/2" ∅ IRON PIN (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

COTTRILL SURVEYING, INC

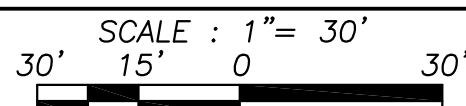
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

0.5242± ACRES,
VMS 1244, STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LEGGE



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

Nathan Cottrill DATE: 05/16/22



SCALE : 1" = 30'	JOB No. S220408	CREW: MW,AM
	SURVEYED 05/12/22	DWN BY: NC
	DRAWN 05/12/22	CHECK: RC

COTTRILL SURVEYING, INC

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

0.5242 Acre Tract Surveyed for Legge

The following described 0.5242 acre tract is situated in the State of Ohio, Madison County, Stokes Township, VMS 1244, being part of a 14.984 acre tract (Parcel 27-00179.000) conveyed to William T Koenig by Official Record 256 page 2212, and being more particularly described as follows:

Commencing at a 1/2 inch iron pipe found at the point of intersection of State Route 323; Thence, South 49° 01' 26" West a distance of 4.83 feet to the centerline of Charleston-Chillicothe Road (County Road 15B, 40 feet right-of-way) and in the Northeast line of said 14.984 acre tract;

Thence, with the centerline of Charleston- Chillicothe Road, South 57° 19' 57" East a distance of 821.63 feet to a mag nail found at the East corner of a 0.31 acre tract conveyed to Matthew Legge and Pamela Saxour, Joint Lives by Official Record 380 page 1207, a corner to said 14.984 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Charleston- Chillicothe Road, **South 57° 19' 57" East** a distance of **95.25 feet** to a mag nail found at the Northwest corner of a 5.015 acre tract conveyed to David and Rachel Thompson, Joint Lives by Official Record 246 page 1881;

Thence, with the West line of said 5.015 acre tract, **South 02° 58' 02" West**, passing an iron pin and cap previously set at 24.92 feet, a total distance of **177.38 feet** to an iron pin and cap set;

Thence, with the new line across said 14.984 acre tract, **North 59° 44' 33" West** a distance of **311.35 feet** to an iron pin and cap previously set at the West corner of said 0.31 acre tract;

Thence, around said 0.31 acre tract with the following two courses:

- 1) **South 66° 17' 32" East** a distance of **133.17 feet** to an iron pin and cap previously set;
- 2) **North 31° 15' 12" East**, passing iron pin and cap previously set at 115.27 feet, a total distance of **146.48 feet** returning to the **True Point of Beginning**, containing **0.5842 Acres** more or less.

Bearings are based on a GPS observation on December 15, 2008, 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 May 12, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220408-0.5242)




Nathan L. Cottrill, PS #8821