

BEARINGS BASED ON THE C. OF MAIN STREET (S 82° 30' E)
 AS SHOWN ON THE ORIGINAL TOWN PLAT OF JEFFERSON
 AND RECORDED OF SLIDES 6 & 7 AT THE RECORDERS OFFICE.

LINE	BEARING	DISTANCE
L1	S 82° 30' 00" E	16.50'
L2	S 29° 43' 59" E	13.87'
L3	N 20° 38' 10" W	17.76'
L4	N 07° 41' 34" E	4.62'
L5	N 87° 13' 12" E	11.46'

NOTE

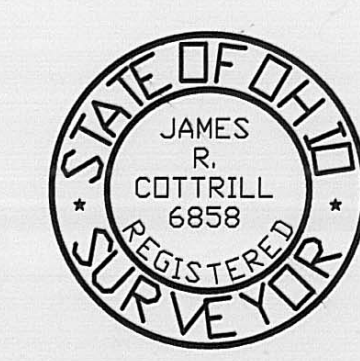
- 0.0106± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO 0.1553± ACRE TRACT.
- DISTANCES ARE PRORATED TO FIT BLOCK FORM MILL STREET TO CENTER STREET.
- ① SOUTH LINE OF LOT #9 AS ESTABLISHED FROM PIPES FOUND IN W. R. FICKEYS ADDITION (SLIDE #71)
- ② NORTH LINE OF LOTS 11 & 12 OF HANCOCKS ADDITION (SLIDE #22, 23) CALCULATED FROM THE CENTER LINE OF MAIN STREET.

DEED REFERENCE

ESTEL C. SCOTT
 VOL. 295, PG. 118
 LOT #12
 LOT #13
 HANCOCK'S ADD.
 (SLIDE 22, 23)
 VOL. 295, PG. 126
 LOTS PT. #48 & PT. #47
 ORIG. PLAT OF JEFFERSON
 (SLIDE 6, 7)
 0.104 AC.
 VOL. 295, PG. 278
 1.0644 AC.

LEGEND

- IRON PIPE (FOUND)
 - 3/4" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "P. S. 5969" (FOUND)
 - ◇ 1/2" DIA. SOLID IRON PIN (FOUND)
 - △ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - MINE SPIKE (SET)
 - P K NAIL
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL 70/99



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 7-14-99

JAMES R. COTTRILL P.S.
 8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (740) 869-3811

PLAT OF
VMS 2836,
 VILLAGE OF JEFFERSON
 MADISON COUNTY, OHIO.
 SURVEYED FOR ESTATE OF ESTEL SCOTT

DATE DRAWN: 6-23-99
 JDB#S990609
 F.B. # 22

SCALE: 1" = 30'
 30' 15' 0' 30'

CREW: RC, MW, EM
 DWN. BY: RC
 CK. BY:



The following described 0.4434 acre tract is situated in the State of Ohio, Madison County, Village of Jefferson, and being all of a 0.104 acre tract being parts of Lots #48 and #47 of the original plat of Jefferson as shown on Slide 6, 7 conveyed to Estel C. Scott by Volume 295, Page 126, also being part of a 1.0644 acre tract conveyed to Estel C. Scott by Volume 295, Page 278, and being more particularly described as follows:

Beginning at a mine spike set at the intersection of the North line of Town Street (40 foot wide) with the West line of North Street (33 foot wide) being the southeast corner of said Lot #48 of said town;

Thence, with the North line of Town Street North 82 deg. 30 min. 18 sec. West, passing the southern corner common to Lots 47 and 48 of said town at 50.76 feet, a total distance of 66.67 feet to a mine spike set at the southeast corner of part of Lot 47 as conveyed to Leonard Hiser by Volume 270, Page 267;

Thence, with the East line of that part of Lot 47 North 07 deg. 43 min. 31 sec. East, a distance of 90.41 feet to an iron pin and cap set at the northeast corner of said part of Lot 47 also being the northwest corner of said 0.104 acre tract, said iron pin and cap also being the southwest line of said 1.0644 acre tract;

Thence, with said line North 48 deg. 44 min. 33 sec. West, a distance of 107.79 feet to an iron pin and cap set corner to said 1.0644 acre tract also being the south line of Water Street (33 foot wide);

Thence, across said Water Street North 28 deg. 04 min. 55 sec. West, a distance of 40.23 feet to an iron pin and cap set in the North line of said Water Street also being the southeast corner of Lot 13 of Hancock's Addition as recorded on Slide 22, 23;

