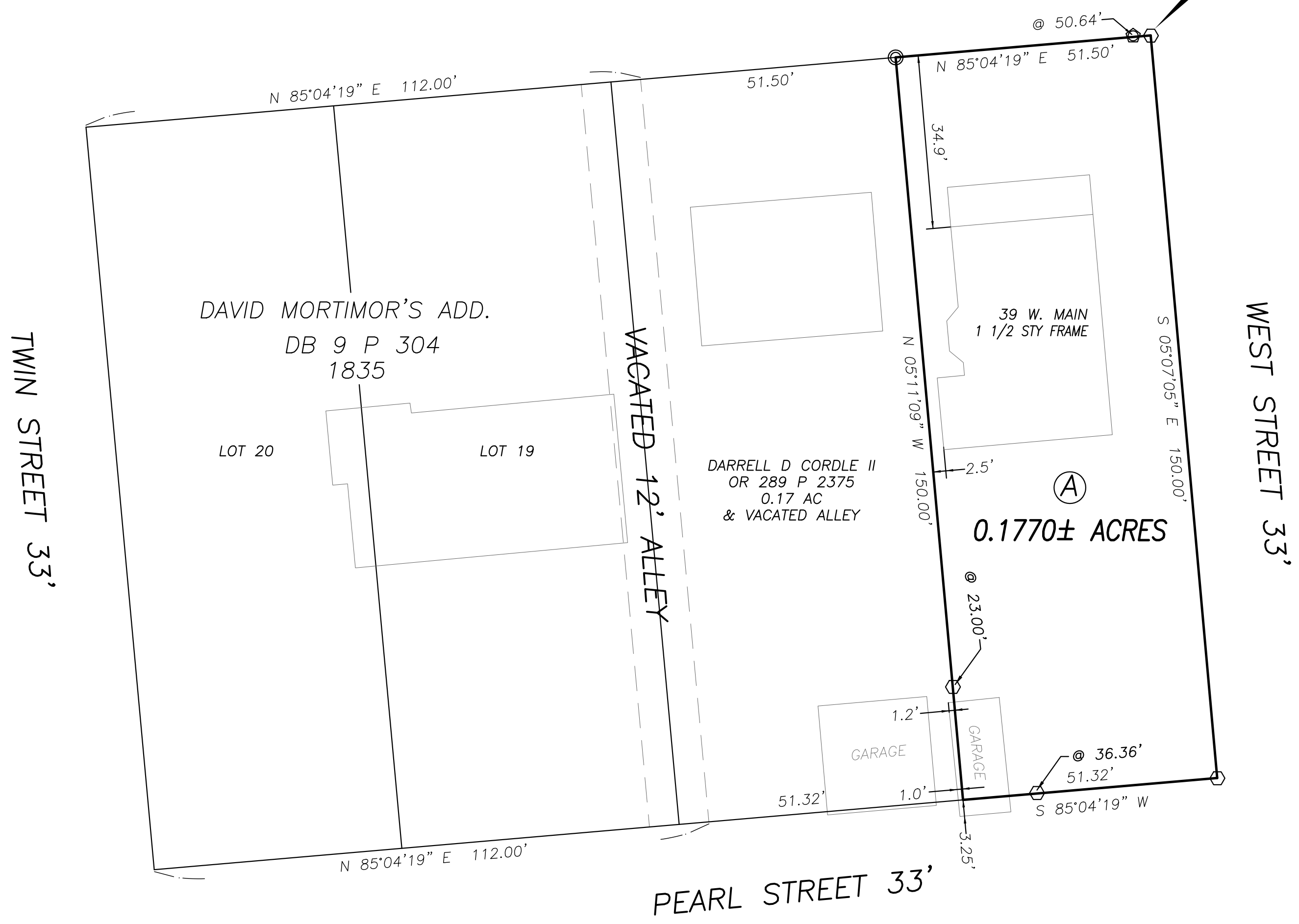


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 05/10/2018
WGS 1984 GEODETIC NORTH.

US 40 MAIN STREET 80'

POB
N 709,209.05'
E 1,752,663.566'



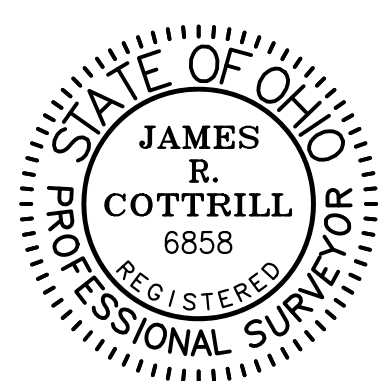
DEED REFERENCE
GARY L CONVERSE LLP
OR 287 PG 2430

Ⓐ 0.17 ACRES
PARCEL No.10-01266.000

LEGEND

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

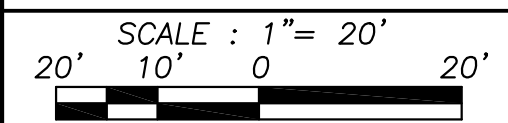
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⬠ 1/2" Ø REBAR & RED PLASTIC CAP STAMPED "XYZ" (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 05/23/19

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

0.1770± ACRES,
VMS 2836, VILLAGE OF WEST JEFFERSON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GARY CONVERSE



JOB No. S190509	CREW: MW
SURVEYED 05/2019	DWN BY: RC, MW
DRAWN 05/2019	CHECK: NC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.1770 Acre Tract *Surveyed for Gary Converse*

The following described 0.1770 Acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, being all of a 0.17 acre tract (Parcel #10 – 01266.000) conveyed to Gary L Converse, LLP by Official Record 287 page 2430, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the south line of Main Street (80 feet wide) (US Route 40) with the west line of West Street (33 feet wide), also the northwest corner of said 0.17 acre tract;

Thence, with the west line of said West Street, **South 05° 07' 05" East** a distance of **150.00 feet** to an iron pin and cap set at the intersection of the west line of said West Street with the north line of Pearl Street (33 feet wide) also the southeast corner of said 0.17 acre tract;

Thence, with the north line of said Pearl Street, **South 85° 04' 19" West**, passing an iron pin and cap set at 36.36 feet, a total distance of **51.32 feet** to the southeast corner of a 0.17 acre tract conveyed to Darrell D Cordle II by Official Record 289 page 2375, said corner being inside an existing garage;

Thence, with the line between both 0.17 acre tracts, **North 05° 11' 09" West** a distance of **150.00 feet** to a 3/4 inch diameter iron pipe found in the south line of said Main Street;

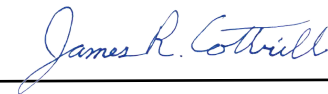
Thence, with the south line of said Main Street, **North 85° 04' 19" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "XYZ" found at 50.64 feet, a total distance of **51.50 feet** returning to the point of beginning containing **0.1770 Acres** more or less.

Bearings are based on a GPS observation on 5/10/2018, 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 5/2019 by James R. Cottrill, PS registration #6858. (Job #S190509-0-1770 AC)



James R. Cottrill, PS

