

BEARINGS BASED ON THE SOUTH LINE OF PEARL STREET  
(N86°20'E) AS DESCRIBED IN SLIDE #191.

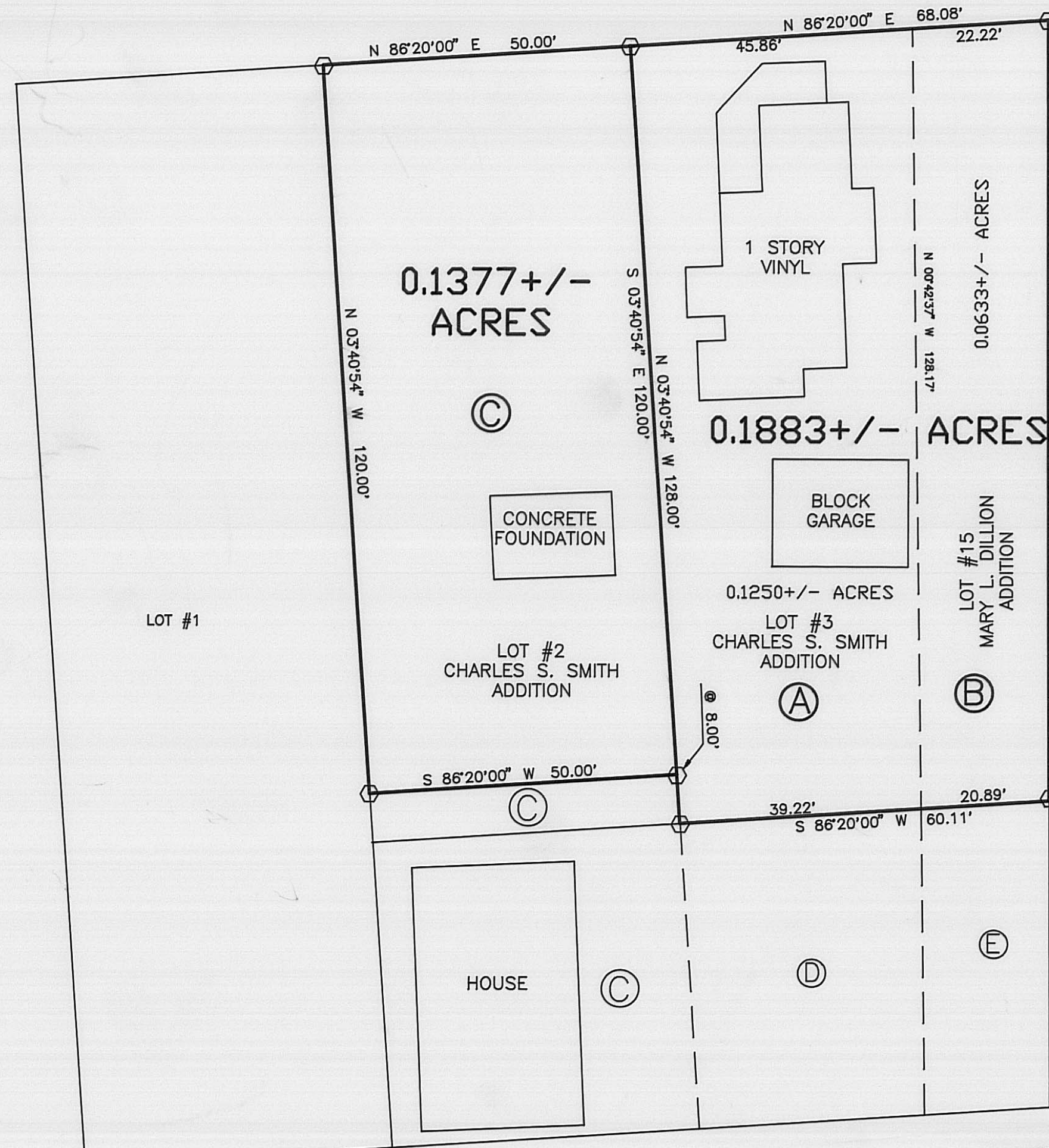
**LEGEND**

- 3/4" IRON PIPE (FOUND)
  - BOLT (FOUND)
  - RAIL ROAD SPIKE (FD.)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

PEARL STREET (45' R/W)

