

COTTRILL SURVEYING, INC

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12.1700 Acre Tract for Annexation Surveyed for Village of West Jefferson

The following described 12.1700 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2836 and 8480, being part of a 26.5808 acre tract (12.1700 acres in Jefferson Township Parcel 08-00550.000, 13.2598 acres in West Jefferson Parcel 10-00992.000 and 1.1509 acres in West Jefferson Parcel 10-00992.001) conveyed to the Village of West Jefferson by Official Record 313 page 299, 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 South line of West Pearl Street (40 feet wide) and the West line of Garfield Street (30 feet wide);

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

Thence, with the centerline of said West Pearl Street with the following two courses:

- 1) South 63° 42' 52" West, passing a mag nail set at the Northeast corner of said 26.5808 acre tract at 82.00 feet, passing a railroad spike found at the Northeast corner of a 1.5 acre tract conveyed to Richard D and Miriam E Bobo by Deed Book 245 page 285 at 284.53 feet, passing a railroad spike found at a corner to said 26.5808 acre tract at 483.42 feet, a total distance of 489.36 feet to a railroad spike found at another corner of said 26.508 acre tract;
- 2) South 63° 00' 25" West, passing an iron pin and cap previously set at a corner to said 26.5808 acre tract at 238.69 feet and continuing with the North line of said 26.5808 acre tract, a total distance of 501.25 feet to the centerline intersection of the Pennsylvania Lines, LLC and said West Pearl Street;

Thence, with the centerline of said railroad and the North line of said 26.5808 acre tract, South 54° 15' 38" West a distance of 350.61 feet to the Village of West Jefferson/Jefferson Township Line and the **True Point of Beginning**;

Thence, with a new line across said 26.5808 acre tract with the Village of West Jefferson/Jefferson Township Line, **South 26° 19' 36" East** a distance of **543.37 feet** to the North line of Merriman's Second Subdivision as recorded in Plat Book 1 page 352;

Thence, with the North line of Merriman's Second Subdivision and said Village/Township Line with the following three courses:

- 1) **South 54° 16' 57" West** a distance of **361.29 feet** to an iron pin and cap previously set;
- 2) **South 57° 45' 47" West** a distance of **299.91 feet** to a point;
- 3) **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 and said Village/Township Line, **North 26° 19' 36" West**, passing a 1/2 inch diameter iron pipe found at 2.48 feet, passing an iron pin and cap previously set in the South right-of-way of the Pennsylvania Lines, LLC and corner to said Village/Township Line 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 two 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 **112.58 feet** returning to the **True Point of Beginning**, containing **12.1700 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 6858."

This description is based on a field survey performed August of 2015 by James R. Cottrill, PS registration #6858. (Job #S171115-12-1700AC)



James R. Cottrill, PS

