

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

NOTE

PARCEL TWO OF HAENZSEL'S DEED (OR 274 PG 1364)
DESCRIBES THE VACATION OF PORTIONS OF CERTAIN ALLEYS IN
ORDINANCE 69-1486 & 74-17, PASSED BY THE COUNCIL OF
THE VILLAGE OF WEST JEFFERSON. ORDINANCE 74-17 COULD
NOT BE LOCATED OR VARIFIED BY THE VILLAGE AT THE TIME
OF THIS SURVEY.

ROGER T ESSIG,
BRADLEY C ESSIG &
ELIZABETH W ESSIG
OR 285 PG 1014
226.1463 ACRES
PLAT 20-81

JEFFERSON TOWNSHIP
VILLAGE OF WEST JEFFERSON

LINE ESTABLISHED & MONUMENTED BY SURVEY PLAT 20-81
JEFFERSON TOWNSHIP
VILLAGE OF WEST JEFFERSON

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

CHARLES B TREIN
OR 319 PG 1583
0.093 ACRES
LOT 38+VACATED STREET & ALLEY
#38

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

CHARLES B TREIN
OR 319 PG 1583
0.033 ACRES
LOT 37+VACATED STREET & ALLEY
#37

#36

WASHINGTON ST

BURNHAM STREET (30' WIDE)

JACKSON STREET (25' WIDE)

DAVID L & PAMELA M ARCHIE
DB 263 PG 80
LOT 24
0.006 ACRES VACATED ALLEY
#24

POB
N=710083.24'
E=1751801.06'

0.2518± ACRES

0.0878± ACRES

0.0878± ACRES
NORTHWEST LINE OF VACATED NORTH ALLEY (20' WIDE)
AS SHOWN ON PB 1 PG 46
0.1640± ACRES

#25

#25

0.0667± ACRES

0.0973± ACRES

#23

#23

DEED REFERENCE

EDWARD S HAENZSEL

OR 254 PG 992

(A) PARCEL No. 10-00689.000

0.067 ACRES

PART OF LOT #25 & NORTH ALLEY VACATED
BY ORDINANCE 69-1486 AND 74-17

OR 274 PG 1364

(B) PARCEL No. 10-01240.000

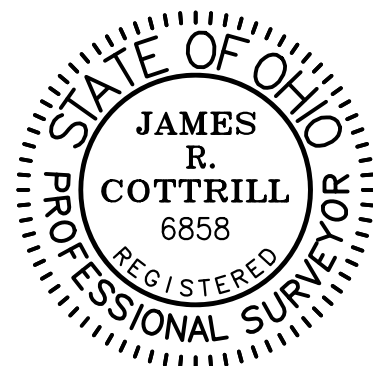
0.048 ACRES

ALL OF LOT #25 EXCEPTING OUT 0.067 ACRE TRACT
PART OF NORTH ALLEY VACATED BY
ORDINANCE 69-1486 AND 74-17
**HALF OF 10' WIDE ALLEY VACATED BY
ORDINANCE 74-17

EDWARD S HAENZSEL

OR _____ PG _____

(C) PARCEL No. 08-_____
0.0878 ACRES



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

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)

COTTRILL SURVEYING, INC

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

**0.2518± ACRES, VMS 2836,
JEFFERSON TWP, VILLAGE OF W. JEFF.,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TITLE CONNECT AGENCY**

SCALE : 1" = 20'	JOB No. S180417B	CREW: MW
20' 10' 0' 20'	SURVEYED 05/2018	DWN BY: NC
	DRAWN 05/2018	CHECK: RC

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0.2518 Acre Tract *Surveyed for Title Connect Agency*

The following described 0.2518 acre tract is situated in the State of Ohio, Madison County, Jefferson Township and Village of West Jefferson, VMS 2836, being all of a 0.067 acre tract (Parcel 10-00689.000) conveyed to Edward S Haenzel by Official Record 254 page 992, all of a 0.048 acre tract (Parcel 10-01240.000, part of Lot 25 of Milo Sawyer's Railroad Addition as recorded in Plat Book 1 page 46 and part of North Alley (20 feet wide) as shown on said subdivision and vacated by Ordinance 69-1486 by the Council of the Village of West Jefferson and half of a vacated 10' wide alley by Ordinance 74-17 by the Council of the Village of West Jefferson) conveyed to Edward S Haenzel by Official Record 274 page 1364, and all of a 0.0878 acre tract (Parcel 08-____.____) conveyed to Edward S Haenzel by Official Record ____ page _____, 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 western corner common to Lots 24 and 25 of said subdivision, being the southernmost corner of said 0.067 acre tract, said iron pin bears North 34° 08' 16" West a distance of 96.34 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 the western line of said 0.0878 acre tract, **North 34° 08' 16" West**, passing the Southeast line of said vacated North Alley at 48.17 feet, passing a corner to said 0.048 acre tract at 54.15 feet, passing an iron pin and cap set at a corner to a 226.1463 acre tract conveyed to Roger T Essig, Bradley C Essig and Elizabeth W Essig by Official Record 285 page 1014, the southernmost corner of said 0.0878 acre tract and in the line between the Village of West Jefferson and Jefferson Township at 68.24 feet, a total distance of **107.22 feet** to an iron pin and cap set;

Thence, with said 226.1463 acre tract with the following two 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**, passing an iron pin and cap set in the Northwest line of said vacated North Alley, said line between Jefferson Township and Village of West Jefferson, and being the Northwest corner common to a 0.093 acre tract conveyed to Charles B Trein by Official Record 319 page 1583 and said 0.048 acre tract at 34.00 feet, a total distance of **102.19 feet** to an iron pin and cap set at the westernmost corner of a the 0.006 acre tract (vacated alley) conveyed to Charles B Trein by Official Record 319 page 1583, and the northernmost corner of a 0.006 acre tract (vacated alley) conveyed to David L and Pamela a Archey by Deed Book 263 page 80;

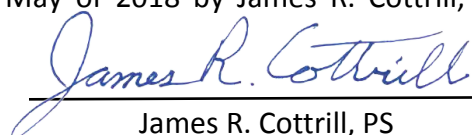
Thence, with the Northwest line of said 0.006 acre tract, **South 55° 56' 23" West**, passing the northernmost corner of Lot 24 at 5.00 feet, passing the easternmost corner of said 0.067 acre tract at 48.71 feet, a total distance of **104.72 feet** returning to the **Point of Beginning**, containing **0.2518 Acres** more or less, of which 0.0667 acres more or less is all of said 0.067 acre tract, 0.0973 acres more or less is all of said 0.048 acre tract, 0.0878 acres more or less is all of said 0.0878 acre tract and 0.1640 acres more or less is in the Village of West Jefferson, 0.0878 acres more or less is in Jefferson Township.

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 # S180417-0-2518AC)


James R. Cottrill, PS