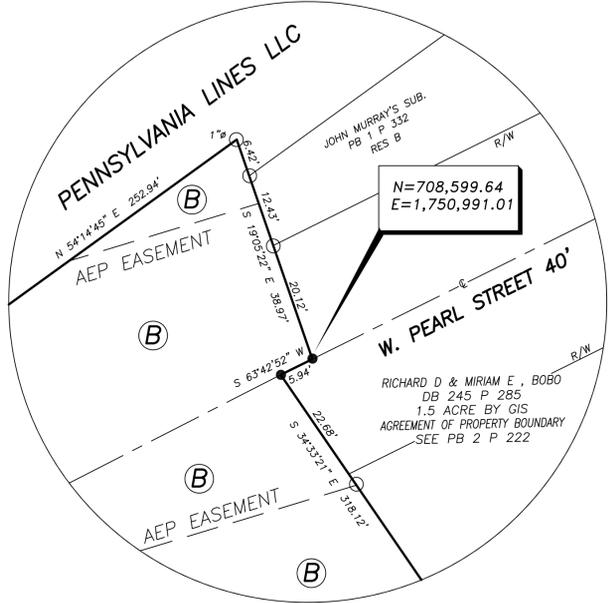
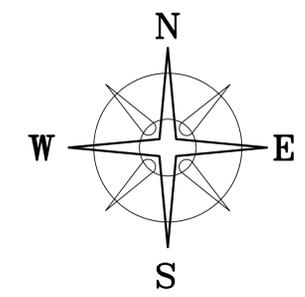
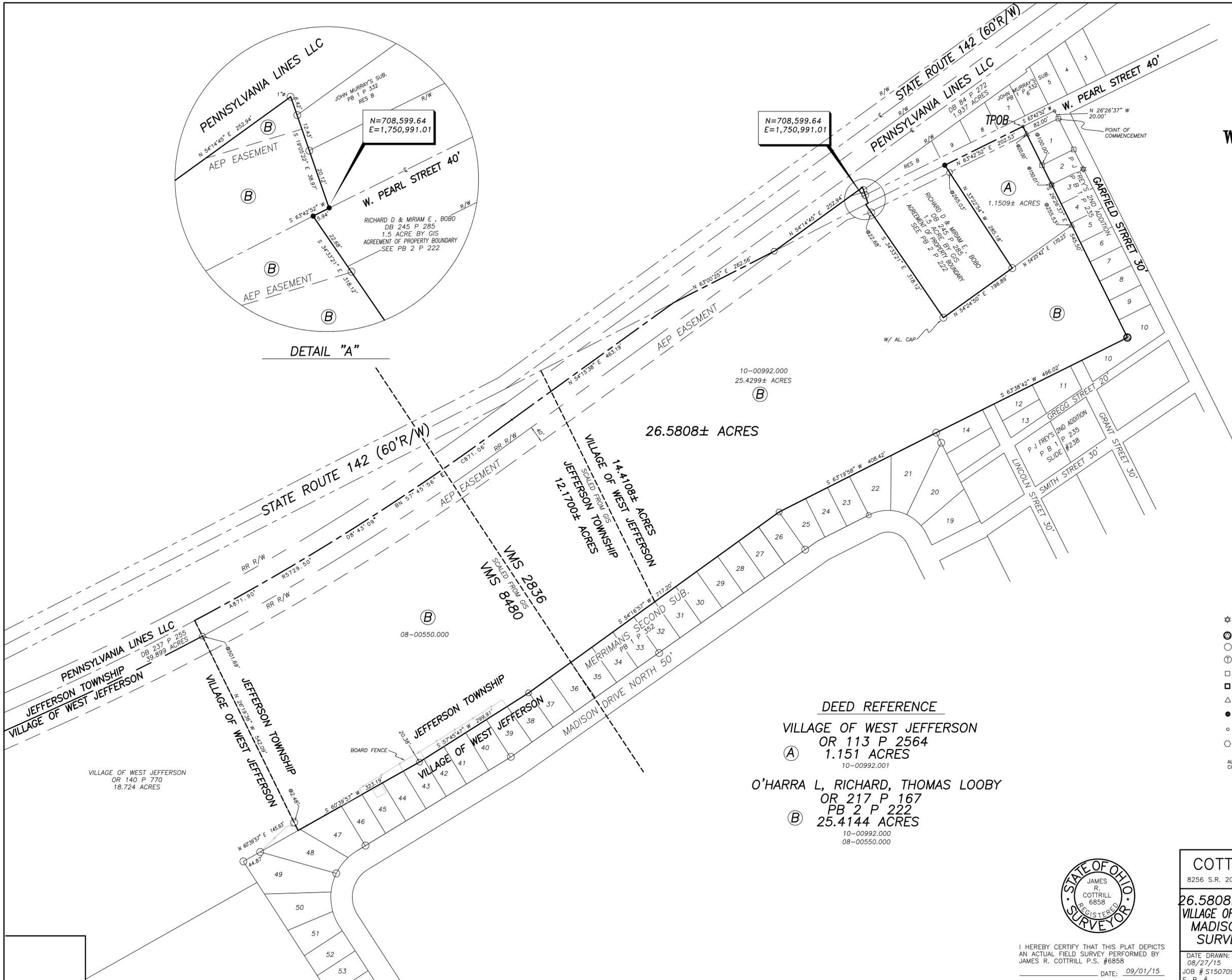


