

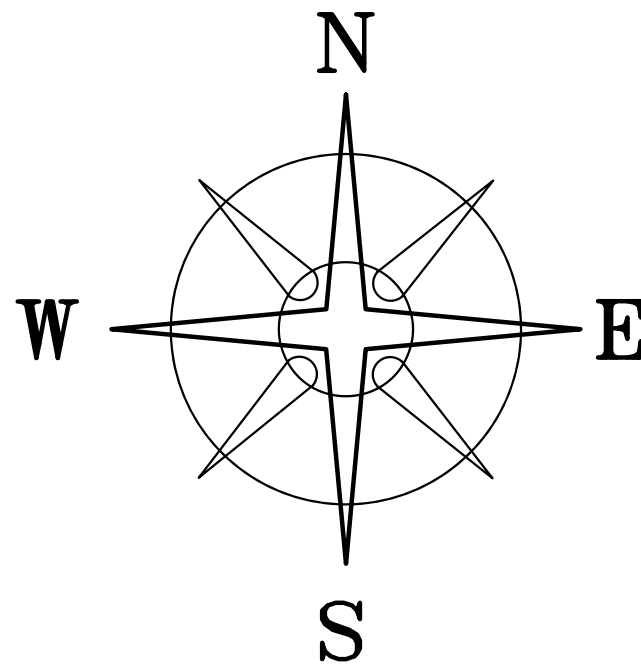
BEARING BASED ON A GPS OBSERVATION ON 07/11/16  
WGS 1984 GEODETIC NORTH

PART OF LOT #5

PART OF LOT #5

FRANKLIN AVE (36'R/W)

