



NORTH  
SCALE IN FEET



# ANNEXATION OF 361.283 ACRES FROM JEFFERSON TOWNSHIP TO VILLAGE OF WEST JEFFERSON

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON  
VIRGINIA MILITARY SURVEY NO. 2677 & 2678

### LEGEND

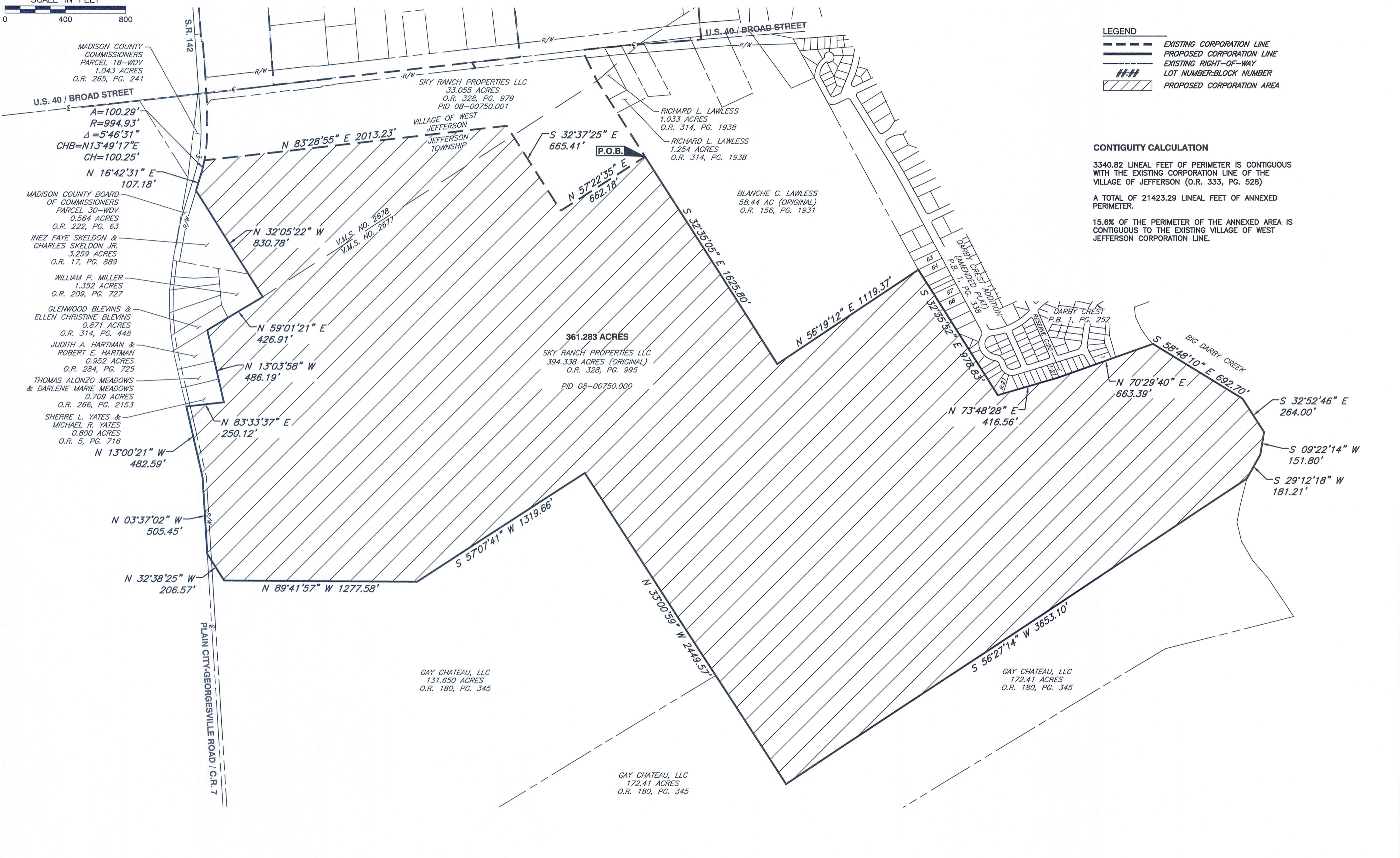
- EXISTING CORPORATION LINE
- PROPOSED CORPORATION LINE
- EXISTING RIGHT-OF-WAY
- LOT NUMBER:BLOCK NUMBER
- PROPOSED CORPORATION AREA

### CONTIGUITY CALCULATION

3340.82 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE OF THE VILLAGE OF JEFFERSON (O.R. 333, PG. 528)

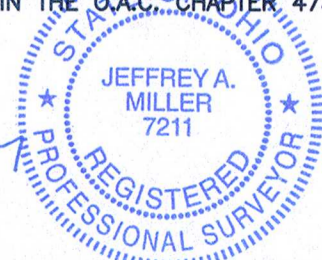
A TOTAL OF 21423.29 LINEAL FEET OF ANNEXED PERIMETER.

