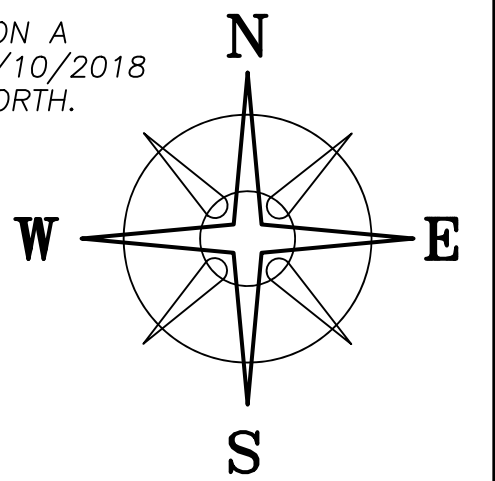
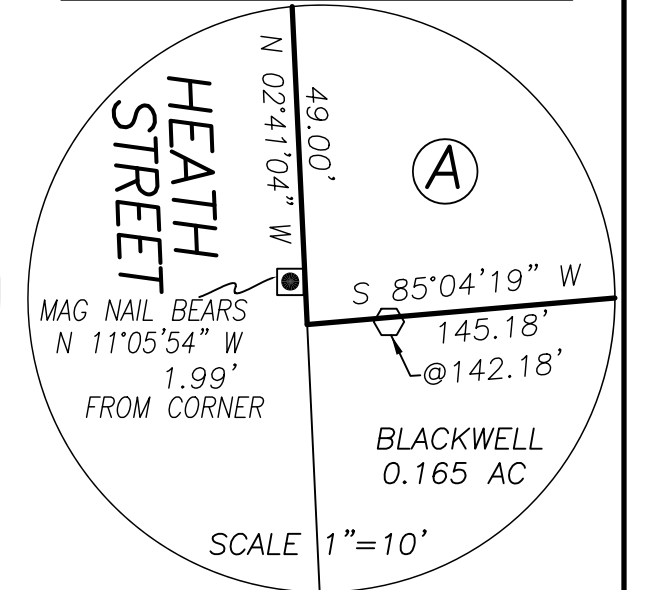


BEARINGS ARE BASED ON A GPS OBSERVATION ON 05/10/2018 WGS 1984 GEODETIC NORTH.



**SW CORNER DETAIL**



**NOTES**

SOUTH STREET IS 33' WIDE AS MEASURED AND DESCRIBED IN JONES 1ST ADDITION PB 1 PG 9.  
 HEATH STREET CALLS 30' WIDE IN DEED TO VILLAGE OF JEFFERSONVILLE IN DB 121 PG 279. HEATH STREET MEASURES 16.5' FROM CENTER USING JONES 3RD ADDITION AND 15' FROM CENTER USING MONUMENTS FOUND.

**LEGEND**

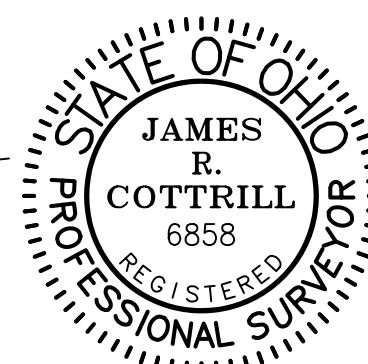
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ 5/8" Ø REBAR (FOUND)
  - ⊛ AXLE OR BOLT (FOUND)
  - ⊙ 1/2" Ø IRON PIPE (FOUND)
  - ⊖ 3/4" Ø IRON PIPE (FOUND)
  - 1" Ø IRON PIN (FOUND)
  - △ COUNTY MONUMENT FOUND
  - 1" Ø IRON PIPE & ALUMINUM CAP STAMPED "NCB 5969" (FOUND)
  - MAG NAIL (FOUND)
  - ⊙ MAG NAIL (SET)
  - ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "AKINSON" (FOUND)
  - ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RE HANKINSON 7409" (FOUND)
  - ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

