

BEARINGS ARE BASED ON THE NORTH LINE OF MAIN STREET AS DESCRIBED IN OR 170 PG 267.

CONNIE D CORNEY  
OR 185 P 2373  
3.87 ACRES

COOK AUTO TRUST LLC  
OR 340 P 2487  
0.633 ACRES

N 82°02'05" E 57.27'

(B)

0.0490± ACRES  
0.1161± ACRES

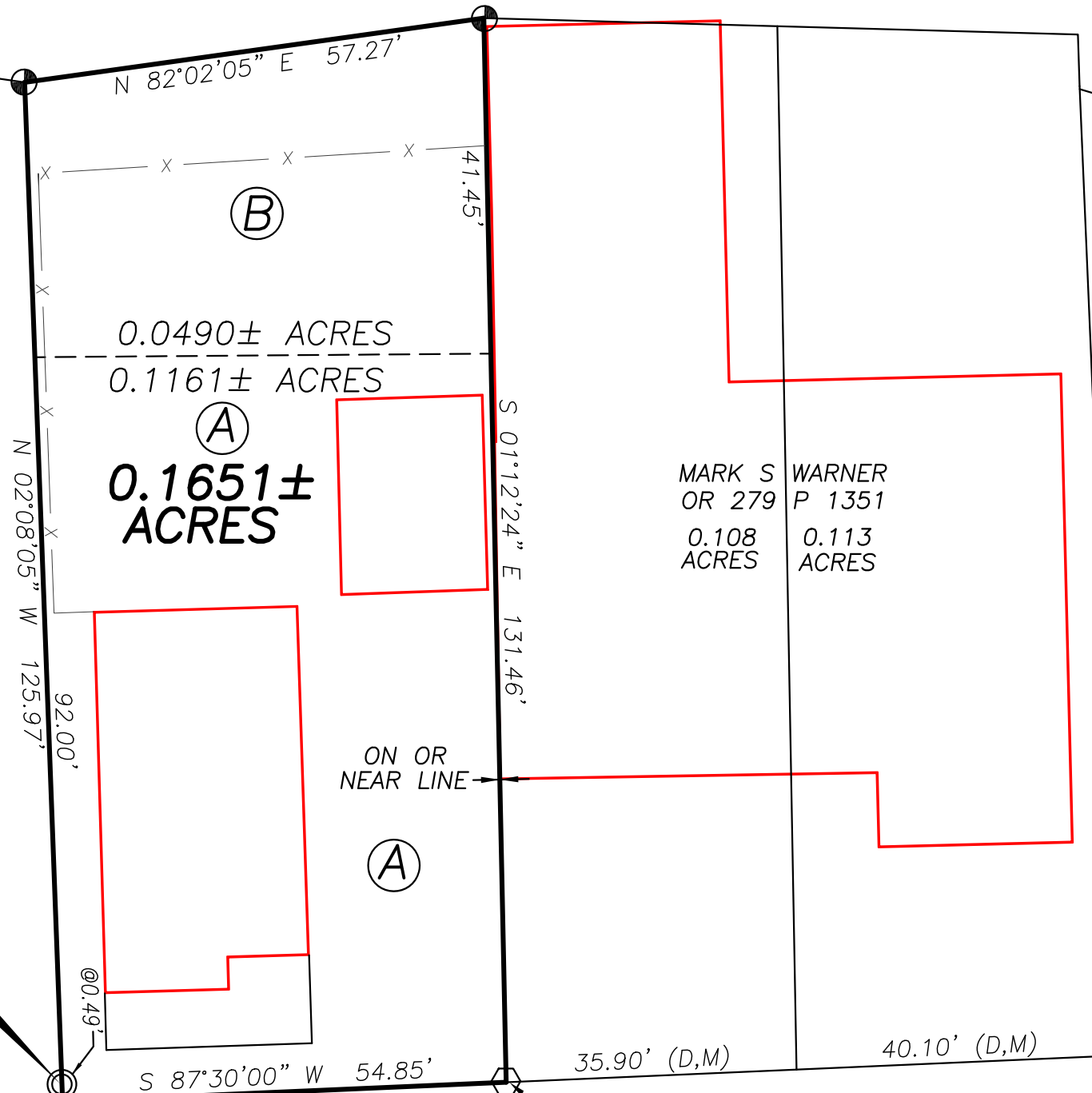
(A)  
0.1651± ACRES

MARK S WARNER  
OR 279 P 1351  
0.108 ACRES 0.113 ACRES

**DEED REFERENCE**  
GARY L CONVERSE LLP  
OR 287 PG 2435  
(A) PARCEL No.10-01695.000  
0.120 ACRES  
OR 287 PG 2432  
(B) PARCEL No.10-01696.000  
0.040 ACRES