15.6% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING VILLAGE OF WEST JEFFERSON CORPORATION LINE.



THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733.37.

*Jeffrey A. Miller* 9-13-17  
**JEFFREY A. MILLER, P.S.**  
 REGISTERED SURVEYOR NO. 7211  
 DATE



 <b>Civil &amp; Environmental Consultants, Inc.</b> 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085 614-540-6633 · 888-598-6808 www.cecinc.com		PROPOSED ANNEXATION OF 361.283 ACRES	
		JEFFERSON TOWNSHIP TO VILLAGE OF WEST JEFFERSON	
DRAWN BY:	JEC	CHECKED BY:	MJA
DATE:	SEPTEMBER 2017	APPROVED BY:	JAM
DWG SCALE:	1"=400'	PROJECT NO.:	164-539
			DRAWING NO.:
			<b>1 OF 1</b>

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**DESCRIPTION OF  
361.283 ACRES +/- TO BE ANNEXED FROM JEFFERSON  
TOWNSHIP TO THE VILLAGE OF WEST JEFFERSON**

Situated in the State of Ohio, County of Madison, Township Jefferson, lying within Virginia Military Survey No. 2677 and 2678, being part of that original 394.338 acre tract as described in deed to Sky Ranch Properties LLC of record in Official Record 328, Page 995 (PID 08-00750.000), all being of record in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

**BEGINNING** at the southeasterly corner of that 33.055 acre tract as described in deed to Sky Ranch Properties LLC, of record in Official Record 328, Page 979, also being the southeasterly corner of the Existing Village of West Jefferson corporation line, of record in Official Record 333, Page 528;

Thence with the perimeter of the proposed corporation line and the perimeter of said 394.338 acre tract;

South 32°35'05" East, with the westerly line of that original 58.44 acre tract as described in deed to Blanche C. Lawless, of record in Official Record 156, Page 1931, a distance of 1625.80 feet, to the common corner of said 394.338 acre tract and said 58.44 acre tract;

North 56°19'12" East, with the southerly line of said 58.44 acre tract, a distance of 1119.37 feet, to the common corner of said 58.44 acre tract, said 394.338 acre tract, and Lot 63 and Lot 64 as shown in the Amended Plat of Darby Crest, of record in Plat Book 1, Page 338;

South 32°35'52" East, with the westerly line of said Amended Plat of Darby Crest and the westerly line of the Darby Crest, of record in Plat Book 1, Page 252, a distance of 978.83 feet, to the common corner of Lot 9 of Block 21 of said Darby Crest and said 394.338 acre tract;

North 73°48'28" East, with the southerly line of said Darby Crest, a distance of 416.56 feet, to an angle point in the southerly line of Lot 1 of Block 21 of said Darby Crest;

North 70°29'40" East, continuing with the southerly line of said Darby Crest, a distance of 663.39 feet, to a point in the west bank of Big Darby Creek;

South 58°48'10" East, with the west bank of Big Darby Creek, a distance of 692.70 feet, to a point;

South 32°52'46" East, continuing with the west bank of Big Darby Creek, a distance of 264.00 feet, to a point;

South 09°22'14" West, continuing with the west bank of Big Darby Creek, a distance of 151.80 feet, to a point;

South 29°12'18" West, continuing with the west bank of Big Darby Creek, a distance of 181.21 feet, to the easterly common corner of said 394.338 acre tract and that 172.41 acre tract as described in deed to Gay Chateau, LLC, of record in Official Record 180, Page 345;

South 56°27'14" West, with the northerly line of said 172.41 acre tract, a distance of 3653.10 feet, to the westerly common corner said 394.338 acre tract and said 172.41 acre tract;

North 33°00'59" West, with the northeasterly line of said 172.41 acre tract and the easterly line of that 131.650 acre tract as described in deed to Gay Chateau, LLC, of record in Official

Record 180, Page 345, a distance of 2449.57 feet, to the common corner of said 394.338 acre tract;

South 57°07'41" West, with the northerly line of said 131.650 acre tract, a distance of 1319.66 feet, to a point;