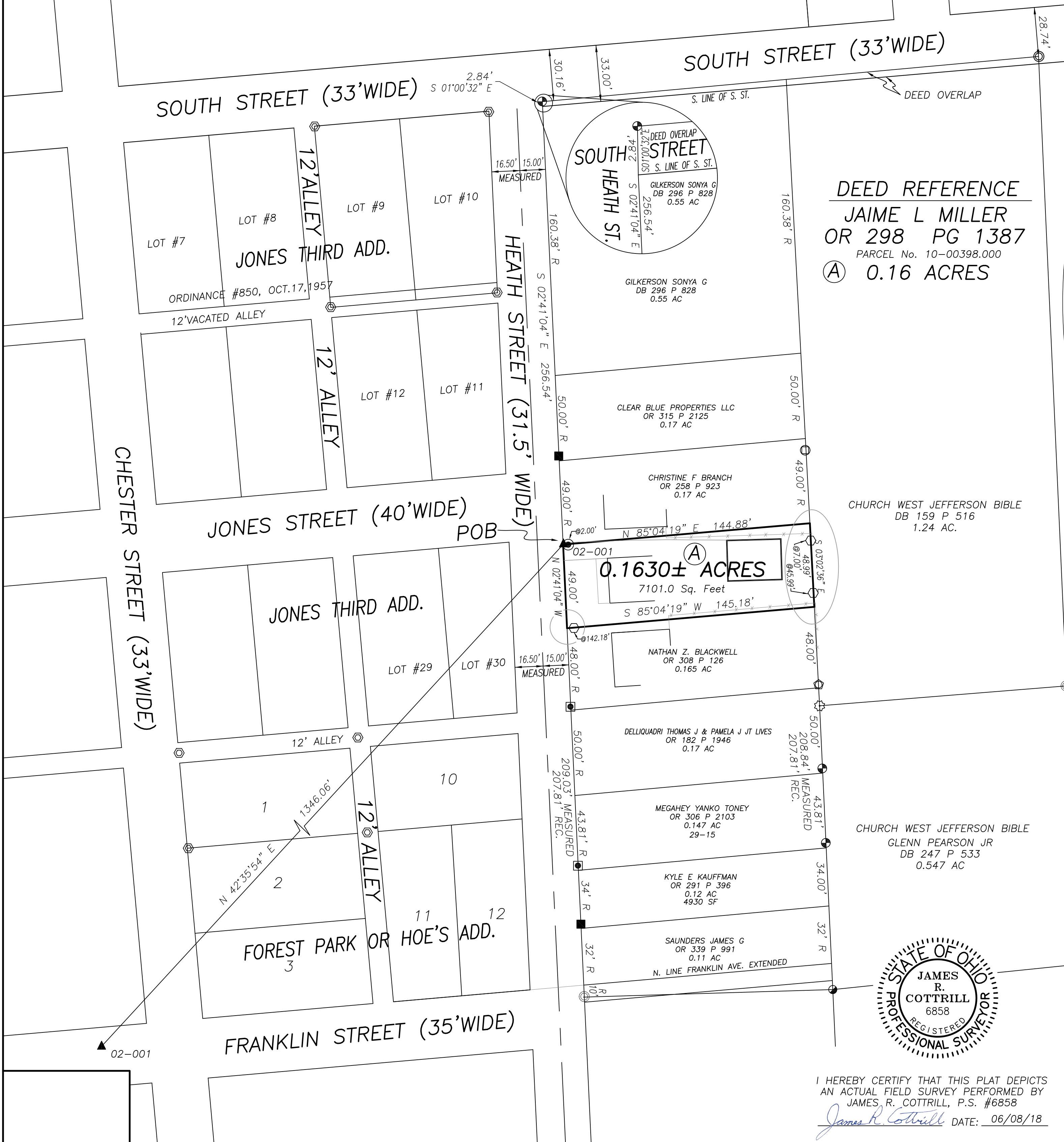
**0.1630± ACRES,**  
**VMS 2836, VILLAGE OF WEST JEFFERSON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR JAMIE MILLER**

SCALE : 1" = 40'	JOB No. S180511	CREW: MW
40' 20' 0 40'	SURVEYED 06/2018	DWN BY: RC
	DRAWN 06/2018	CHECK: NC,MW

**DEED REFERENCE**  
**JAIME L MILLER**  
**OR 298 PG 1387**  
 PARCEL No. 10-00398.000  
**Ⓐ 0.16 ACRES**



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 06/08/18



# COTTRILL SURVEYING, INC

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

## **0.1630 Acre Tract** *Surveyed for Jamie Miller*

The following described 0.1630 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 10-00398.000) conveyed to Jamie Miller by Official Record 298 page 1387, and being more particularly described as follows:

Beginning at a point in the East line of Heath Street (measured 31.5 feet wide) at the Southwest corner of a 0.17 acre tract conveyed to Christine F Branch by Official Record 258 page 923 and the Northwest corner of said 0.16 acre tract, said mag nail bears South 02° 41' 04" East a distance of 256.54 feet from the intersection of the South line of South Street (33 feet wide) and the East line of Heath Street;

Thence, with the South line of said 0.17 acre tract, **North 85° 04' 19" East**, passing a mag nail set at 2.00 feet, a total distance of **144.88 feet** to the West line of a 1.24 acre tract conveyed to the Church West Jefferson Bible by Deed Book 159 page 516;

Thence, with the West line of said 1.24 acre tract, **South 03° 02' 36" East**, passing iron pin and caps set at 7.00 feet and 45.99 feet, a total distance of **48.99 feet** to an iron pin and cap set at the Northeast corner of a 0.165 acre tract conveyed to Nathan Z Blackwell by Official Record 308 page 126;

Thence, with the North line of said 0.165 acre tract, **South 85° 04' 19" West**, passing an iron pin and cap set at 142.18 feet, a total distance of **145.18 feet** to the East line of said Heath Street;

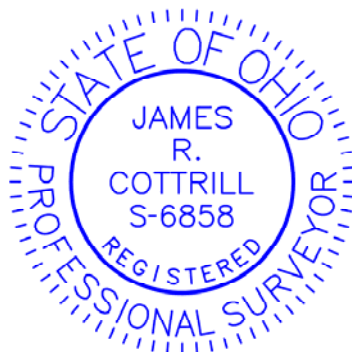
Thence, with the East line of said Heath Street, **North 02° 41' 04" West** a distance of **49.00 feet** returning to the **Point of Beginning**, containing 0.1630 Acres more or less.

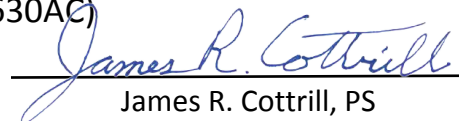
Bearings are based on a GPS observation on May 10, 2018, WGS 1984 Geodetic North.

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 June of 2018 by James R. Cottrill, PS registration #6858. (Job #S180511-0-1630AC)



  
James R. Cottrill, PS