

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 07/09/19  
WGS 1984 GEODETIC NORTH.

BRUTUS LEASING LLC  
OR 202 PG 1795  
111.178 ACRES  
50-02

THIRTY FOUR CORP 68% & M 3 T CORP 32%  
OR 165 PG 2379  
58.38 ACRES  
73-2379

NORTHEAST SIDE  
OF 9"Ø WFP

PIPE BEARS  
S 57°29'38" E  
0.40'

HARLEY A & BETTY A  
YATES, JT LIVES  
OR 180 PG 1373  
0.798 ACRES  
69-87  
TRACT 1

TRACT 2  
0.9849± ACRES  
Ⓐ

TRACT 3  
1.1225± ACRES  
Ⓐ

TRACT 4  
1.2602± ACRES  
Ⓐ

TRACT 5  
1.3979± ACRES  
Ⓐ

TRACT 6  
2.6123± ACRES  
Ⓐ

JEFFREY A KENNEDY  
OR 313 PG 306  
6.169 ACRES

EXISTING  
GARAGE

VMS 12148  
VMS 10585

VMS 12148  
VMS 8424

N=705660.78'  
E=1744152.14'

**NOTE**

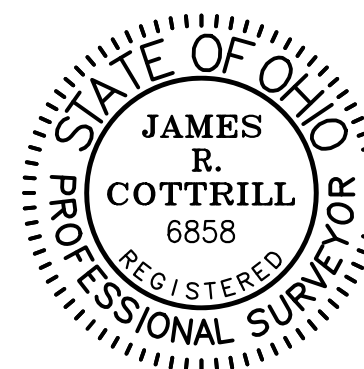
THE ABOVE SURVEY IS A RECREATION OF A SURVEY  
BY FK HARVEY R.S. #2570 ON MAY 1987 (TRACTS  
2-5 AND A 2.612 ACRE TRACT) AND NEVER RECORDED.

**DEED REFERENCE**  
RODGER E & JANET MARIE  
DAILEY, JT LIVES  
OR 199 PG 2437  
Ⓐ PARCEL No.10-01840.000  
6.536 ACRES

**LEGEND**

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

- △ COUNTY MONUMENT 02-001 (FOUND)
- IRON PIN (FOUND)
- 16" SQUARE CONC. FENCE POST (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858

*James R. Cottrill* DATE: 07/16/19

**COTTRILL SURVEYING, INC**  
8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 Fax: (740) 869-3846  
www.cottrillsurveying.com

**LOT SPLITS, VMS 10585 & 12148,  
VILLAGE OF WEST JEFFERSON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR RODGER DAILEY**

SCALE : 1" = 60'  
60' 30' 0' 60'

JOB No. S190611	CREW: MW
SURVEYED 07/2019	DWN BY: NC
DRAWN 07/2019	CHECK: RC

# COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## **Tract 2: 0.9849 Acre Tract Surveyed for Rodger Dailey**

The following described 0.9849 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 12148, being part of a 6.536 acre tract (Parcel 10-01840.000) conveyed to Rodger E and Janet Marie Dailey, Joint Lives by Official Record 199 page 2437, and being more particularly described as follows:

Beginning at a point in the centerline of London Road (State Route 142, 60 feet right-of-way) at the Southwest corner of a 0.798 acre tract conveyed to Harley A and Betty A Yates, Joint Lives by Official Record 180 page 1373 and the Southeast corner of said 6.536 acre tract, said point bears South 67° 42' 32" West a distance of 484.91 feet from the centerline intersection of London Road and Hathaway Road (60 feet wide);

Thence, with the centerline of London Road, **South 67° 42' 32" West** a distance of **160.00 feet** to a point;

Thence, with a new line across said 6.536 acre tract, **North 24° 28' 26" West**, passing a 3/4 inch diameter iron pipe found at 30.02 feet, a total distance of **287.08 feet** to a 3/4 inch diameter iron pipe found in the South line of a 58.38 acre tract conveyed to Thirty Four Corp (68%) and M 3 T Corp (32%) by Official Record 165 page 2379;