BEARINGS ARE BASED ON A GPS OBSERVATION ON 8/06/15  
WGS 1984 GEODETIC NORTH.



DETAIL "A"



N=708,599.64  
E=1,750,991.01

N=708,599.64  
E=1,750,991.01

26.5808± ACRES

**DEED REFERENCE**  
VILLAGE OF WEST JEFFERSON  
OR 113 P 2564  
① 1.151 ACRES  
10-00992.001

O'HARRA L, RICHARD, THOMAS LOOBY  
OR 217 P 167  
PB 2 P 222  
② 25.4144 ACRES  
10-00992.000  
08-00550.000

**LEGEND**

- ☆ 1" Ø PIPE & ORANGE PLASTIC CAP STAMPED "RI BAKER 5539" (FD)
  - ⊙ 3"Ø METAL FENCE POST CUT OFF @ GROUND (FOUND)
  - 1/2"Ø IRON PIPE (FOUND)
  - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CENTRAL SURV. CO., LTD" (FD)
  - 12" SQ. CONCRETE FENCE POST (FOUND)
  - △ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "BURGESS & NIPLÉ, LTD" (FD)
  - RAIL ROAD SPIKE
  - MAG NAIL (SET)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 09/01/15

**COTTRILL SURVEYING, L.L.C.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**26.5808± ACRES, VMS 2836 & 8480, VILLAGE OF WEST JEFFERSON, JEFFERSON TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR WEST JEFFERSON**

DATE DRAWN: 08/27/15	SCALE : 1" = 200' 200' 100' 0 200'	CREW: MW
JOB # S150709		DWN. BY: RC
F. B. #		CK. BY:

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **26.5808 Acre Tract**

#### *Surveyed for the Village of West Jefferson*

The following described 26.5808 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, the Village of West Jefferson, VMS 2836 and 8480, and being all of a 1.151 acre tract (1000992.001) conveyed to the Village of West Jefferson by Official Record 113 page 2564, also being all of a 25.4144 acre tract (1000992.000 and 0800550 .000) conveyed to O' Harrah, L Richard, and Thomas Looby by Official Record 113 page 2564 (Nancy J (Silver) Looby by Plat Book 2 page 222), and being more particularly described as follows:

Commencing at a 5/8 inch diameter rebar and yellow plastic cap stamped "Central Surv. Co., LTD" found at the northeast corner of Lot 1 of TJ Frey's Second Addition as recorded in Plat Book 1 page 235, said iron pin and cap is at the intersection of the west line of Garfield Street (30 feet wide) with the south line of W. Pearl St. (40 feet wide);

Thence, North 26° 26' 37" West a distance of 20.00 feet to a mag nail set in the centerline of said W. Pearl St.;

Thence, with the centerline of said West Pearl St., South 63° 42' 52" West a distance of 82.00 feet to a mag nail set at the northeast corner of said 1.151 acre tract and **The True Point of Beginning;**

Thence, with said PJ Frey's Second Addition the following two courses:

- 1) **South 26° 26' 37" East**, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Burgess and Niple, LTD" found at the northwest corner of Lot 1 of said Frey's Addition at 20.00 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Central Surv. Co., LTD" found at the northeast corner of Lot 2 of said addition at 100.00 feet, passing a 1 inch diameter iron pipe and orange plastic cap stamped "R I Baker 5539" found at the northwest corner of Lot 3 of said Addition at 150.01 feet, and also passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Burgess and Niple, LTD" found at the southeast corner of said 1.151 acre tract at 255.53 feet, a total distance of **545.50 feet** to a 3 inch diameter metal fence post found cut off at ground level
- 2) **South 63° 38' 42" West** a distance of **496.02 feet** to a 1/2 inch diameter iron pipe found at the northern corner common to said Frey's Second Addition and Merrimans Second Subdivision as recorded in Plat Book 1 page 352;

Thence, with said Merrimans Second Addition, the following 4 courses:

- 1) **South 63° 19' 58" West** a distance of **408.42 feet** to an iron pin and cap set
- 2) **South 54° 16' 57" West** a distance of **717.20 feet** to an iron pin and cap set
- 3) **South 57° 45' 47" West** a distance of **299.91 feet** to an iron pin and cap set
- 4) **South 60° 39' 57" West** a distance of **323.19 feet** to the southeast corner of an 18.724 acre tract conveyed to the Village of West Jefferson by Official Record 140 page 770;

Thence, with the east line of said 18.724 acre tract, **North 26° 19' 36" West**, passing an iron pin and cap set at 501.69 feet, a total distance of **542.09 feet** to a point in the centerline of the Pennsylvania Lines, LLC;

Thence, with the centerline of said railroad, the following 2 courses:

- 1) with a curve to the left, the **arc length of 871.90 feet**, radius of 5729.50 feet, the cord bears North 57° 45' 56" East a chord length of 871.06 feet
- 2) **North 54° 15' 38" East** a distance of **463.19 feet** to the intersection of said railroad centerline with the centerline of old State Route 142

Thence, with the old centerline of said State Route 142, **North 63° 00' 25" East** a distance of **262.56 feet** to an iron pin and cap set in the south right-of-way line of said railroad;

Thence, with the south right-of-way line of said railroad, **North 54° 14' 45" East** a distance of **252.94 feet** to a 1 inch iron pipe found;

Thence, **South 19° 05' 22" East**, passing a 1/2 inch diameter iron pipe found at the northwest corner of Reserve "B" of John Murray's Subdivision as recorded in Plat Book 1 page 332, also passing a 1/2 inch diameter iron pipe found at the southwest corner of said Reserve "B" and the northwest corner of said W. Pearl St. 18.85 feet, a total distance of **38.97 feet** to a railroad spike found in the centerline of said W. Pearl St.;

Thence, with the centerline of said West Pearl St., **South 63° 42' 52" West** a distance of **5.94 feet** to a railroad spike found at the northwest corner of a 1.5 acre tract conveyed to Richard D and Miriam E Bobo by Deed Book 245 page 285 (see Plat Book 2 page 222);

Thence, with said 1.5 acre tract the following 3 courses:

- 1) **South 34° 33' 21" East**, passing a 1/2 inch diameter iron pipe found at 22.68 feet, a total distance of **318.12 feet** to a 1/2 inch diameter iron pipe and aluminum cap found
- 2) **North 54° 24' 50" East** a distance of **196.89 feet** to a 1/2 inch diameter iron pipe found at the southwest corner of said 1.151 acre tract
- 3) **North 33° 22' 54" West**, passing an iron pin and cap set at 265.03 feet, a total distance of **285.18 feet** to a railroad spike found in the centerline of said W. Pearl St.;

Thence, with the centerline of said West Pearl St., **North 63° 42' 52" East** a distance of **202.53 feet** returning to **The True Point of Beginning** containing **26.5808 Acres** more or less, of which 1.1509 acres more or less is all of said 1.151 acre tract and 25.4299 acres more or less is all of said 25.4144 acre tract, also there is 14.4108 acres more or less in the Village of West Jefferson and 12.1700 acres more or less in Jefferson Township.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed August 31, 2015 by James R. Cottrill registration #6858. (Job #S150709-26-5808AC)

---

James R. Cottrill, PS