Thence, with the North line of the original Water Street and across said 1.0644 acre tract South 82 deg. 30 min. 00 sec. East a distance of 113.81 feet to an iron pin and cap set at the intersection of the North line of the original Water Street with the Northeast line of said 1.0644 acre tract and being in the southwest line of 0.819 acre tract conveyed to Richard D. and Miriam E. Bobo by Volume 289, Page 868;

Thence, with the line between said 0.819 and 1.0644 acre tracts South 45 deg. 16 min. 22 sec. East a distance of 124.47 feet to an iron pipe found at the Northeast corner of said 1.0644 acre tract and being in the West line of a 0.603 acre tract conveyed to Richard L. and Eloiset Gillian by Volume 273, Page 210;

Thence, with said West line also being the West line of Mill Street South 07 deg. 40 min. 52 sec. West a distance of 80.21 feet to an iron pipe found at the northwest corner of a lot conveyed to Debbie J. Edwards by Volume 284, Page 773, also being the southeast corner of said 1.0644 acre tract;

Thence, with the southwest line of said 1.0644 acre tract and across Mill Street North 53 deg. 26 min. 40 sec. West a distance of 37.68 feet to an iron pin and cap set in the West line of Mill Street and the Northeast corner of said 0.104 acre tract;

Thence, with said line South 07 deg. 46 min. 40 sec. West a distance of 45.93 feet returning to the point of beginning containing 0.4434 acres more or less, of which 0.3390 acres is part of said 1.0644 acre tract and 0.1044 acres is all of said 0.104 acre tract.

Bearings are based on the centerline of Main Street (South 82 deg. 30 min. East) as shown on the original town plat of Jefferson as recorded in Slide 6 and 7.

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 June 23, 1999 by James R. Cottrill, Registration #6858.

Description of 0.3587 acre tract
Surveyed for the Estate of Estel Scott

The following described 0.3587 acre tract is situated in the State of Ohio, Madison County, Village of Jefferson, V.M.S. 2836 and being part of a 1.0644 acre tract conveyed to Estel C. Scott by Volume 295 Page 278 also being part of Lot 12 of Hancock's Addition as recorded in Slide 22 and 23, and also being all of Lot 13 of said Hancock's Addition both conveyed to Estel C. Scott by Volume 295 Page 118 and being more particularly described as follows:

Beginning at a iron pin and cap set at the southeast corner of said Lot 13 being in the North line of Water Street (33 foot wide) said iron pin and cap is also in the southwest line of said 1.0644 acre tract

Thence, with the North line of Water Street North 82 deg. 30 min. 00 sec. West, passing the southern corner common to said Lots 12 and 13 at 68.34 feet, a total distance of 76.77 feet to an iron pin and cap set;

Thence, across said Lot 12 North 07 deg. 41 min. 34 sec. East, a distance of 106.11 feet to a point in the North line of said Lot 12 and in the southeast line of the original Jones Mill Race (now vacated)

Thence, with said Mill Race the following two courses:

- 1) South 29 deg. 43 min. 59 sec. East a distance of 13.87 feet to an iron pin and cap set
- 2) North 20 deg. 38 min. 10 sec. West a distance of 17.76 feet to a point in said line also being in the southwest line of said 1.0644 acre tract

Thence, across said tract North 07 deg. 41 min. 34 sec. East a distance of 41.54 feet to an iron pin and cap set in the south line of a 0.172 acre tract conveyed to Richard D. and Miriam E. BoBo by Volume 287 Page 216; '

Thence, with said South line 83 deg. 04 min. 56 sec. East a distance of 35.96 feet to an iron pin and cap previously set in the East edge of said 1.0644 acre tract, also being the West line of a 0.925 acre tract conveyed to Village of Jefferson by Deed Book 246 Page 416;

Thence, with said line with a curve to the left said curve having a radius of 418.16 feet arc length 149.85 feet chord bears South 34 deg. 19 min. 33 sec. East a distance of 149.05 feet to an iron pin and cap set over an iron spike previously found at the southern most corner of said 0.925 acre tract, also being the western most corner of a 0.819 acre tract conveyed to Richard D. and Miriam E. Bobo by Volume 289 Page 868;

Thence, with the southwest line of said 0.819 acre tract South 45 deg. 16 min. 22 sec. East a distance of 68.71 feet to an iron pin and cap set at the intersection of the Northeast line of said 1.0644 acre tract with the original North line of Water Street;

Thence, with said original line North 82 deg. 30 min 00 sec. West a distance of 113.81 feet returning to the true point of beginning containing 0.3587 acres more or less, of which 0.2646 acres is part of said 1.0644 acre tract, and 0.0746 acres is all of said Lot 13 and 0.0195 acres is part of said Lot 12.

