



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/31/19
WGS 1984 GEODETIC NORTH.

NATIONAL ROUTE 40 (WEST BROAD STREET)

S 84°54'31" W 1538.95'
CENTERLINE OF EASTBOUND LANE

DARBY DRIVE

N=709,914.136
E=1,759,702.46

SKY RANCH PROPERTIES LLC
OR 328 PG 979
33.055 ACRES

1.0352± ACRES

PHILLIP L LAWLESS, ETAL
OR 310 PG 63
1.159 ACRES

1.2490± ACRES

2.2842± ACRES

JEFFERSON TOWNSHIP
VILLAGE OF WEST JEFFERSON

BLANCHE C LAWLESS, TRUSTEE
OF THE LAWLESS FAMILY TRUST
OR 156 PG 1931
51.165 ACRES

DEED REFERENCE
RICHARD L LAWLESS
OR 314 PG 1938
PARCEL No. 08-00513.000
Ⓐ 1.033 ACRES
PARCEL 1
Ⓑ 1.254 ACRES
PARCEL 2

LEGEND

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

- Ⓢ 3/4" T-BAR (FOUND)
- Ⓞ 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)



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

James R. Cottrill DATE: 01/02/2020

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

**2.2842± ACRES,
VMS 2677 & 2678, JEFFERSON TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LAWLESS**

SCALE : 1" = 50'	JOB No. S191204	CREW: MW
50' 25' 0 50'	SURVEYED 01/2020	DWN BY: NC
	DRAWN 01/2020	CHECK: RC

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2.2842 Acre Tract Surveyed for Lawless

The following described 2.2842 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2677 and 2678, being all of a 1.033 acre tract (Parcel 08-00513.000, Parcel 1) and all of a 1.254 acre tract (Parcel 08-00513.000, Parcel 2) both conveyed to Richard L Lawless by Official Record 314 page 1938, and being more particularly described as follows:

Beginning at a point in the centerline of the eastbound lane of National Route 40 (West Broad Street) at the Northwest corner of a 1.159 acre tract conveyed to Philip L Lawless, et. al. by Official Record 310 page 63 and the Northeast corner of said 1.254 acre tract, said point bears South 84° 54' 31" West a distance of 1538.95 feet from the centerline intersection of the eastbound lane of National Route 40 and Darby Drive;

Thence, with the Southwest line of said 1.159 acre tract, **South 28° 17' 32" East**, passing a 5/8 inch diameter rebar found at 44.12 feet, a total distance of **366.00 feet** to an iron pin and cap set in the North line of a 51.165 acre tract conveyed to Blanche C Lawless, Trustee by Official Record 156 page 1931;

Thence, with the North line of said 51.165 acre tract, **South 62° 10' 16" West** a distance of **224.92 feet** to an iron pin and cap set in the Northeast line of a 33.055 acre tract conveyed to Sky Ranch Properties LLC by Official Record 328 page 979 and in the line between Jefferson Township and Village of West Jefferson;

Thence, with the Northeast line of said 33.055 acre tract and said Corporation line with the following two courses:

- 1) **North 32° 55' 40" West**, passing a 3/4 inch T-bar found at the Southwest corner of said 1.033 acre tract at 110.02 feet, a total distance of **241.87 feet** to a 3/4 inch T-bar found;
- 2) **North 27° 53' 07" West**, passing a 3/4 inch T-bar found at 183.16 feet, a total distance of **227.20 feet** to a mag nail set in the centerline of the eastbound lane of National Route 40;

Thence, with the centerline of the eastbound lane of National Route 40, **North 84° 54' 31" East**, passing the Northwest corner of said 1.254 acre tract at 150.00 feet, a total distance of **264.21 feet** returning to the **Point of Beginning**, containing **2.2842 Acres** more or less, of which 1.0352 acres more or less is all of said 1.033 acre tract and 1.2490 acres more or less is all of said 1.254 acre tract.

Bearings are based on a GPS observation on December 31, 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 Surveying"

This description is based on a field survey performed December 31, 2019 by James R. Cottrill, PS registration #6858. (Job #S191204-2-2842)


James R. Cottrill, PS

