



BEARINGS BASED ON THE EAST LINE  
OF RON C. PARSONS' 1.601 ACRE  
TRACT (S 00°45'00"W) AS DESCRIBED  
IN D.B. 268 PG. 313.

RON C. PARSONS  
D.B. 268 PG. 313  
1.601 ACRES



## DEED REFERENCE

ALLEN F. & GLAYS G.  
BALL  
D.B. 237 PG. 24

LOT 5 & THE SOUTH 30' OF LOT 6

## LEGEND

- 1" IRON PIPE (FOUND)
- P K NAIL (FOUND)
- ⬡ 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



**JAMES R. COTTRILL P.S.**

8256 S.R.207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

PLAT OF

0.1452 & 0.2066 ACRES, PART OF LOTS 5  
& 6 OF MARY L. DILLON'S ADDITION,  
VILLAGE OF WEST JEFFERSON,  
MADISON COUNTY, OHIO.

DATE:

10-21-91

SCALE: 1" = 20'

20' 10' 0 20'

51-94

I HEREBY CERTIFY THAT THIS PLAT  
DEPICTS AN ACTUAL FIELD SURVEY  
PERFORMED BY JAMES R. COTTRILL P.S. #6858  
James R. Cottrill DATE 10-21-91



Situated in the State of Ohio, Madison County, Village of West Jefferson, and being part of Lot #6 and Lot #5 of Mary L. Dillion's Addition conveyed to Allen F. and Gladys G. Ball by Deed Book 237 Page 24 and being more particularly described as follows:

Beginning at a PK nail set at the intersection of the North line of Franklin Avenue (36 feet wide) with the West line of Mill Road (36 feet wide) said PK nail also being the Southeast corner of Lot #5 of said Dillion's Addition;

Thence, with the North line of Franklin Avenue North 89 deg. 09 min. 39 sec. West a distance of 100.00 feet to an iron pin and cap set;

Thence, with a new line across said Lot #5 and #6 North 00 deg. 50 min. 21 sec. East passing a line between said Lot 5 and 6 at 60.00 feet a total distance of 90.00 feet to an iron pin and cap set in the South line of a 1703 square foot tract conveyed to Richard E. and Mary Louise Henry by Deed Book 237 Page 25;

Thence, with the South line of said 1703 square foot tract South 89 deg. 09 min. 39 sec. East a distance of 100.00 feet to a 1 inch iron pipe found at the Southeast corner of said 1703 square foot tract said pipe is also in the West line of Mill Road;

Thence, with the West line of Mill Road South 00 deg. 50 min. 21 sec. West a distance of 90.00 feet to the point of beginning containing 0.2066 acres more or less 6000 square feet from Lot 5 and 3000 square feet from Lot #6.

Bearings are based on the East line of Ron C. Parson's 1.601 acre tract (South 00 deg. 45 min. 00 sec. West) as described in Deed Book 268 Page 313.

Subject to a 10 foot utility easement along the South side of the here-in-above described 0.2066 acre tract said utility easement is adjacent to and 10 feet right of the following described baseline;

Beginning at a PK nail set at the Southeast corner of the here-in-above described 0.2066 acre tract said PK nail is also at the intersection of the North line of Franklin Avenue and the West line of Mill Road;

Thence, North 89 deg. 09 min. 39 sec. West a distance of 100.00 feet to an iron pin and cap set;

All as shown on the plat attached and made a part hereof.

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 #6858."

This description is based on a field survey performed Oct. 19, 1991, by James R. Cottrill Registration #6858.

Situated in the State of Ohio, Madison County, Village of West Jefferson, being part of Lot #5 and Lot #6 of Mary L. Dillion's Addition conveyed to Allen F. and Gladys G. Ball by Deed Book 237 Page 24 and being more particularly described as follows:

Beginning at a PK nail set at the intersection of the North line of Franklin Avenue (36 feet wide) with the West line of Mill Road (36 feet wide) said PK nail is also at the Southeast corner of said Lot #5;

Thence, North 69 deg. 09 min. 39 sec. West a distance of 100.00 feet to an iron pin and cap set at the true point of beginning;

Thence, with a new line across said Lot #5 and #6 North 00 deg. 50 min. 21 sec. East, passing the line between Lots 5 and 6 at 60.00 feet, a total distance of 90.00 feet to an iron pin and cap set in the South line of a 1703 square foot tract conveyed to Richard E. and Mary Louise Henry by Deed Book 237 Page 25;

Thence, with the South line of said 1703 square foot tract North 89 deg. 09 min. 39 sec. West a distance of 70.33 feet to a 1 inch iron pipe found at the Southwest corner of said 1703 square foot tract said iron pin is also in the East line of a 1.601 acre tract conveyed to Ron C. Parson's by Deed Book 268 Page 313;

Thence, with the line between said 1.601 acre tract and said Lot #5 and Lot #6 South 00 deg. 45 min. 00 sec. West passing the West corner common to said Lot 5 and 6 at 30.00 feet a total distance of 90.00 feet to an iron pin and cap set at the Southwest corner of said Lot 5 and in the Northwest corner of Franklin Avenue;

Thence with the North line of Franklin Avenue South 89 deg. 09 min. 39 sec. East a distance of 70.19 feet to the point of beginning containing 0.1452 acres more or less of which 4212 square feet is from Lot #5 and 2109 square feet is from Lot #6;

Bearings are based on Ron C. Parsons's 1.601 acre tract (South 00 deg. 45 min. 00 sec. West) as described in Deed Book 268 Page 313.

With the benefit of the following described 10 foot utility easement:

Said 10 foot utulity easement is tangent to and 10 foot right of the following described baseline:

Beginning at a PK nail set at the Southeast corner of Lot #5 of Mary L. Dillion's Addition said PK nail is also at the intersection of the North line of Franklin Avenue and the West line of Mill Road;

Thence, North 89 deg. 09 min. 39 sec. West a distance of 100.00 feet to an iron pin and cap set;

All as shown on the plat attached and made a part hereof.

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 #6858."

This description is based on a field survey performed Oct. 19, 1991, by James R. Cottrill Registration #6858.