Thence, with the South line of said 58.38 acre tract, **North 80° 46' 38" East** a distance of **165.72 feet** to the Northeast side of a 9 inch diameter wooden fence post found at the Northwest corner of said Yates' 0.798 acre tract;

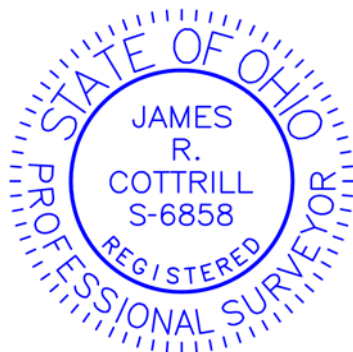
Thence, with the West line of said 0.798 acre tract, **South 24° 28' 27" East**, passing a 3/4 inch diameter iron pipe found at 219.87 feet, a total distance of **249.58 feet** returning to the **Point of Beginning**, containing **0.9849 Acres** more or less.

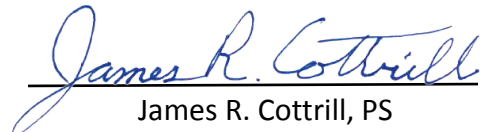
Bearings are based on a GPS observation on July 9, 2019, WGS 1984 Geodetic North.

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 July 9, 2019 by James R. Cottrill, PS registration #6858. (Job #S190611-Tract 2)



  
James R. Cottrill, PS

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## **Tract 3: 1.1225 Acre Tract Surveyed for Rodger Dailey**

The following described 1.1225 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 12148, being part of a 6.536 acre tract (Parcel 10-01840.000) conveyed to Rodger E and Janet Marie Dailey, Joint Lives by Official Record 199 page 2437, and being more particularly described as follows:

Commencing at a point in the centerline of London Road (State Route 142, 60 feet right-of-way) at the Southwest corner of a 0.798 acre tract conveyed to Harley A and Betty A Yates, Joint Lives by Official Record 180 page 1373 and the Southeast corner of said 6.536 acre tract, said point bears South 67° 42' 32" West a distance of 484.91 feet from the centerline intersection of London Road and Hathaway Road (60 feet wide);

Thence, with the centerline of London Road, South 67° 42' 32" West a distance of 160.00 feet to the **True Point of Beginning**;

Thence, with the centerline of London Road, **South 67° 42' 32" West** a distance of **160.00 feet** to a point;

Thence, with a new line across said 6.536 acre tract, **North 24° 28' 26" West**, passing a 3/4 inch diameter iron pipe found at 30.02 feet, a total distance of **324.58 feet** to a 3/4 inch diameter iron pipe found in the South line of a 58.38 acre tract conveyed to Thirty Four Corp (68%) and M 3 T Corp (32%) by Official Record 165 page 2379;

Thence, with the South line of said 58.38 acre tract, **North 80° 46' 38" East** a distance of **165.72 feet** to a 3/4 inch diameter iron pipe found;


Thence, with a new line across said 6.536 acre tract, **South 24° 28' 26" East**, passing a 3/4 inch diameter iron pipe found at 257.06 feet, a total distance of **287.08 feet** returning to the **Point of Beginning**, containing **1.1225 Acres** more or less.

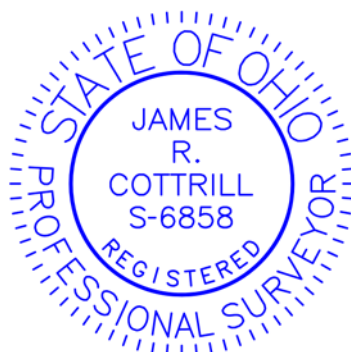
Bearings are based on a GPS observation on July 9, 2019, WGS 1984 Geodetic North.