North 89°41'57" West, continuing with the northerly line of said 131.650 acre tract, a distance of 1277.58 feet, to a point;

North 32°38'25" West, continuing with the northerly line of said 131.650 acre tract, a distance of 206.57 feet, to a point in the centerline of County Road 7;

Thence with the centerline of County Road 7, the westerly line of said 394.338 acre tract, and the westerly line of said proposed corporation line, the following courses:

North 03°37'02" West, a distance of 505.45 feet, to point;

North 13°00'21" West, a distance of 482.59 feet, to the common corner of said 394.338 acre tract and that 0.800 acre tract as described in deed to Michael R. Yates and Sherre L. Yates, of record in Official Record 5, Page 716;

Thence continuing with the perimeter of said 394.338 acre tract and said proposed corporation line, the following courses:

North 83°33'37" East, with the southerly line of said 0.800 acre tract, a distance of 250.12 feet, to the common corner of said 394.338 acre tract and said 0.800 acre tract;

North 13°03'58" West, with the easterly lines of said 0.800 acre tract, that 0.709 acre tract as described in deed to Thomas Alonzo Meadows and Darlene Marie Meadows, of record in Official Record 266, Page 2153, and that 0.952 acre tract as described in deed to Robert E. Hartman and Judith A. Hartman, of record in Official Record 284, Page 725, a distance of 486.19 feet, to the common corner of said 394.338 acre tract and said 0.952 acre tract, being in the southerly line of that 0.871 acre tract as described to Glenwood Blevins and Ellen Christine Blevins, of record in Official Record 314, Page 448;

North 59°01'21" East, with part of the southerly line of said 0.871 acre tract and with the southerly line of that 1.352 acre tract as described in deed to William P. Miller, of record in Official Record 209, Page 727, a distance of 426.91 feet, to the common corner of said 394.338 acre tract and said 1.352 acre tract;

North 32°05'22" West, with the easterly line of said 1.352 acre tract and the northeasterly line of that 3.259 acre tract as described in deed to Charles Skeldon Jr. and Inez Faye Skeldon, of record in Official Record 17, Page 889, a distance of 830.78 feet, to the common corner of said 394.338 acre tract, said 1.043 acre tract (Parcel 18-WDV) and that 0.564 acre tract as described in deed to the Madison County Board of Commissioners (Parcel 30-WDV), of record in Official Record 222, Page 63, being the easterly right of way of County Road 7 as shown in said MAD-40-14.96;

North 16°42'31" East, with the easterly right of way line of County Road 7, being the easterly line of said 1.043 acre tract (Parcel 18-WDV), a distance of 107.18 feet, to a point;

Continuing with the easterly right of way line of County Road 7, being the easterly line of said 1.043 acre tract (Parcel 18-WDV), with a curve to the left, having an arc distance of 100.29 feet, a radius of 994.93 feet, a delta of 05°46'31", a chord bearing of North 13°49'17" East, and chord distance of 100.25 feet, to the southwesterly corner of said 33.055 acre tract;

Thence with the south line of said 33.055 acre tract and said existing corporation line, to following courses:

North 83°28'55" East, a distance of 2013.23 feet, to a point;

South 32°37'25" East, a distance of 665.41 feet, to a point;

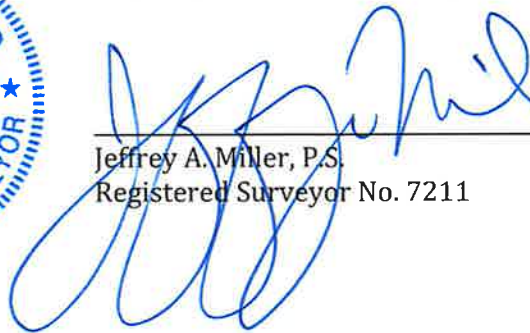
North 57°22'35" East, a distance of 662.18 feet, to the **POINT OF TRUE BEGINNING**, containing 361.283 acres, more or less.

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733.37. The above description is for annexation purposes only and not intended to be used for the transfer of real property.

The above annexation contains a perimeter is 3340.82 lineal feet that is contiguous with the Existing Corporation Line of the Village of West Jefferson and a total perimeter of 21423.29 lineal feet to be annexed and 15.6% of the perimeter length is contiguous to the Existing Corporation Line of the Village of West Jefferson (Official Record 333, Page 528).



**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**

 9-13-17  
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Jeffrey A. Miller, P.S. Date  
Registered Surveyor No. 7211