N 87°30'00" E 1044.15'  
FROM 5/8" IP IN EAST LINE OF  
N. HEATH STREET (33' WIDE)

N=709414.972'  
E=1754750.883'



ON OR NEAR LINE

(A)

S 87°30'00" W 54.85'

POB

35.90' (D,M)

40.10' (D,M)

92.00'

N 02°08'05" W 125.97'

S 01°12'24" E 131.46'

41.45'

x

x

x

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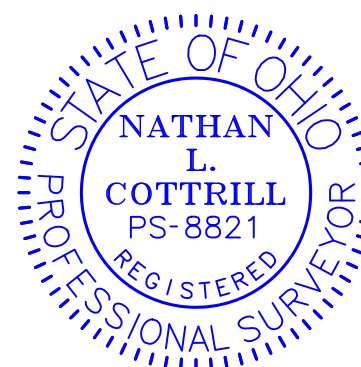
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MAIN STREET (80' WIDE)

**LEGEND**

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

- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- ⊕ 5/8" ∅ REBAR & ORANGE PLASTIC CAP STAMPED "PS 6579" (FOUND)
- ⊖ IRON MONUMENT TO BE SET UP ON COMPLETION OF CONSTRUCTION IN THIS AREA



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821

*Nathan Cottrill* DATE: 05/09/22

**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

**0.1651± ACRES,**  
**VMS 2836, VILLAGE OF WEST JEFFERSON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR GARY CONVERSE**

SCALE : 1" = 20'	JOB No. S220507	CREW: MW,AM
20' 10' 0' 20'	SURVEYED 5/2022	DWN BY: RC
	DRAWN 5/2022	CHECK: NC

# COTTRILL SURVEYING, INC

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

## 0.1651 Acre Tract Surveyed for Gary Converse

The following described 0.1651 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, being all of a 0.12 acre tract (Parcel 10-01695.000) conveyed to Gary L Converse LLP by Official Record 287 page 2435 and all of a 0.040 acre tract (Parcel 10-01696.000) conveyed to Gary L Converse LLP by Official Record 287 page 2432, and being more particularly described as follows:

Beginning at an iron pin set in the North line of Main Street (80 feet wide) at the Southwest corner of a 0.108 acre tract conveyed to Mark S Warner by Official Record 279 page 1351 in the Southeast corner of said 0.120 acre tract, said iron pin bears North 87° 30' 00" East a distance of 1099.00 feet from a 5/8 inch diameter iron pin found in the East line of North Heath Street (33 feet wide);

Thence, with the North line of Main Street, **South 87° 30' 00" West** a distance of **54.85 feet** to the Southeast corner of a 0.633 acre tract conveyed to Cook Auto Trust LLC by Official Record 340 page 2487;

Thence, with the East line of said 0.633 acre tract, **North 02° 08' 05" West**, passing a 3/4 inch diameter iron pipe found at 0.49 feet, passing the Southwest corner of said 0.040 acre tract at 92.00 feet, a total distance of **125.97 feet** to a 5/8 inch diameter rebar and orange plastic cap stamped "PS 6579" found at a corner to a 3.87 acre tract conveyed to Connie D Corney by Official Record 185 page 2373;

Thence, with the South line of said 3.87 acre tract, **North 82° 02' 05" East** a distance of **57.27 feet** to a 5/8 inch diameter rebar and orange plastic cap stamped "PS 6579" found at the Northwest corner of said Warner's 0.108 acre tract;

Thence, with the West line of said 0.108 acre tract, **South 01° 12' 24" East**, passing the Northeast corner of said 0.120 acre tract at 41.45 feet, a total distance of **131.46 feet** returning to the **Point of Beginning**, containing **0.1651 Acres** more or less, of which 0.1161 acres more or less is all of said 0.120 acre tract and 0.0490 acre more or less is all of said 0.040 acre tract.

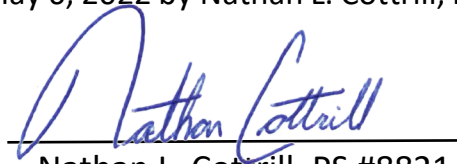
Bearings are based on the North line of Main Street (North 87° 30' East) as described in Official Record 170 page 267.

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 Surveying"

This description is based on a field survey performed May 6, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220507-0.1651)



  
Nathan L. Cottrill, PS #8821