POINT OF COMMENCEMENT



DEED REFERENCE

DINA M COLE  
OR 313 P 2352  
2.785 ACRES  
10-01255.000

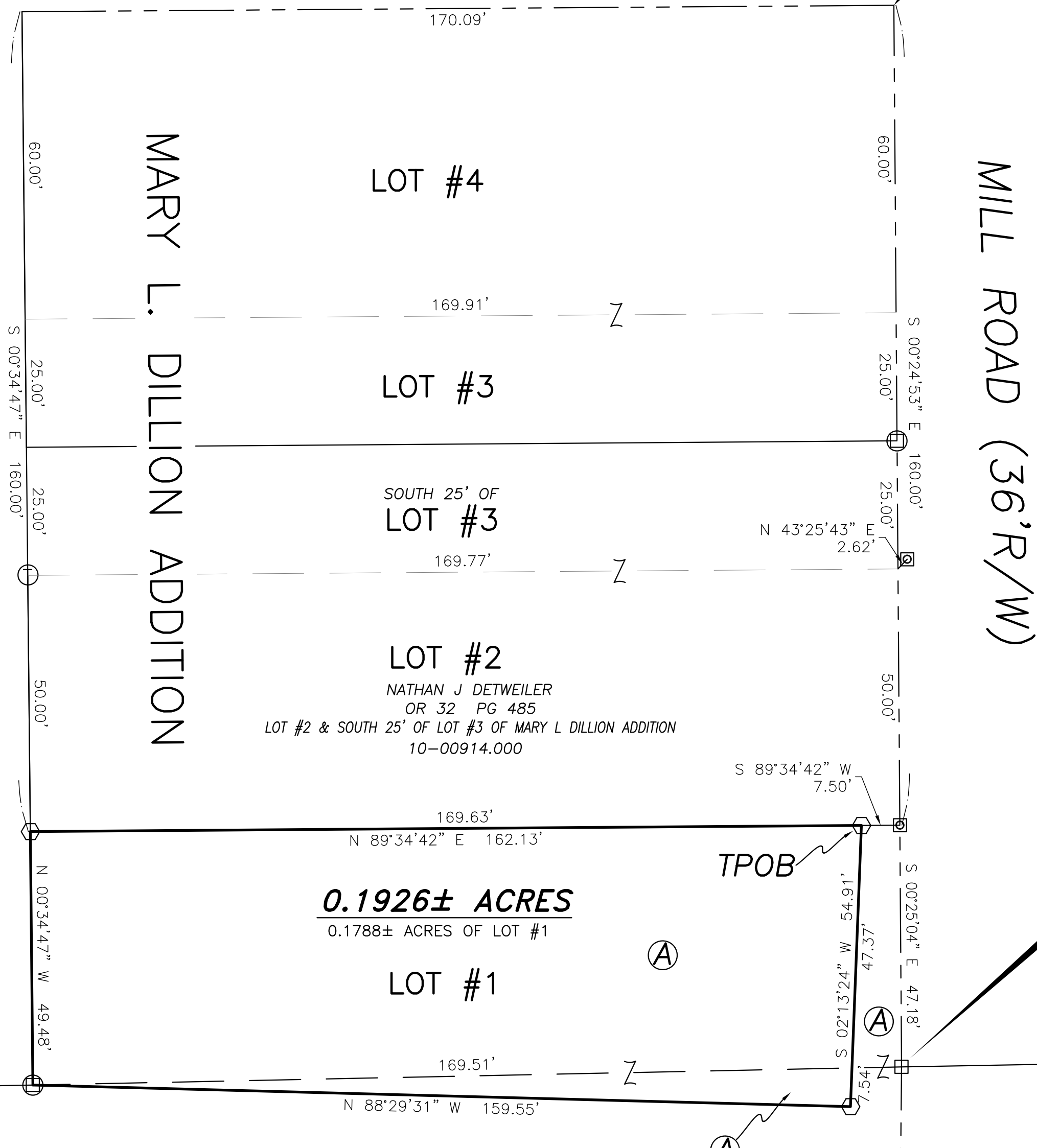
\*NOTE\*

THE 0.1926 ACRE TRACT IS TO BECOME PART OF AND  
CONTINGENT TO LOT # 2 OF MARY L. DILLION ADDITION  
CONVEYED TO NATHAN J DETWEILER BY OR 32 PG 485.

LEGEND

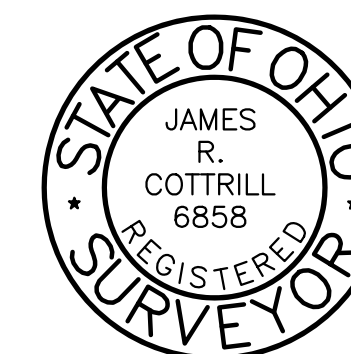
- ⊙ IRON PIPE (FOUND)
- ⊕ TEE-BAR AND CAP (FOUND)
- ⊠ 1/4" IRON PIN (FOUND)
- 1/2" IRON PIN (FOUND)
- ⊖ 5/8" IRON PIN (FOUND)
- ⊙ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊖ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (FOUND)

ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.



N=708177.06'  
E=1754345.56'

RONALD W & VIRGINIA A HIERMER  
OR 151 PG 1227  
0.79 ACRES  
10-00737.000



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

*James R. Cottrill* DATE: 07/13/16

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

0.1926± ACRES, VMS 2836,  
VILLAGE OF JEFFERSON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR DINA COLE

DATE DRAWN:  
07/12/16  
JOB #  
S160622

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

CREW: MW  
DWN. BY: NC  
CK. BY: RC

## **COTTRILL SURVEYING, LLC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

### **0.1926 Acre Tract Surveyed for Dina Cole**

The following described 0.1926 acre tract is situated in the State of Ohio, Madison County, Village of Jefferson, VMS 2836, and being part of a 2.785 acre tract (10-01255.000) conveyed to Dina M. Cole by Official Record 313 page 2352, and being more particularly described as follows:

Commencing at the intersection of the south right-of-way line of Franklin Avenue (36 feet right-of-way) and the west right-of-way line of Mill Road (36 feet right-of-way), said point also being the northeast corner of Lot # 4 of Mary L. Dillion Addition;

Thence, with the west right-of-way line of Mill Street, South 00° 24' 53" East a distance of 160.00 feet to a 1/4-inch diameter rebar found at the east corner common to Lots #1 and #2 of Mary L. Dillion Addition, said rebar also being the northeast corner of said 2.785 acre tract;

Thence, with the line between Lots #1 and #2, South 89° 34' 42" West a distance of 7.50 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, across said 2.785 acre tract with the following two new courses:

- 1) **South 02° 13' 24" West**, passing the south line of Lot # 1 at 47.37 feet, a total distance of **54.91 feet** to an iron pin and cap set;
- 2) **North 88° 29' 31" West** a distance of **159.55 feet** to a 5/8-inch rebar found at the southeast corner of a 1.940 acre tract conveyed to Bristol Square LTD by Deed Book 272 page 127 and the southwest corner of said Mary L. Dillion Addition;

Thence, with the east line of said 1.940 acre tract, **North 00° 34' 47" West** a distance of **49.48 feet** to an iron pin and cap set at the southwest corner of Lot #2 conveyed to Nathan J. Detweiler by Official Record 32 page 485;

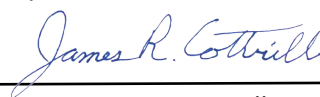
Thence, with the south line of Lot #2, **North 89° 34' 42" East** a distance of **162.13 feet** returning to the **True Point of Beginning** containing **0.1926 acres** more or less.

Bearings are based on a GPS observation on July 11, 2016, 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 L.L.C. 6858."

This description is based on a field survey performed July 11, 2016 by James R. Cottrill, PS registration #6858. (Job #S160622-0-1926AC)



James R. Cottrill, PS