

STATE ROUTE 142 (60'R/W)

PENNSYLVANIA LINES LLC
DB 84 P 272
1.937 ACRES

JOHN MURRAY'S SUB.
PB 1 P 332 LOT #6

LOT #5

BOBO RICHARD & MIRIAM
OR 25 P 192

LOT #7

TPOB
N=708760.15'
E=1751293.73'

LOT #8
0.1635± ACRES

LOT #9

RICHARD BOBO
DB 281 P 168
0.03 ACRES (CALC)
30' OF LOT 9

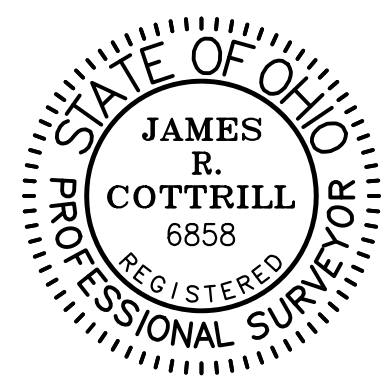
W. PEARL STREET (40' WIDE)
(FORMERLY SILVERS ROAD)

GARFIELD STREET (30' WIDE)

RESERVE B

DEED REFERENCE

TONYA A. SMITH
OFFICIAL RECORD 347 PAGE 1822
0.16 ACRES
PARCEL ID #10-00250.000
JOHN MURRAY'S SUB.
PLAT BOOK 1 PAGE 332



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 2/21/19

LEGEND

- ▲ MADISON COUNTY MONUMENT #02-001 (FOUND)
- 3/4" IRON PIPE (FOUND)
- ⊙ 3/4" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "R.E.T. 6592" (FOUND)
- 1" Ø IRON PIPE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

0.1635± ACRES, V.M.S. 2836
VILLAGE OF WEST JEFFERSON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TONYA SMITH

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

JOB No. S190206	CREW: MW
SURVEYED 2/20/19	DWN BY: MW
DRAWN 2/20/19	CHECK: RC & NC

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0.1635 Acre Tract Surveyed for Tonya Smith

The following described 0.1635 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, being all of a 0.16 acre tract (Parcel 10-00250.000, all of Lot 8 and part of Lot 9 of John Murray's Subdivision as recorded in Plat Book 1 page 332) conveyed to Tonya A Smith by Official Record 347 page 1822, and being more particularly described as follows:

Commencing at the intersection of the centerline of West Pearl Street (40 feet wide, formerly Silvers Road) with the Southwest line of Garfield Street (30 feet wide);

Thence, with the centerline of West Pearl Street, South 63° 42' 52" West a distance of 136.92 feet to a point;

Thence, North 26° 17' 08" West a distance of 20.00 feet to a 3/4 inch diameter iron pipe found in the Northwest line of West Pearl Street, the Southeast corner common to Lots 7 and 8 of said Murray's Subdivision, and being the **True Point of Beginning**;

Thence, with the Northwest line of West Pearl Street, **South 63° 42' 52" West**, passing the East corner of said Lot 9 at 70.00 feet, a total distance of **120.00 feet** to an iron pin and cap set at the East corner of a 0.03 acre tract (30 feet of Lot 9) conveyed to Richard Bobo by Deed Book 281 page 168;

Thence, with the Northeast line of said 0.03 acre tract, **North 27° 17' 08" West**, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6592" found at 48.28 feet, a total distance of **49.35 feet** to the Southeast line of a 1.937 acre tract conveyed to Pennsylvania Lines LLC by Deed Book 84 page 272;

Thence, with the Southeast line of said 1.937 acre tract, **North 54° 14' 45" East**, passing the West corner of said Lot 8 at 50.69 feet, a total distance of **121.66 feet** to an iron pin and cap set at the West corner of Lot 7;

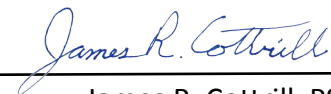
Thence, with the Southwest line of said Lot 7, **South 26° 17' 08" East** a distance of **69.37 feet** returning to the **True Point of Beginning**, containing **0.1635 Acres** more or less, of which 0.1021 acres more or less is all of said Lot 8 and 0.0614 acres more or less is part of said Lot 9.

Bearings are based on a GPS observation on August 6, 2015, 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 6858."

This description is based on a field survey performed February 20, 2019 by James R. Cottrill, PS registration #6858. (Job #S190206-0-1635)



James R. Cottrill, PS