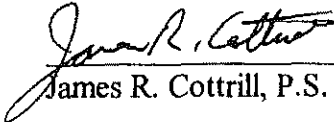
With the benefit of a 10 foot ingress egress easement said easement extends from the North line of Water Street 40 feet North along and adjacent to and West of the West line of the here-in-above described 0.3587 acre tract and is more particularly shown on plat accompanying this legal description.

Bearings are based on the centerline of Main Street (South 82 deg. 30 min. East) as shown on the original town plat of Jefferson as recorded in Slide 6 and 7.

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 June 23, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of 0.1553 acre tract
Surveyed for Estate of Estel Scott

The following described 0.1553 acre tract is situated in the State of Ohio, Madison County, Village of Jefferson, V.M.S. 2836, and being part of Lot 12 of Hancock's Addition as shown on slide 22 and 23 recorded in the Madison County Recorder's Office said Lot 12 is conveyed to Estel C. Scott by Volume 295 Page 118 and being more particularly described as follows:

Beginning at an iron pin and cap set in the North line of Water Street (33 foot wide) said iron pin and cap is at the southern corner common to Lot 11 and 12 of said Hancock's Addition

Thence, with the line between lots North 07 deg. 41 min. 34 sec. East a distance of 150.00 feet to an iron pin and cap set

Thence, with the North line of Lot 12 South 82 deg. 30 min. 00 sec. East a distance of 16.50 feet to an iron pin and cap set in the West line of the original Jones Mill Race (now vacated)

Thence, with the line between said Mill Race and Lot 12 South 29 deg. 43 min. 59 sec. East a distance of 55.12 feet to a point in said line

Thence, across said Lot 12 South 07 deg. 41 min. 34 sec. West a distance of 106.11 feet to an iron pin and cap set in the North line of Water Street

Thence, with said line North 82 deg. 30 min. 00 sec. West a distance of 50.00 feet returning to the point of beginning containing 0.1553 acres more or less.

Subject to a 10 foot ingress egress easement said easement extends from the North line of Water Street Northward 40 feet tangent to and 10 feet West of the East line of the herein-described 0.1553 acres tract and is more particularly shown on plat accompanying description

Description a 0.0106 acre tract
Surveyed for Estate of Estel Scott

The following described 0.0106 acre tract is situated in the State of Ohio, Madison County, Village of Jefferson, V.M.S. 2836, and to become part of a contingent to the above 0.1553 acre tract being part of a 1.0644 acre tract conveyed to Estel C. Scott by Volume 295 Page 278 and being more particularly described as follows:

Beginning at an iron pin and cap set in the North line Water Street (33 feet wide) said iron pin and cap being at the southern corner common to Lots 11-12 of Hancock's Addition as shown Slide 22 and 23

Thence, with the North line of Water Street South 82 deg. 30 min. 00 sec. East a distance of 50.00 feet, to an iron pin and cap set

Thence, across said Lot 12 North 07 deg. 41 min. 34 sec. East a distance of 106.11 feet to a point in the Northeast line of Lot 12 also being in the line of the original Jones Mill Race (now vacated)

Thence, across said Mill Race North 07 deg. 41 min. 34 sec. East a distance of 4.62 feet to a point in the southwest line of said 1.0644 acre tract also being the true point of beginning;

Thence, with a new line across said 1.0644 acre tract North 07 deg. 41 min. 34 sec. East a distance of 41.54 feet to an iron pin and cap set in the South line of 0.172 acre tract conveyed to Richard D. and Miriam E. Bobo by Volume 287 page 216;

Thence, with said South line North 83 deg. 04 min. 56 sec. West a distance of 22.23 feet to the southwest line of said 1.0644 acre tract and the line of said Mill Race;

Thence, with line between said tracts South 20 deg. 38 min. 10 sec. East a distance of 46.85 feet returning to the true point of beginning containing 0.0106 acres.

Bearings are based on the centerline of Main Street (South 82 deg. 30 min. East) as shown on the original town plat of Jefferson as recorded in Slide 6 and 7.

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 June 23, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.