

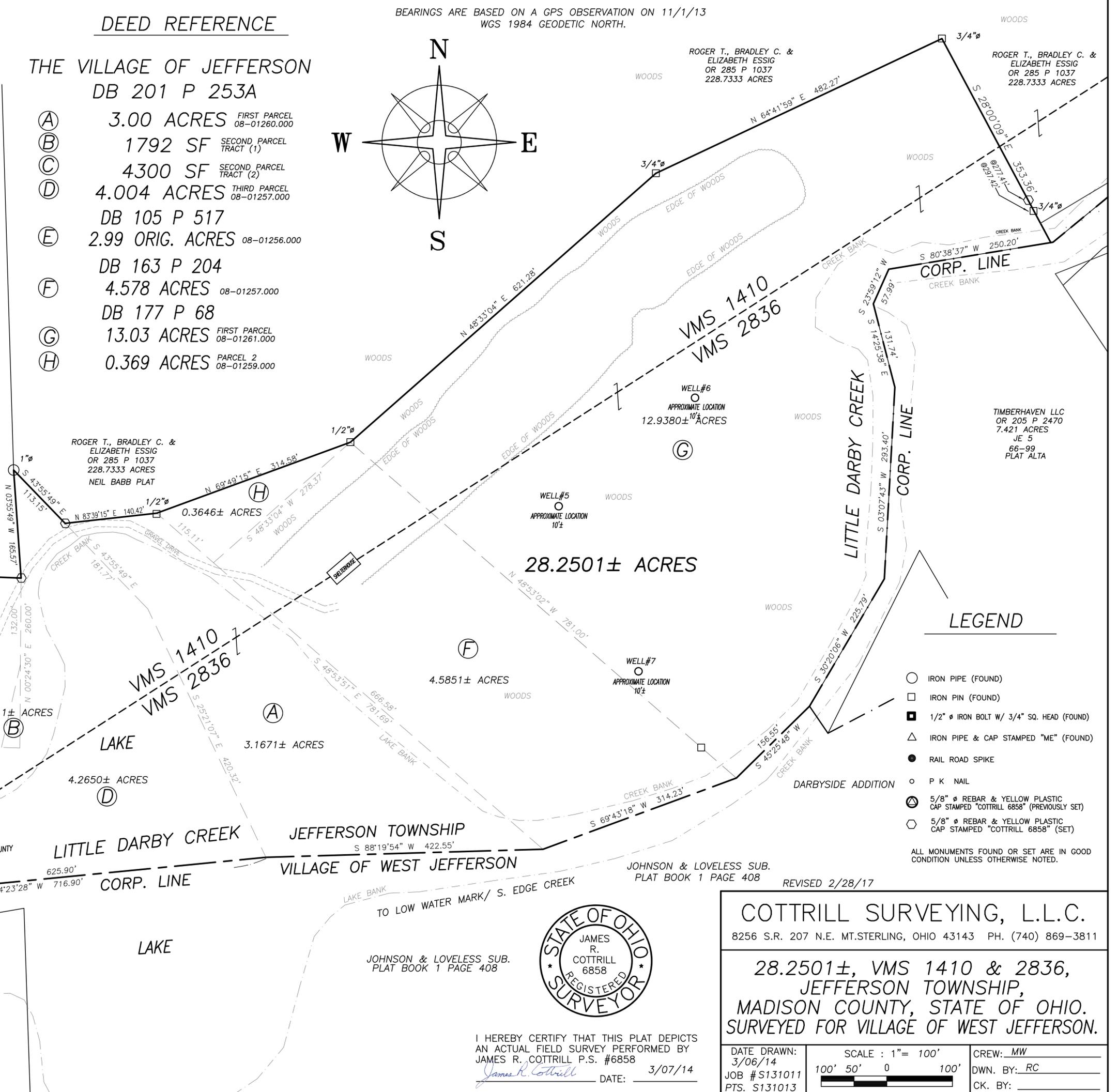
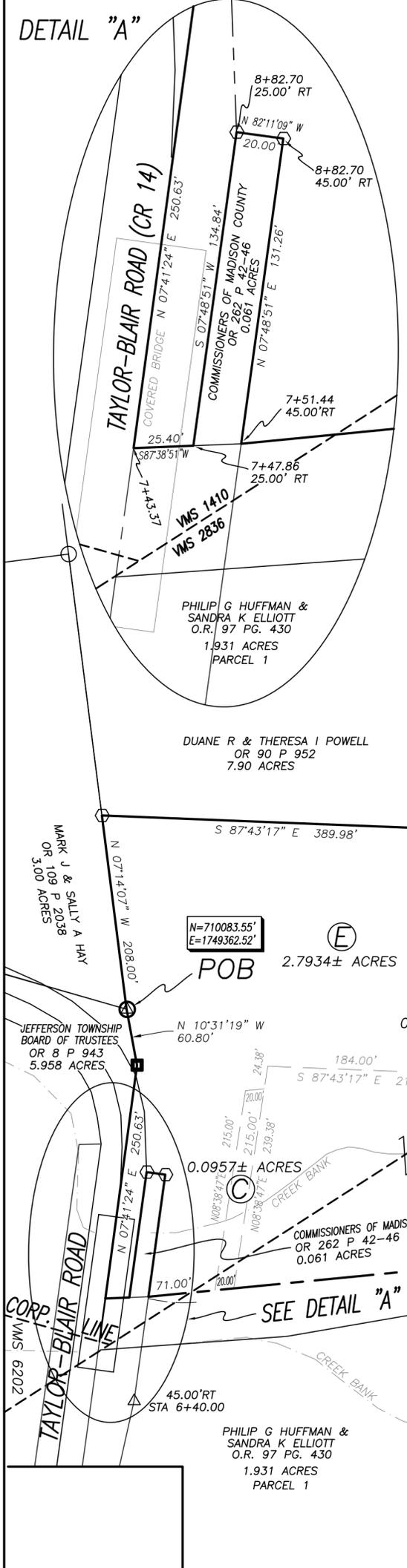
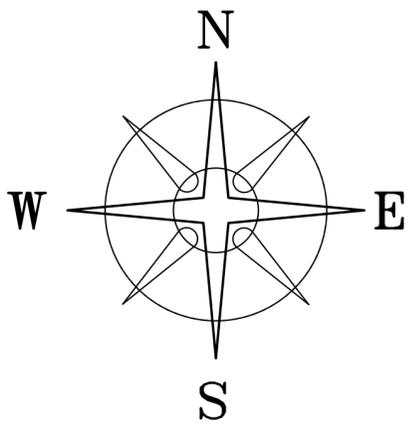
DETAIL "A"