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 July 9, 2019 by James R. Cottrill, PS registration #6858. (Job #S190611-Tract 3)

  
James R. Cottrill, PS



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## **Tract 4: 1.2602 Acre Tract Surveyed for Rodger Dailey**

The following described 1.2602 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 12148, being part of a 6.536 acre tract (Parcel 10-01840.000) conveyed to Rodger E and Janet Marie Dailey, Joint Lives by Official Record 199 page 2437, and being more particularly described as follows:

Commencing at a point in the centerline of London Road (State Route 142, 60 feet right-of-way) at the Southwest corner of a 0.798 acre tract conveyed to Harley A and Betty A Yates, Joint Lives by Official Record 180 page 1373 and the Southeast corner of said 6.536 acre tract, said point bears South 67° 42' 32" West a distance of 484.91 feet from the centerline intersection of London Road and Hathaway Road (60 feet wide);

Thence, with the centerline of London Road, South 67° 42' 32" West a distance of 320.00 feet to the **True Point of Beginning**;

Thence, with the centerline of London Road, **South 67° 42' 32" West** a distance of **160.00 feet** to a point;

Thence, with a new line across said 6.536 acre tract, **North 24° 28' 26" West**, passing a 3/4 inch diameter iron pipe found at 29.91 feet, a total distance of **362.08 feet** to a 3/4 inch diameter iron pipe found in the South line of a 58.38 acre tract conveyed to Thirty Four Corp (68%) and M 3 T Corp (32%) by Official Record 165 page 2379;

Thence, with the South line of said 58.38 acre tract, **North 80° 46' 38" East** a distance of **165.72 feet** to a 3/4 inch diameter iron pipe found;

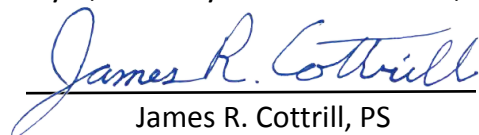
Thence, with a new line across said 6.536 acre tract, **South 24° 28' 26" East**, passing a 3/4 inch diameter iron pipe found at 294.56 feet, a total distance of **324.58 feet** returning to the **Point of Beginning**, containing **1.2602 Acres** more or less.

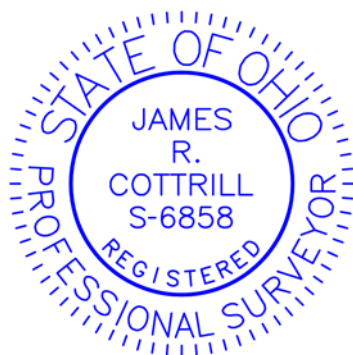
Bearings are based on a GPS observation on July 9, 2019, WGS 1984 Geodetic North.

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 July 9, 2019 by James R. Cottrill, PS registration #6858. (Job #S190611-Tract 4)

  
James R. Cottrill, PS



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## **Tract 5: 1.3979 Acre Tract Surveyed for Rodger Dailey**

The following described 1.3979 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 12148, being part of a 6.536 acre tract (Parcel 10-01840.000) conveyed to Rodger E and Janet Marie Dailey, Joint Lives by Official Record 199 page 2437, and being more particularly described as follows:

Commencing at a point in the centerline of London Road (State Route 142, 60 feet right-of-way) at the Southwest corner of a 0.798 acre tract conveyed to Harley A and Betty A Yates, Joint Lives by Official Record 180 page 1373 and the Southeast corner of said 6.536 acre tract, said point bears South 67° 42' 32" West a distance of 484.91 feet from the centerline intersection of London Road and Hathaway Road (60 feet wide);

Thence, with the centerline of London Road, South 67° 42' 32" West a distance of 480.00 feet to the **True Point of Beginning**;

Thence, with the centerline of London Road, **South 67° 42' 32" West** a distance of **160.01 feet** to a mag nail set;

Thence, with a new line across said 6.536 acre tract, **North 24° 28' 30" West**, passing a 3/4 inch diameter iron pipe found at 30.00 feet, a total distance of **399.58 feet** to iron pin and cap set in the South line of a 58.38 acre tract conveyed to Thirty Four Corp (68%) and M 3 T Corp (32%) by Official Record 165 page 2379;

