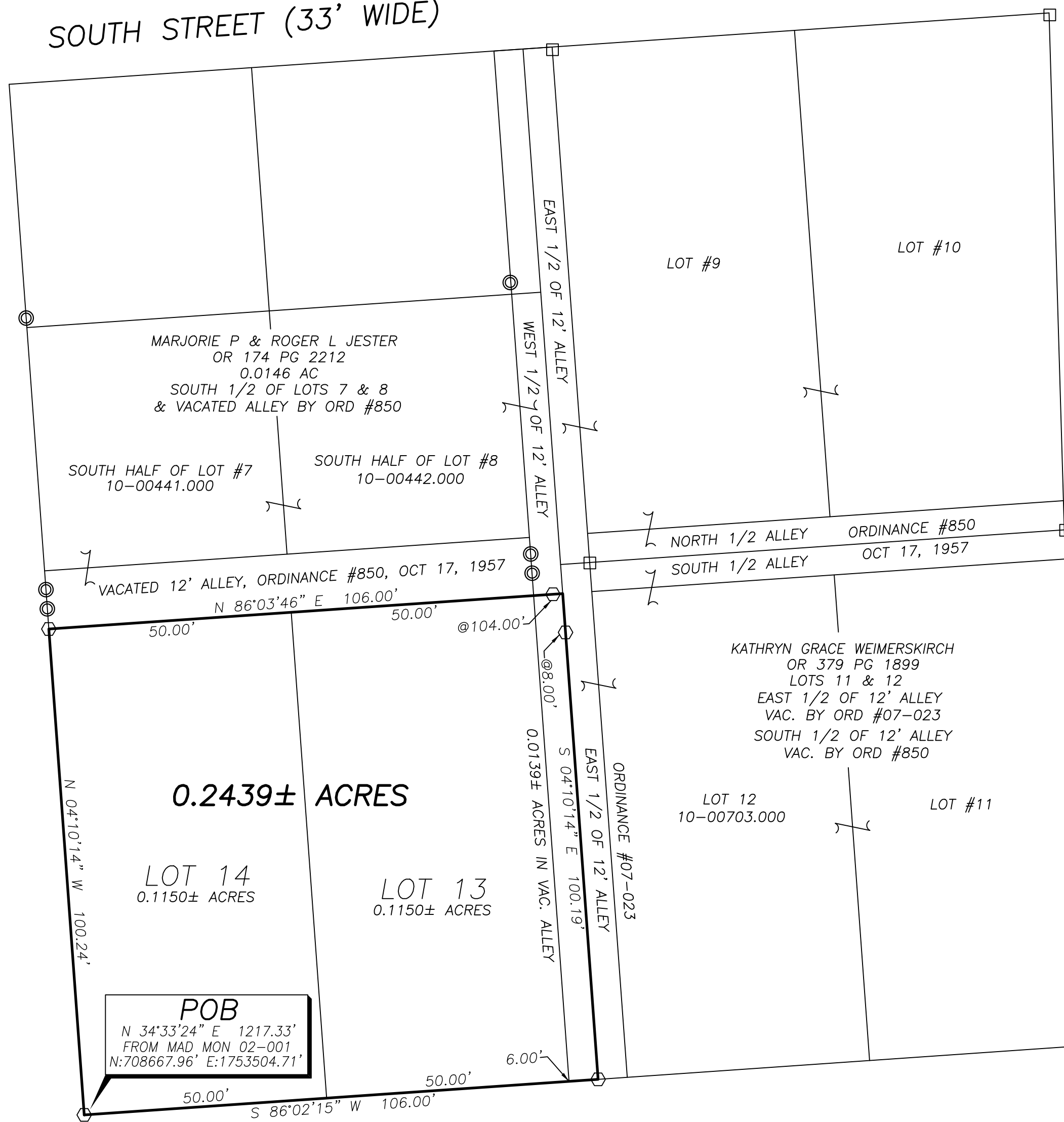


SOUTH STREET (33' WIDE)

CHESTER STREET (33' WIDE)