DEED REFERENCE

BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/1/13
WGS 1984 GEODETIC NORTH.

THE VILLAGE OF JEFFERSON
DB 201 P 253A

- (A) 3.00 ACRES FIRST PARCEL 08-01260.000
- (B) 1792 SF SECOND PARCEL TRACT (1)
- (C) 4300 SF SECOND PARCEL TRACT (2)
- (D) 4.004 ACRES THIRD PARCEL 08-01257.000
- (E) 2.99 ORIG. ACRES 08-01256.000
- (F) 4.578 ACRES 08-01257.000
- (G) 13.03 ACRES FIRST PARCEL 08-01261.000
- (H) 0.369 ACRES PARCEL 2 08-01259.000



LEGEND

- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 1/2" Ø IRON BOLT W/ 3/4" SQ. HEAD (FOUND)
- △ IRON PIPE & CAP STAMPED "ME" (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY 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
James R. Cottrill DATE: 3/07/14

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

28.2501±, VMS 1410 & 2836,
JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR VILLAGE OF WEST JEFFERSON.

DATE DRAWN: 3/06/14	SCALE: 1" = 100'	CREW: MW
JOB # S131011	100' 50' 0 100'	DWN. BY: RC
PTS. S131013		CK. BY:

Cottrill Surveying, LLC

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

28.2501 Acre Tract

Surveyed for the Village of West Jefferson

The following describe 28.2501 acre tract is situated in the state of Ohio, Madison County, Jefferson Township, VMS 1410 and 2836, being all of a 3.00 acre tract (First Parcel) (08–01260.000), 1792 ft.² tract (Second Parcel, Tract 1), a 4300 square feet tract (Second Parcel, Tract 2), and a 4.004 acre tract (Third Parcel) (08–01257.000) all four tracts conveyed to the Village of Jefferson by Deed Book 201 page 253A, also all of a 2.99 original acre tract (08–01256.000) conveyed to the Village of Jefferson by Deed Book 105 page 517, also all of a 4.578 acre tract (08–01257.000) conveyed to the Village of Jefferson by Deed Book 163 page 204, and all of a 13.03 acre tract (First Parcel) (08-01261.000) and a 0.369 acre tract (Parcel 2) (08-01259.000) both tracts conveyed to the Village of Jefferson by Deed Book 177 page 68, and being more particularly described as follows:

Beginning at an iron pin and cap set previously at the northeast corner of a 5.958 acre tract conveyed to Jefferson Township Board of Trustees by Official Record 8 page 943, said iron pin and cap is also at the southeast corner of a 3.00 acre tract conveyed to Mark J and Sally A. Hay by Official Record 109 page 2038, said iron pin and is also corner to said 2.99 acre tract;

Thence, with the east line of said 3.00 acre tract, **North 07° 14' 07" West** a distance of **208.00 feet** to an iron pin and cap set at the southwest corner of a 7.90 acre tract conveyed to Duane R and Theresa I Powell by Official Record 90 page 952;

Thence with said 3.00 acre tract the following two courses:

- 1) **South 87° 43' 17" East** a distance of **389.98 feet** to an iron pin and cap set
- 2) **North 03° 55' 49" West** a distance of **165.57 feet** to a 1 inch diameter iron pipe found corner to a 228.7333 acre tract conveyed to Roger T, Bradley C, and Elizabeth Essig by Official Record 285 page 1037;

Thence, with said 228.7333 acre tract, the following 6 courses:

- 1) **South 43° 55' 49" East** a distance of **113.15 feet** to an iron pin and cap set
- 2) **North 83° 39' 15" East** a distance of **140.42 feet** to a ½ inch diameter solid iron pin found
- 3) **North 69° 49' 15" East** a distance of **314.58 feet** to a 1/2 inch diameter solid iron pin found
- 4) **North 48° 33' 04" East** a distance of **621.28 feet** to a 3/4 inch diameter solid iron pin found
- 5) **North 64° 41' 59" East** a distance of **482.27 feet** to a 3/4 inch diameter solid iron pin found
- 6) **South 28° 00' 09" East**, passing an iron pin and cap set at 277.41 feet also passing a 3/4 inch solid iron pin found at 297.42 feet, a total distance of **353.36 feet** to a point in the centerline of Little Darby Creek and the Village of West Jefferson Corporation line;

Thence, with the meanderings of the centerline of Little Darby Creek and said Corp. line, the following five courses:

- 1) **South 80° 38' 37" West** a distance of **250.20 feet**
- 2) **South 23° 59' 12" West** a distance of **57.99 feet**
- 3) **South 14° 25' 38" East** a distance of **131.74 feet**
- 4) **South 03° 07' 43" West** a distance of **293.40 feet**
- 5) **South 30° 20' 06" West** a distance of **225.79 feet**;

Thence, continuing with the centerline of said Little Darby Creek, the following four courses:

- 1) **South 45° 25' 48" West** a distance of **156.55 feet**
- 2) **South 69° 43' 18" West** a distance of **314.23 feet**
- 3) **South 88° 19' 54" West** a distance of **422.55 feet**
- 4) **South 84° 23' 28" West** a distance of **716.90 feet** to the southeast corner of a 0.061 acre tract The Commissioners of Madison County by Official Record 262 page 42;

Thence, with said 0.061 acre tract the following three courses:

- 1) **North 07° 48' 51 " East** a distance of **131.26 feet** to an iron pin and cap set
- 2) **North 82° 11' 09" West** a distance of **20.00 feet** to an iron pin and cap set
- 3) **South 07° 48' 51" West** a distance of **134.84 feet** to a point in the centerline of said Little Darby Creek;

Thence, with the centerline of said Little Darby Creek, **South 87° 38' 51" West** a distance of **25.40 feet** to a point in the centerline of Taylor-Blair Road (County Road 14);

Thence, with the old centerline of said Taylor Blair Rd., **North 07° 41' 24" East** a distance of **250.63 feet** to a 1/2 inch diameter iron bolt found corner to said 5.958 acre tract;

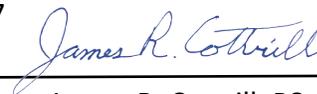
Thence, with the east line of said 5.958 acre tract, **North 10° 31' 19" West** a distance of **60.80 feet** returning to the point of beginning containing **28.2501 Acres** more or less, of which there are 3.1671 acres more or less being all of said 3.00 acre tract, 0.0411 acres more or less being all of said 1792 ft.² tract, 0.0957 acres more or less being all of said 4300 ft.² tract, 4.2650 acres more or less being all of said 4.004 acre tract, 2.7934 acres more or less being all that remains of said 2.99 orig. acre tract, 4.5851 acres more or less being all of said 4.578 acre tract, 12.9380 acres more or less being all of said 13.03 acre tract, and 0.3646 acres more or less being all of said 0.369 acre tract.

Bearings are based a GPS observation on 11/01/13, 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 March 2, 2017 by James R. Cottrill registration #6858. (Job #S131011-28-2501AC) Revised 2/28/17



James R. Cottrill, PS