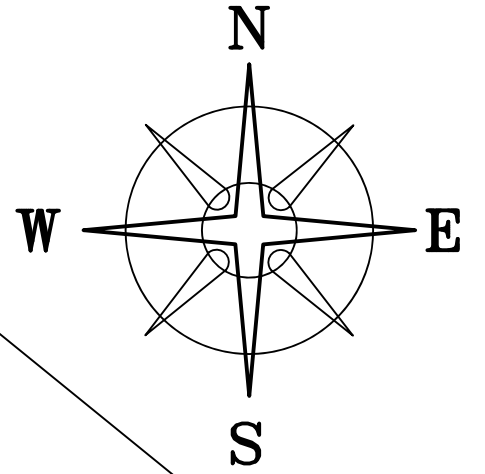


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/12/17
WGS 1984 GEODETIC NORTH.



FREY AVE.
(50' WIDE)

HAMPTON CEMETERY ROAD (R/W VARIES)

LILLY CHAPEL ROAD (50' R/W)

SCOTT K & JEANNINE M
ROGERS, JT LIVES
OR 320 PG 1846
1.01 ACRES

DEED REFERENCE
RUTH M CANNEY
DB 193 PG 16 (1/2 INTEREST)
OR 368 PG 2290 (1/2 INTEREST)
PARCEL No. 10-00251.000
Ⓐ 0.24 ACRES

N=707780.318'
E=1752258.254'

0.2243±
ACRES

SCOTT K & JEANNINE M
ROGERS, JT LIVES
OR 320 PG 1846
1.01 ACRES

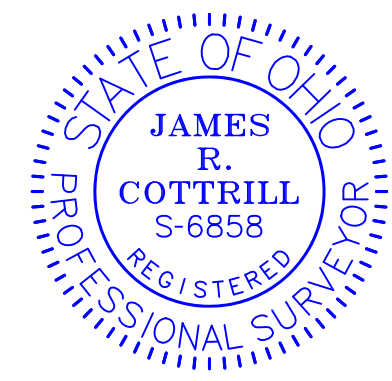
ROBERT C & JANE A HOOTMAN
DB 276 PG 218
0.312 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-001 (FOUND)
 - ▲ 2"φ METAL FENCE POST (FOUND)
 - ⊙ 3/4" φ IRON PIPE (FOUND)
 - ⊕ 1/2" φ IRON PIPE (FOUND)
 - 3/4" φ SOLID IRON PIN (FOUND)
 - MAG NAIL (FOUND)
 - MAG NAIL (SET)
 - ⬡ 5/8" φ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

CHAPLE HILL
CONDOMINIUM
PB 2 PG 181
PLAT C2

CHAPLE HILL
CONDOMINIUM
PB 2 PG 181
PLAT C2



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/13/20

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

**0.2243± ACRES,
VMS 2836, VILLAGE OF W JEFFERSON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CANNEY**

SCALE : 1" = 20'	JOB No. S201018	CREW: MW
20' 10' 0 20'	SURVEYED 11/2020	DWN BY: RC
	DRAWN 11/2020	CHECK: NC

COTTRILL SURVEYING, INC

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

0.2243 Acre Tract *Surveyed for Canney*

The following described 0.2243 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, being all of a 0.24 acre tract (Parcel 10-00251.000) conveyed to Ruth M. Canney by Deed Book 193 page 16 and Official Record 368 page 2290 and being more particularly described as follows:

Beginning at a Mag nail set in the centerline of Lilly Chapel Road (50 feet right-of-way) at the northernmost corner of said 0.24 acre tract and the westernmost corner of a 1.01 acre tract conveyed to Scott K and Jeannine M Rogers, Joint Lives by Official Record 320 page 1846, said mag nail bears South 54° 38' 08" West a distance of 191.67 feet from a Mag nail found at the centerline intersection of said Lilly Chapel Road with Hampton Cemetery Road;

Thence, with the southwest line of said 1.01 acre tract, **South 50° 16' 43" East**, passing a 3/4 inch diameter solid iron pin found at 25.56 feet, a total distance of **155.33 feet** to a 2 inch diameter metal fence post found corner to Chapel Hill Condominium as recorded in Plat Book 2 page 181;

Thence, with the northwest line of said Chapel Hill Condominium, **South 54° 38' 08" West** a distance of **64.20 feet** to a 3/4 inch diameter iron pipe found at the easternmost corner of a 0.312 acre tract conveyed to Robert C and Jane A Hootman by Deed Book 276 page 218;

Thence, with the northeast line of said 0.312 acre tract, **North 50° 55' 09" West**, passing an iron pin and cap set at 129.85 feet, a total distance of **155.80 feet** to a Mag nail set in the centerline of said Lilly Chapel Road;

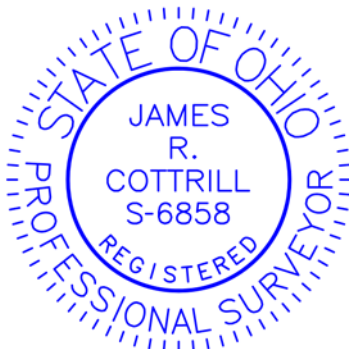
Thence, with the centerline of said Lilly Chapel Road, **North 54° 38' 08" East** a distance of **66.00 feet** returning to the point of beginning containing **0.2243 Acres** more or less.

Bearings are based on a GPS observation on June 12, 2017 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 12, 2020 by James R. Cottrill, PS registration #6858. (Job #S201018)




James R. Cottrill, PS #6858