

GREGG'S FIRST ADD.
P.B. 1 PG. 213

LEGEND

- IRON PIPE (FOUND)
- △ CAR AXEL
- ⬡ 5/8" Ø REBAR, & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

W.J. BUSINESSMAN'S
ASSOC.
D.B. 156 PG. 571
3.883 AC.

12' ALLEY

LOT#8

N 86°43'03" E 184.50'

LOT#9

N 07°00'00" E
13.18'

UNIMPROVED ALLEY
N 52°30'00" W 56.70'

0.1959+/- ACRES

0.3477+/- ACRES

LOT#9

N 86°43'03" E 143.92'

N 86°43'03" E
18.37'

0.0848+/- ACRES

N 52°30'00" W
24.69'

S 86°43'03" W 133.31'

0.0293+/- ACRES

S 86°43'03" W 121.72'

0.0266+/- ACRES

LOT#10

N 03°16'57" W
28.87'

N 03°16'57" W
28.87'

0.0100+/- ACRES

S 86°43'03" W 143.59'

N 86°43'03" E 143.59'

0.0798+/- ACRES

Ⓒ

0.1712+/-

ACRES

0.0758+/- ACRES

LOT#10

S 86°43'03" W 63.76'

LOT#11

0.0156+/- ACRES

LUTHERAN CHURCH
D.B. 152 PG. 479
1.95 AC.

HEATH AVE 35'

SOUTH CENTER STREET 60'

DEED REFERENCE

ZION EVANGELICAL LUTHERAN CHURCH
OF WEST JEFFERSON, OHIO.

D.B. 188 PG. 50

LOT # 9 GREGG'S FIRST ADD.
0.001 AC.

25' OFF N. SIDE HEATH AVE.

(HEATH AVE. VACATED BY CITY ORDINANCE #574)

LOT # 10 GREGG'S FIRST ADD.

11.93' OFF NORTH SIDE OF

LOT # 11 GREGG'S FIRST ADD.

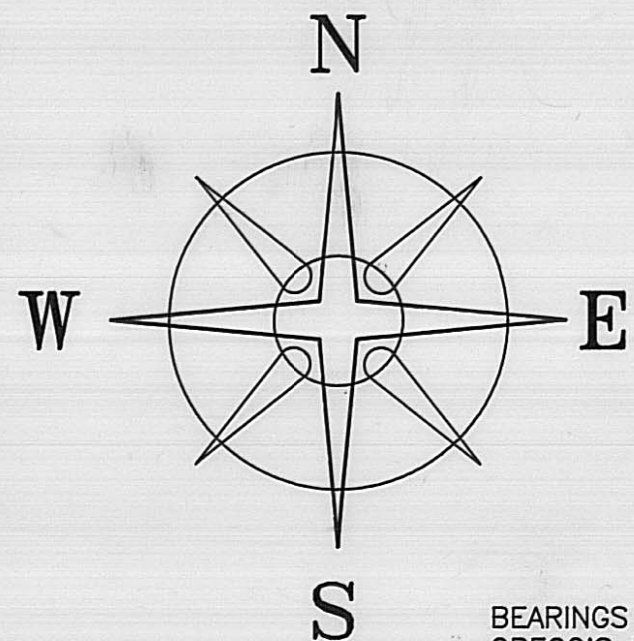
10' OFF S. SIDE HEATH AVE.

0.085 AC.

GREGG'S FIRST ADD.

P.B. 1 PG. 213

Ⓐ
Ⓑ
Ⓒ
Ⓓ
Ⓔ
Ⓕ
Ⓖ



BEARINGS BASED ON THE NORTHWESTERN LINE OF
GREGG'S FIRST ADDITION (S7W) AS SHOWN ON
P.B. 1 PG. 213. (SLIDE #212, & 213)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

DATE: 5-20-97

JAMES R. COTTRILL P.S.

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

0.1712± & 0.3477± ACRES,
VMS 2836, VILLAGE OF WEST
JEFFERSON, MADISON COUNTY, OHIO.
SURVEYED FOR ZION LUTHERAN CHURCH.

DATE DRAWN:
5-20-97
JOB #S970509
F. B. # 15

SCALE: 1" = 20'
20' 10' 0' 20'

CREW: JJ, BM
DWN. BY: RC
CK. BY: RC

Description of 0.3477 acre tract
Surveyed for Zion Luther Church

The following described 0.3477 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, V.M.S. 2836, and being all of Lot 9 of Gregg's First Addition to said Village recorded in Plat Book 1 Page 213 and all of the North 25 foot of Heath Avenue and all of the South 10 feet of Heath Avenue vacated by City Ordinance 574 and all of a 0.001 acre tract and part of Lot 10 of said Gregg Addition and part of a 0.085 acre tract, all conveyed to Zion Evangelical Church of West Jefferson, Ohio by Deed Book 188 Page 50 and being more particularly described as follows:

Beginning at iron pin and cap set in the West line of South Center Street (60 foot wide) said iron pin and cap is at the Eastern corner common to Lots 8 and 9 of said Gregg's Addition;