RACE STREET (33' R/W)

MILL STREET (36' R/W)



**DEED REFERENCE**

MARY L. DILLION ADD.  
SLIDE #247  
LOT #15

CHAS A. SMITH'S ADD.  
SLIDE #191  
LOTS #2 & #3

GERALD D. GEYER  
D.B. 280 PG. 538

- (A) PART OF LOT #3 OF SMITH'S ADD.
- (B) PART OF LOT #15 OF DILLION ADD.

MARY I. THOMAS  
D.B. 296 PG. 45

- (C) PART OF LOT #2 OF SMITH'S ADD.
- (D) PART OF LOT #3 OF SMITH'S ADD.
- (E) PART OF LOT #15 OF DILLION ADD.



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

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

0.1377± & 0.1883± ACRES,  
VILLAGE OF JEFFERSON, MADISON  
COUNTY, STATE OF OHIO.

SURVEYED FOR MARY THOMAS & GERALD GEYER

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

*James R. Cottrill* DATE: 3-31-98

DATE DRAWN:  
03-31-98  
JOB # S980322  
F. B. # 18

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

CREW: JJ MW  
DWN. BY: BM  
CK. BY:

117-06



Description of 0.1883 acre tract  
Surveyed for Gerald Geyer

The following described 0.1883 acre tract is situated in the State of Ohio, Madison County, Village of Jefferson, and being all of Lot 3 of Charles A. Smith's Addition as recorded in Slide 191 and all of that part of Lot 15 of Dillion's Addition as recorded in Slide 247 both tracts conveyed to Gerald D. Geyer by Deed Book 280 Page 538 and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the West line of Mill Street (36 foot right-of-way) with the South line of Pearl Street (45 foot right-of-way) said iron pin and cap is at the northeast corner of said Lot 15;

Thence, with the West line of Mill Street South 00 deg. 07 min. 15 sec. East a distance of 128.25 feet to an iron pin and cap set at the northeast corner of that part of Lot 15 conveyed to Mary I. Thomas by Deed Book 296 Page 45;

Thence, with the North line of said part of Lot 15 also the North line of part of Lot 3 of Smith's Addition also conveyed to Mary I. Thomas by Deed Book 296 Page 45 South 86 deg. 20 min. 00 sec. West being parallel to the South line of Pearl Street passing the line between lots 15 and 3 at 20.89 feet, a total distance of 60.11 feet to an iron pin and cap set at the Northeast corner of the southern most 50 foot of Lot 2 as conveyed to Mary I. Thomas by Deed Book 296 Page 45;

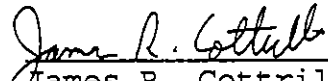
Thence, with the line between said Lots 2 and 3 North 03 deg. 40 min. 54 sec. West, passing an iron pin and cap set at 8.00 feet, a total distance of 128.00 feet to and iron pin and cap set in the South line of Pearl Street, also being the northern corner common to said Lots 2 and 3;

Thence, with the South line of Pearl Street North 86 deg. 20 min. 00 sec. East, passing the northern corner common to said Lots 3 and 15 at 45.86 feet, a total distance of 68.08 feet returning to the point of beginning containing 0.1883 acres more or less, of which 0.0633 acres is all of that part of Lot 15 and 0.1250 acres is all of that part of Lot 3;

Bearings are based on the South line of Pearl Street (North 86 deg. 20 min. East) as described in Slide 191. 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 Mar. 31, 1998 by James R. Cottrill registration #6858.

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