

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 11/01/13
WGS 1984 GEODETIC NORTH.

DEED REFERENCE

ROGER T ESSIG,
BRADLEY C ESSIG &
ELIZABETH W ESSIG
OR 285 PG 1014

PARCEL No. 08-00358.001

226.1463 ACRES
PLAT 20-81

JEFFERSON TOWNSHIP
VILLAGE OF WEST JEFFERSON

JEFFERSON TOWNSHIP
VILLAGE OF WEST JEFFERSON
NORTH ALLEY VACATED BY ORDINANCE 69-1486
BY COUNCIL OF THE VILLAGE OF WEST JEFFERSON

MILO SAWYER'S RAILROAD ADDITION
AS RECORDED IN
PB 1 PG 46

0.0878± ACRES

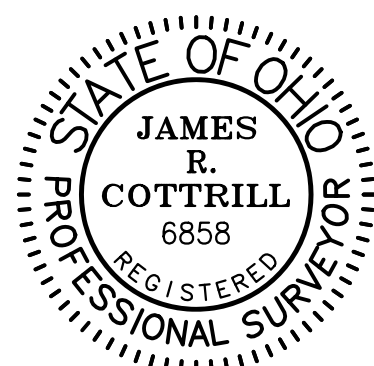
POB

N=710083.24'
E=1751801.06'

LEGEND

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

- MINE SPIKE (FOUND)
- 1/2" Ø IRON PIPE (FOUND)
- 1/2" Ø IRON PIN (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: 05/17/18

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

0.0878± ACRES,
VMS 2836, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TITLE CONNECT AGENCY

SCALE : 1" = 20'	JOB No. S180417	CREW: MW
20' 10' 0' 20'	SURVEYED 05/2018	DWN BY: NC
	DRAWN 05/2018	CHECK: RC

COTTRILL SURVEYING, INC

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

0.0878 Acre Tract *Surveyed for Title Connect Agency*

The following described 0.0878 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2836, being part of a 226.1463 acre tract (Parcel 08-00358.001) conveyed to Roger T Essig, Bradley C Essig and Elizabeth W Essig by Official Record 285 page 1014, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of Jackson Street (25 feet wide) at the terminus of the Northwest line of North Alley (20 feet wide) as shown on Milo Sawyer's Railroad Addition as recorded in Plat Book 1 page 46 and vacated by Ordinance 69-1486 by the Council of the Village of West Jefferson, being the southeast line of said 226.1463 acre tract and in the line between the Village of West Jefferson and Jefferson Township, said iron pin and cap bears North 34° 08' 16" West a distance of 164.58 feet from the intersection of the Northeast line of Jackson Street and the Northwest line of Burnham Street (30 feet wide);

Thence, with the Northeast line of Jackson Street and a new line across said 226.1463 acre tract, **North 34° 08' 16" West** a distance of **38.98 feet** to an iron pin and cap set;

Thence, across said 226.1463 acre tract with the following two new courses:

- 1) **North 58° 40' 58" East** a distance of **104.94 feet** to an iron pin and cap set;
- 2) **South 34° 05' 06" East** a distance of **34.00 feet** to an iron pin and cap set in the Northwest line of said vacated North Alley;

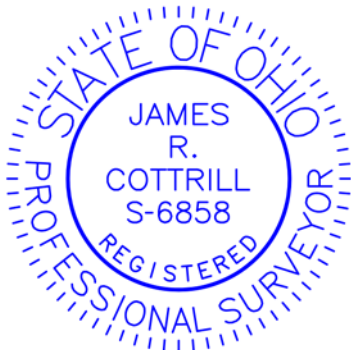
Thence, with the Northwest line of said vacated North Alley, **South 55° 57' 51" West** a distance of **104.78 feet** returning to the Point of Beginning, containing **0.0878 Acres** more or less.

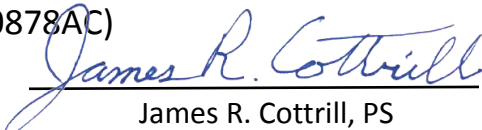
Bearings are based on a GPS observation on November 1, 2013, WGS 1984 Geodetic North.

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 May of 2018 by James R. Cottrill, PS registration #6858. (Job #S180417-0-0878AC)




James R. Cottrill, PS