Thence, with the West line of said South Center Street South 03 deg. 16 min. 57 sec. East, passing the Northeast corner of the North 25 feet to Heath Avenue at 50.00 feet, also passing an iron pipe found at the northeast corner of the south 10 feet of Heath Avenue at 75.00 feet, also passing an iron pipe at the Northeast corner of said Lot 10 at 85.00 feet, a total distance of 95.00 feet, to an iron pin and cap set;

Thence, across said Lot 10 South 86 deg. 43 min. 03 sec. West, passing the Southwest line of said Lot 10 also being the Northeast line of said 0.085 acre tract at 110.13 feet, a total distance of 143.59 feet, to an iron pin and cap set in the East line of 3.883 acre tract conveyed to W.J. Businessman's Association by Deed Book 156 Page 571;

Thence, with said East line North 3 deg. 16 min. 57 sec. West passing the southwest corner of said 0.001 acre tract at 20.00 feet, a total distance of 28.87 feet to an iron pin and cap set in the Southwest line of the original Gregg's First Addition;

Thence, with said Southwest line North 52 deg. 30 min. 00 sec. West a distance of 24.69 feet to an iron pin and cap set at the Southwest corner of 12 foot alley of said addition said iron pin and cap is also the Northwest corner of the North 25 feet of Heath Avenue;

Thence, with the line between said Heath Avenue and said 12 foot alley North 86 deg. 43 min. 03 sec. East a distance of 18.37 feet to an iron pin and cap set at the Southwest corner of said Lot 9;

Thence, with the line between said alley and Lot 9 the following two courses:

1) North 52 deg. 30 min. 00 sec. West a distance of 56.70 feet to an iron pin and cap set

2) North 07 deg. 00 min. 00 sec. East a distance of 13.18 feet to an iron pin and cap set at the southwest corner of Lot 8 of said Gregg's Addition;

Thence, with the line between said Lot 8 and 9 North 86 deg. 43 min. 03 sec. East a distance of 184.50 feet returning to the point of beginning containing 0.3477 acres more or less, of which 0.1959 acres is all of said Lot 9, 0.0848 acres is all of the North 25 feet of Heath Avenue, 0.0293 acres is all of South 10 feet of Heath Avenue, 0.0266 acres is part of said Lot 10, and 0.0100 acres is part of said 0.085 acre

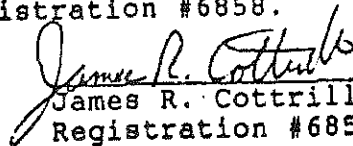
tract, and 0.0011 acres is all of said 0.001 acre tract;

Bearings are based on the Northwestern line of Gregg's First Addition (South 7 deg. West) as shown in Plat Book 1 Page 213 (Slide 212 and Slide 213);

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 May 20, 1997 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858

Description of 0.1712 acre tract
Surveyed for Zion Lutheran Church

The following described 0.1712 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, V.M.S. 2836, and being part of Lot 10 of Gregg's First Addition as shown in Plat Book 1 Page 213 also being all of the North 11.93 feet of Lot 11 of said Addition, also being part of a 0.085 acre tract all three tracts conveyed to Zion Evangelical Church of West Jefferson Ohio by Deed Book 188 Page 50 and being more particularly described as follows:

Beginning at iron pin and cap set in the West line of South Center Street (60 foot wide) and is the Southeast corner of said North 11.93 feet of Lot 11, said iron pin and cap bears South 03 deg. 16 min. 57 sec. East a distance of 11.93 feet from a car axle found at the eastern corner common to said Lots 10 and 11;

Thence, with the South line of said North 11.93 feet Lot 11 also with the South line of said 0.085 acre tract and the North line of a 1.95 acre tract conveyed to the Lutheran Church by Deed Book 152 Page 479 South 86 deg. 43 min. 03 sec. West passing the Southwest line of said Lot 11 of Gregg's First Addition at 49.93 feet, a total distance of 143.59 feet to an iron pipe found in the East line of a 3.3883 acre tract conveyed to W.J. Businessman's Association by Deed Book 156 Page 571;

Thence, with the East line of said 3.883 acre tract and the West line of said 0.085 acre tract North 03 deg. 16 min. 57 sec. West a distance of 51.93 feet to an iron pin and cap set;

Thence, across said 0.085 and said Lot 10 with the following new line North 86 deg. 43 min. 03 sec. East, passing the line between said Lots 10 and said 0.085 acre tract at 33.47 feet, a total distance of 143.59 feet to an iron pin and cap set in the West line of South Center Street;

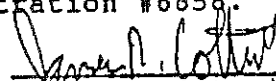
Thence, with said West line South 03 deg. 16 min. 57 sec. East, passing a car axle found at the Eastern corner common to Lots 10 and 11 at 40.00 feet, a total distance of 51.93 feet returning to the point of beginning containing 0.1712 acres more or less, of which 0.0798 acres is part of Lot 10 and 0.0156 acres is all of said North 11.93 feet of Lot 11, and 0.0758 acres is part of said 0.085 acre tract;

Bearings are based on the Northwestern line of Gregg's First Addition (South 7 deg. West) as shown in Plat Book 1 Page 213 (Slide 212 and Slide 213);

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 May 20, 1997 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858