

EAST PEARL STREET (45' WIDE)

DEED REFERENCE

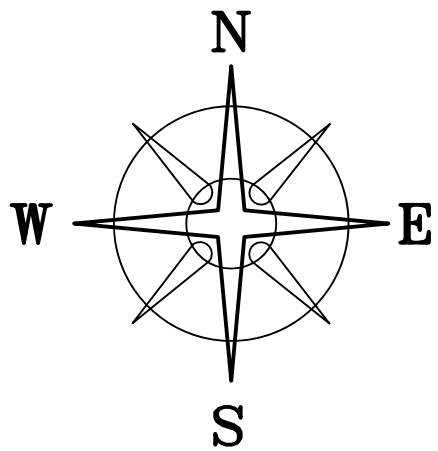
PHYLLIS J KING
OR 437 PG 816

(A) 0.057 ACRES
2500 SQFT OF LOT 58
PARCEL No. 10-01364.000

(B) 0.057 ACRES
2500 SQFT OF LOT 57
PARCEL No. 10-01365.000

ORIGINAL TOWN OF JEFFERSON
AS RECORDED IN
PB 1 PG 5-6

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



NOTE

POB BEARS
N 15°00'13" E 1366.88'
FROM MAD MON 02-001

LEGEND

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

- 1" SQUARE IRON PIN (FOUND)
- 5/8" Ø REBAR (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- RAILROAD SPIKE (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED UNDER
THE DIRECTION OF NATHAN L. COTTRILL, P.S. #8821
DATE: 08/10/26

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

0.1140± ACRES, VMS 2836
VILLAGE OF WEST JEFFERSON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KING

SCALE : 1" = 10'
10' 5' 0' 10'
JOB No. S260611 CREW: NC.LH
SURVEYED 08/05/26 DWN BY: NC
DRAWN 08/05/26 CHECK: MW

VILLAGE OF JEFFERSON
DB 59 PG 194
NORTH PART LOT 58
10-01893.000

VILLAGE OF JEFFERSON
DB 59 PG 194
NORTH PART LOT 57
10-01893.000

POB
N:708988.56'
E:1753170.77'

IP BEARS
S 79°02'39" E
1.00'

0.1140± ACRES

(A)
0.0570± ACRES

(B)
0.0570± ACRES

JESSICA A GOURLEY
OR 414 PG 1733
45' OF LOT 58
10-00299.000
0.052 ACRES (CALC)

JESSICA A GOURLEY
OR 414 PG 1733
45' OF LOT 57
10-00298.000
0.052 ACRES (CALC)

12' WIDE ALLEY

SOUTH CENTER STREET (66' WIDE)

SOUTH STREET (33' WIDE)

(BENT)

COTTRILL SURVEYING, INC

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0.1140 Acre Tract Surveyed for King

The following described 0.1140 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, being all of a 0.057 acre tract (2500 square feet of Lot 58, Parcel 10-01364.000) and all of a 0.057 acre tract (2500 square feet of Lot 57, Parcel 10-01365.000) of the Original Town Plat of Jefferson as recorded on Plat Book 1 pages 5 and 6, as conveyed to Phyllis J King by Official Record 437 page 816, and being more particularly described as follows:

Beginning at an iron pin and cap set in the west line of South Center Street (66 feet wide) at the southeast corner of a portion of Lot 57 as conveyed to the Village of Jefferson by Deed Book 59 page 194 and the northeast corner of said 0.057 acre tract, said iron pin and cap bears South 04° 01' 25" East a distance of 55.41 feet from a 5/8 inch diameter rebar found at the intersection of the west line of South Center Street and the south line of East Pearl Street (45 feet wide);

Thence, with the west line of South Center Street, **South 04° 01' 25" East** a distance of **49.46 feet** to an iron pin and cap set at the Northeast corner of a tract conveyed to Jessica A Gourley by Official Record 414 page 1733, said tract being the south 45 feet off of Lots 57 and 58;

Thence, with the north line of said Gourley's tract, **South 86° 04' 31" West**, passing the east line of said Lot 58 and the northeast corner of another tract conveyed to Jessica A Gourley by Official Record 414 page 1733 at 50.24 feet, a total distance of **100.48 feet** to a railroad spike set in the east line of a 12 feet wide alley;

Thence, with the east line of said alley, **North 03° 58' 02" West** a distance of **49.46 feet** to a 5/8 inch diameter rebar found at the southwest corner of a portion of Lot 58 as conveyed to the Village of Jefferson by Deed Book 59 page 194;

Thence, with the south line of said Village tract, **North 86° 04' 31" East**, passing the west line of Lot 57 at 50.21 feet, a total distance of **100.43 feet** returning to the **Point of Beginning**, containing **0.1140 Acres** more or less, of which 0.0570 acres more or less is part of said Lot 58 and 0.0570 acres more or less is part of said Lot 57.

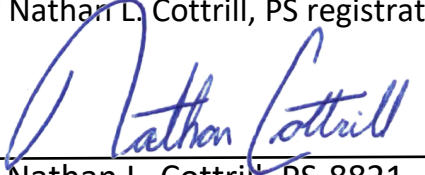
Bearings are based on a GPS observation on June 12, 2017, WGS 1984 Geodetic North.

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 August 5, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260611-0.1140)




Nathan L. Cottrill, PS-8821