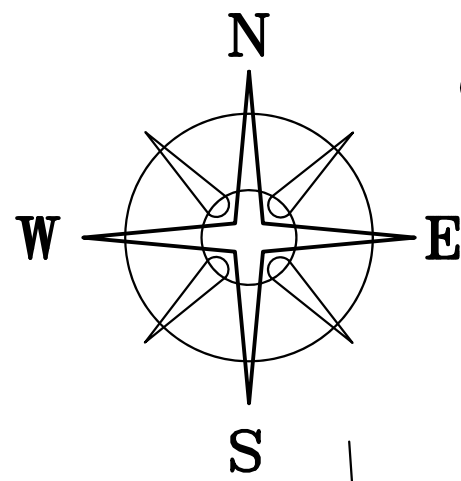


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 09/01/16
WGS 1984 GEODETIC NORTH.



MAIN STREET (US ROUTE 40, 80' WIDE)

N=709069.50'
E=1750341.99'

100.00'

POB

S 86°03'38" W 107.45'

50.00'

N 86°03'38" E 50.00'

@177.56'

S 86°03'38" W 124.87'

LOT 49

LOT 48

MORTINORE & NEWMAN'S
ADDITION
PB 1 PG 24

WEST STREET
(25' WIDE)

MARTHA ANN BULSON
OR 221 PG 1683
LOT 50
10-00711.000

N 60°21'43" W
2791.20'

DEED REFERENCE
PAMELA J UNDERWOOD, TOD
KRISTI HAYES (1/2) & LESSIE O'HARRA (1/2)
OR 202 PG 834
(SURVIVORSHIP DEED)
OR 336 PG 2358
(AFFIDAVIT FOR TRANSFER TO SURVIVOR)
OR 360 PG 2435
(TRANSFER ON DEATH DESIGNATION AFFIDAVIT)
PARCEL No. 10-01822.000
Ⓐ 0.21 ACRES
WEST HALF OF ORG. 18300 SQFT

STEVEN KELLY COLLINS &
JEANETTA RUTH COLLINS, JT LIVES
OR 339 PG 2056
0.340 ACRES
10-00194.000

0.2093± ACRES
Ⓐ

S 03°34'57" E 182.95'

WILLIAM B & CAROL A HALL, JT LIVES
OR 214 PG 176
EAST HALF OF 18300 SQFT TRACT
10-01831.000
0.21 ACRES

(APPARENT VOID)

N 03°41'01" W 183.00'

PEARL STREET (33' WIDE)

99.31'

STEVEN KELLY COLLINS &
JEANETTA RUTH COLLINS, JT LIVES
OR 339 PG 2056
0.112 ACRES
10-00194.000

33.01'

(18" DEEP)

S 86°00'03" W 49.68'

49.68'

(12" DEEP S.E. SIDE
OF 12"Ø TREE)

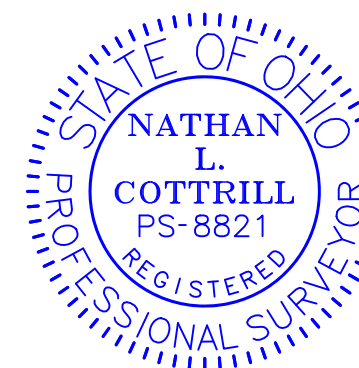
CHARLIE M MILLER
OR 355 PG 1592
LOT 19
10-01125.000

LEGEND

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

- ⊙ MAG NAIL (SET)
- 5/8" Ø IRON PIN (FOUND)
- ⊙ 3/8" Ø IRON PIPE (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ▲ 2.5"Ø METAL FENCE POST
IN CONCRETE CUT OFF (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- △ COUNTY MONUMENT 02-001 (FOUND)

HATFIELD SUB'D
PB 1 PG 364



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 02/06/24

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

0.2093± ACRES,
VMS 2836, VILLAGE OF W. JEFFERSON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR UNDERWOOD.

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

JOB No. S240121 CREW: AM, MW
SURVEYED 02/02/24 DWN BY: NC
DRAWN 02/06/24 CHECK: NC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.2093 Acre Tract Surveyed for Underwood

The following described 0.2093 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, being all of a 0.21 acre tract (Parcel 10-01822.000, being the West half of an original 18300 square feet tract) as conveyed to Pamela J Underwood, TOD by Official Record 202 page 834, and being more particularly described as follows:

Beginning at a mag nail set in the South line of Main Street (US Route 40, 80 feet wide) at the Northwest corner of a 0.21 acre tract (being the East half of said 18300 square feet tract) as conveyed to William B and Carol A Hall, Joint Lives by Official Record 214 page 176 and the Northwest corner of said 0.21 acre tract, said mag nail bears South 86° 03' 38" West a distance of 107.45 feet from the intersection of the South line of Main Street with the West line of West Street (25 feet wide), said mag nail also bears North 60° 21' 43" West a distance of 2791.20 feet from Madison County Monument 02-001;

Thence, with the line between said 0.21 acre tracts, **South 03° 34' 57" East** a distance of **182.95 feet** to a 2.5 inch diameter metal fence post found in concrete (cut off 18 inch below grade) in the North line of Lot 19 of Hatfield Subdivision as shown in Plat Book one page 364 and as conveyed to Charlie M Miller by Official Record 355 page 1592;

Thence, with the North line of Lot 19, **South 86° 00' 03" West** a distance of **49.68 feet** to a 2.5 inch diameter metal fence post found in concrete (cut off 12 inch below grade) at a corner to a 0.112 acre tract conveyed to Steven Kelly Collins and Jeanetta Ruth Collins, Joint Lives by Official Record 339 page 2056;

Thence, with the East line of said 0.112 acre tract, **North 03° 41' 01" West**, passing a 5/8 inch diameter iron pin found at the Southeast corner of a 0.340 acre tract conveyed to Steven Kelly Collins and Jeanetta Ruth Collins, Joint Lives by Official Record 339 page 2056 at 33.01 feet, passing a 3/8 inch diameter iron pipe found at 177.56 feet, a total distance of **183.00 feet** to an iron pin and cap set in the South line of Main Street;

Thence, with the South line of Main Street, **North 86° 03' 38" East** a distance of **50.00 feet** returning to the **Point of Beginning**, containing **0.2093 Acres** more or less.


Bearings are based on a GPS observation on September 1, 2016, WGS 1984 Geodetic North.

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 Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on February 2, 2024.




Nathan L. Cottrill, PS #8821
(Job #S240121-0.2093)