

POND STREET  
(33' WIDE)

BRIDGE ST  
(33' WIDE)

W. PEARL STREET (33' WIDE)

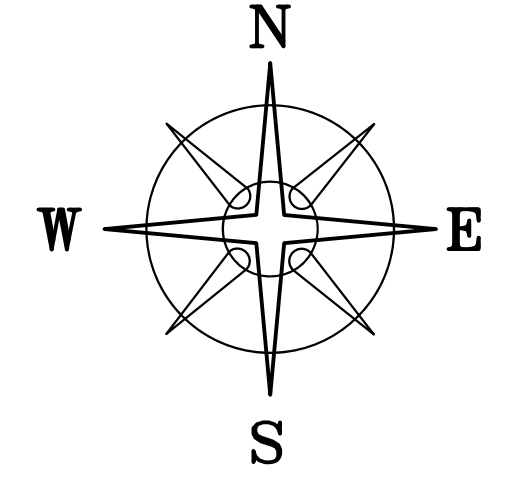
TWIN STREET (33' WIDE)

POB  
N=708996.25'  
E=1752172.73'

S 86°04'53" W 258.50'  
158.50'(R,M) 100.00'(R,M)

**\*NOTE\***

NO PUBLIC RECORD WAS FOUND GRANTING RIGHT-OF-WAY OR DEDICATING THE EXTENSION OF BRIDGE STREET SOUTH OF W. PEARL STREET. THIS PORTION HAS BEEN IMPROVED AND MAINTAINED BY THE VILLAGE OF WEST JEFFERSON IN THE PAST AND PROVIDES ACCESS FOR THREE RESIDENCE.



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

JOSEPH & LEAH CARNES, JT LIVES  
OR 364 PG 1705  
0.19 ACRES

MATTIE A HALL  
OR 379 PG 2649  
0.20 ACRES  
10-00492.000

**DEED REFERENCE**  
FRIEDA RIEBEL  
DB 248 PG 78  
PARCEL No. 10-01384.000  
0.97 ACRES  
ORG 1 AC 23 POLES

**0.9983± ACRES**  
(BY THIS SURVEY)

NEIL A & MELISSA L  
GARDNER, JT LIVES  
OR 149 PG 1661  
1.04 ACRES

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- Ⓣ 3/4" T-BAR & CAP (FOUND)
- MAG NAIL (SET)
- △ MADISON CO MON 02-001 (FOUND)
- ▲ 6" ∅ WOOD FENCE POST (FOUND)
- ⊕ 5/8" ∅ REBAR & ALUM CAP STAMPED "NCB 5969" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 1

LOT 2

LOT 25

ASA CARTER'S PLACE ADDITION  
PB 1 PG 267



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
DATE: 08/15/22

**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

**0.9983± ACRES, VMS 2863,  
VILLAGE OF WEST JEFFERSON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR RIEBEL**

SCALE : 1" = 30'  
30' 15' 0 30'

JOB No. S220721 CREW: MW,AM  
SURVEYED 08/2022 DWN BY: NC  
DRAWN 08/11/22 CHECK: MW

# COTTRILL SURVEYING, INC

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

## 0.9983 Acre Tract Surveyed for Riebel

The following described 0.9983 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2863, being all of a 0.97 acre tract (Parcel 10-01384.000, originally 1 acre and 23 poles) conveyed to Frieda Riebel by Deed Book 248 page 78, and being more particularly described as follows:

Beginning at a mag nail set in the South line of West Pearl Street (33 feet wide) at the Northwest corner of a 1.04 acre tract conveyed to Neil A and Melissa L Gardner, Joint Lives by Official Record 149 page 1661 in the Northeast corner of said 0.97 acre tract, said mag nail bears North 26° 01' 57" West a distance of 1468.33 feet from Madison County Monument 02-001, said mag nail also bears South 86° 04' 53" West a distance of 258.50 feet from the intersection of the South line of West Pearl Street with the West line of Twin Street (33 feet wide);

Thence, with the West line of said 1.04 acre tract, **South 02° 37' 22" East**, passing a 6 inch diameter wood fence post found at a corner to Lot 25 of Asa Carter's Place Addition as recorded in Plat Book 1 page 267 at 276.68 feet, a total distance of **380.33 feet** to an iron pin and cap set at a corner to said Lot 25;

Thence, with the Northeast line of said Asa Carter's Place Addition, **North 47° 16' 41" West**, passing a 3/4 inch T-bar found at 86.15 feet, a total distance of **255.15 feet** to an iron pin and cap set at the Southeast corner of a 0.20 acre tract conveyed to Mattie A Hall by Official Record 379 page 2649;

Thence, with the East line of said 0.20 acre tract, **North 02° 45' 18" West** a distance of **144.77 feet** to an iron pin and cap set at the Southwest corner of a 0.19 acre tract conveyed to Joseph and Leah Carnes, Joint Lives by Official Record 364 page 1705;

Thence, around said 0.19 acre tract with the following two courses:

- 1) **North 86° 04' 53" East** a distance of **162.50 feet** to an iron pin and cap set;
- 2) **North 02° 45' 17" West** a distance of **50.00 feet** to an iron pin and cap set in the South line of West Pearl Street;

Thence, with the South line of West Pearl Street, **North 86° 04' 53" East** a distance of **17.32 feet** returning to the **Point of Beginning**, containing **0.9983 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 Surveying"

This description is based on a field survey performed August 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220721-0.9983)



  
Nathan L. Cottrill, PS #8821