Thence, with the South line of said 58.38 acre tract, **North 80° 46' 38" East** a distance of **165.73 feet** to a 3/4 inch diameter iron pipe found;

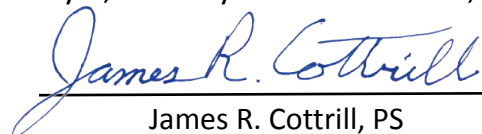
Thence, with a new line across said 6.536 acre tract, **South 24° 28' 26" East**, passing a 3/4 inch diameter iron pipe found at 332.17 feet, a total distance of **362.08 feet** returning to the **Point of Beginning**, containing **1.3979 Acres** more or less.

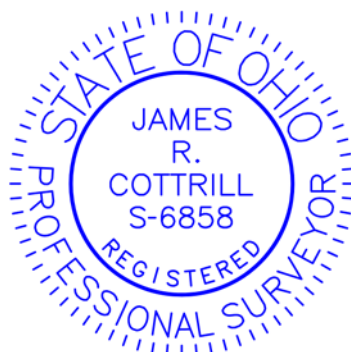
Bearings are based on a GPS observation on July 9, 2019, WGS 1984 Geodetic North.

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 July 9, 2019 by James R. Cottrill, PS registration #6858. (Job #S190611-Tract 5)

  
James R. Cottrill, PS



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## **Tract 6: 2.6123 Acre Tract Surveyed for Rodger Dailey**

The following described 2.6123 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 10585 and 12148, being part of a 6.536 acre tract (Parcel 10-01840.000) conveyed to Rodger E and Janet Marie Dailey, Joint Lives by Official Record 199 page 2437, and being more particularly described as follows:

Beginning at a point in the centerline of London Road (State Route 142, 60 feet right-of-way) at the Southeast corner of a 6.169 acre tract conveyed to Jeffrey a Kennedy by Official Record 313 page 306 and the Southwest corner of said 6.536 acre tract, said point bears South 67° 42' 32" West a distance of 1404.37 feet from the centerline intersection of London Road and Hathaway Road (60 feet wide);

Thence, with the East line of said 6.169 acre tract, **North 17° 30' 30" West**, passing a 3/4 inch diameter iron pipe found at 29.80 feet, a total distance of **480.27 feet** to a 3/4 inch diameter iron pipe found in the South line of a 111.178 acre tract conveyed to Brutus Leasing, LLC by Official Record 202 page 1795;

Thence, with the South line of said 111.178 acre tract, **North 79° 10' 24" East** a distance of **201.61 feet** to a 16 inch square concrete fence post found at the Northeast corner of VMS 10585 and in the West line of a 58.38 acre tract conveyed to Thirty Four Corp (68%) and M 3 T Corp (32%) by Official Record 165 page 2379;

Thence, with said 58.38 acre tract with the following two courses:

- 1) **South 06° 40' 09" East** a distance of **32.24 feet** to an iron pin and cap set;
- 2) **North 80° 46' 38" East** a distance of **36.21 feet** to an iron pin and cap set;

Thence, with a new line across said 6.536 acre tract, **South 24° 28' 30" East**, passing a 3/4 inch diameter iron pipe found at 369.58 feet, a total distance of **399.58 feet** to a mag nail set in the centerline of London Road;

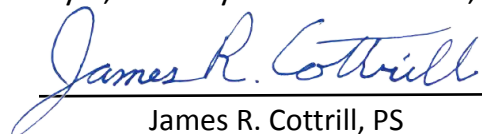
Thence, with the centerline of London Road, **South 67° 42' 32" West** a distance of 279.45 feet returning to the **Point of Beginning**, containing **2.6123 Acres** more or less.

Bearings are based on a GPS observation on July 9, 2019, WGS 1984 Geodetic North.

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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 July 9, 2019 by James R. Cottrill, PS registration #6858. (Job #S190611-Tract 6)

  
James R. Cottrill, PS

