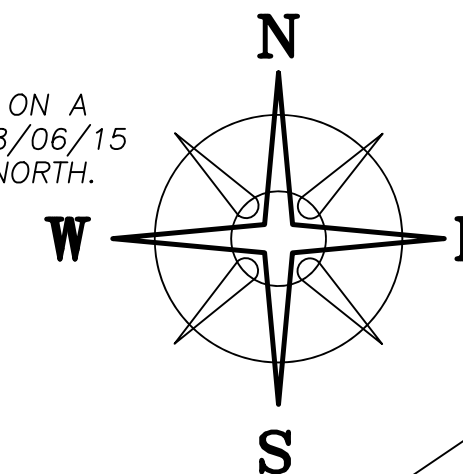


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 08/06/15  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
PATRICK MULHOLLAND  
OR 358 PG 426  
PARCEL No. 10-01778.000  
Ⓐ 0.18 ACRES  
PLAT JE-3C

P J FREY'S 2ND ADDITION  
PB 1 PG 235  
SLIDE #238

**POB**  
N=708037.04'  
E=1751799.37'

12' ALLEY

GARFIELD AVE (30' WIDE)

0.1747± ACRES  
Ⓐ

POWER POLE

TBAR BEARS  
N 65°25'47" E  
1.34'

HERMAN E & KIMMIE J STANLEY  
OR 22 PG 348  
0.565 ACRES  
PLAT JE-76

LOT #13

LOT #14

McKINLEY TERRANCE ADDITION  
PB 1 PG 247

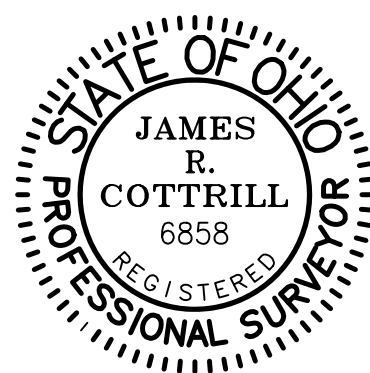
LOT #15

FELLOWS AVE (50' WIDE)

**LEGEND**

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

- Ⓐ 5"Ø METAL FENCE POST (FOUND)
- Ⓣ 3/4" T-BAR (FOUND)
- 1/2"Ø REBAR (FOUND)
- Ⓞ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 01/31/2020

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

**0.1747± ACRES,**  
**VMS 2836, VILLAGE OF W. JEFFERSON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR MULHOLLAND.**

SCALE : 1" = 20'	JOB No. S200109	CREW: MW
20' 10' 0' 20'	SURVEYED 01/30/20	DWN BY: NC
	DRAWN 01/30/20	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 0.1747 Acre Tract Surveyed for Mulholland

The following described 0.1747 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, being all of a 0.18 acre tract (Parcel 10-01778.000) conveyed to Patrick Mulholland by Official Record 358 page 426, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southwest line of Garfield Avenue (30 feet wide) and the Southeast line of a 12 feet wide alley as dedicated by PJ Frey's 2<sup>nd</sup> Addition as recorded in Plat Book 1 page 235 and being the North corner of said 0.18 acre tract;

Thence, with the Southwest line of Garfield Avenue, **South 26° 32' 11" East** a distance of **77.02 feet** to a point from which a T-bar bears North 65° 25' 47" East a distance of 1.34 feet;

Thence, **South 55° 56' 12" West**, passing a 1/2 inch diameter rebar found at the North corner of Lot 13 of McKinley Terrance Addition as recorded in Plat Book 1 page 247 at 5.89 feet, continuing with the Northwest line of said Addition, a total distance of **98.84 feet** to a 5 inch diameter metal fence post found at the East corner of a 0.565 acre tract conveyed to Herman E and Kimmie J Stanley by Official Record 22 page 348;

Thence, with the Northeast line of said 0.565 acre tract, **North 27° 58' 46" West**, passing a T-bar found at 75.82 feet, a total distance of **76.60 feet** to an iron pin and cap set in the Southeast line of said 12 feet alley of said PJ Frey's 2<sup>nd</sup> Addition;

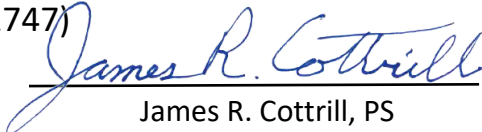
Thence, with the Southeast line of said alley, **North 55° 49' 54" East** a distance of **100.81 feet** returning to the **Point of Beginning**, containing **0.1747 Acres** more or less.

Bearings are based on a GPS observation on August 6, 2015, 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 January 30, 2020 by James R. Cottrill, PS registration #6858. (Job #S200109-0.1747)

  
James R. Cottrill, PS