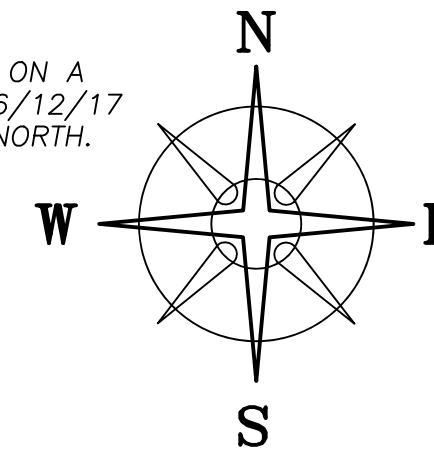
HEATH STREET (33' WIDE, 31.5' MEASURED)



POB
 N 34°33'24" E 1217.33'
 FROM MAD MON 02-001
 N:708667.96' E:1753504.71'

JONES STREET (40' WIDE)

BEARINGS ARE BASED ON A GPS OBSERVATION ON 06/12/17 WGS 1984 GEODETIC NORTH.



DEED REFERENCE

BARBARA J BUTLER (1/3),
 DONNA S TRACY (1/3) &
 KAREN J TIPPLE (1/3)
 OR 413 PG 1289

PARCEL No. 10-01605.000

LOT 13

PARCEL No. 10-01604.000

LOT 14

PARCEL No. 10-01605.000

Ⓐ VACATED ALLEY
 WEST HALF OF 12' ALLEY
 VACATED BY ORDINANCE #07-023

JONES' THIRD ADDITION
 PB 1 PG 93

LEGEND

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

- 5/8" Ø REBAR (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "BOESHART S-6512" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



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

Nathan L. Cottrill DATE: 11/11/25

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

0.2439± ACRES,
VMS 2836, VILLAGE OF W. JEFFERSON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BUTLER, TRACY & TIPPLE

SCALE : 1" = 20'	JOB No. S251021	CREW: NC
20' 10' 0' 20'	SURVEYED 11/06/25	DWN BY: NC
	DRAWN 11/07/25	CHECK: RC

COTTRILL SURVEYING, INC

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

0.2439 Acre Tract Surveyed for Butler, Tracy & Tipple

The following described 0.2439 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, being all of Lot 13 (Parcel 10-01605.000), all of Lot 14 (Parcel 10-01604.000) and the west half of a 12 feet wide alley (Parcel 10-01605.000, vacated by Ordinance 07-023) as shown in Jones' Third Addition as recorded in Plat Book one page 93 and conveyed to Barbara J Butler (1/3), Donna S Tracy (1/3) and Karen J Tipple (1/3) by Official Record 413 page 1289, and being more particularly described as follows:

Beginning at an iron pin and cap set in the North line of Jones Street (40 feet wide) and the East line of Chester Street (33 feet wide), being the Southwest corner of Lot 14;

Thence, with the East line of Chester Street, **North 04° 10' 14" West** a distance of **100.24 feet** to an iron pin and cap set in the South line of a 12 feet wide alley (vacated by Ordinance 850);

Thence, with the South line of Said Vacated Alley, **North 86° 03' 46" East**, passing the Northwest corner of said Lot 13 at 50.00 feet, passing the West line of said vacated alley at 100.00 feet, passing an iron pin and cap set at 104.00 feet, a total distance of **106.00 feet** to the centerline of said vacated alley;

Thence, with the centerline of Said Vacated Alley, **South 04° 10' 14" East**, passing an iron pin and cap set at 8.00 feet, a total distance of **100.19 feet** to an iron pin and cap set in the North line of Jones Street;

Thence, with the North line of Jones Street, **South 86° 02' 15" West**, passing the southeast corner of said Lot 13 at 6.00 feet, passing the southeast corner of said Lot 14 at 56.00 feet, a total distance of **106.00 feet** returning to the **Point of Beginning**, containing **0.2439 Acres** more or less, of which 0.1150 acres more or less is all of said Lot 13, 0.1150 acres more or less is all of said Lot 14 and 0.0139 acres more or less is the West half of said vacated alley.

Bearings are based on a GPS observation on June 12, 2017, WGS 1984 Geodetic North.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on November 6, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251021-0.2439)




Nathan L. Cottrill, PS-8821