

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

DEED REFERENCE
BLANCHE C LAWLESS, TRUSTEE
OF THE LAWLESS FAMILY TRUST
OR 156 PG 1931
PARCEL No. 08-01169.000
Ⓐ 51.165 ACRES

POB
N=709972.609'
E=1760426.944

NATIONAL ROUTE 40 (WEST BROAD STREET)

S 84°54'31" W 1076.25'

CENTERLINE OF EASTBOUND LANE

DARBY DRIVE

112.73'

N 84°54'31" E 200.00'

0.1835± ACRES
1.9725± ACRES

ⓐ49.99'

ⓐ42.61'

RICHARD L. & SANDRA J. LAWLESS
OR 269 P 533
2.253 ACRES
08-01169.001

2.1560± ACRES

N 25°44'55" W 541.53'

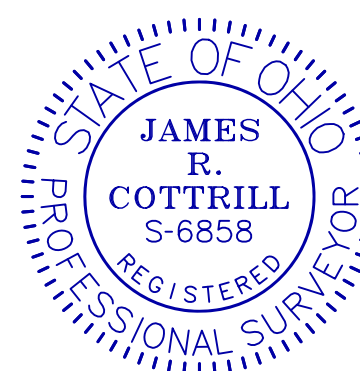
S 25°14'43" E 472.61'

S 64°45'17" W 183.00'

LEGEND

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

- MAG NAIL (SET)
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



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

James R. Cottrill DATE: 03/23/21

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

2.1560± ACRES,
VMS 2677, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR McCLASKIE

SCALE : 1" = 50'
50' 25' 0 50'

JOB No. S210216 CREW: MW
SURVEYED 03/19/21 DWN BY: NC
DRAWN 03/19/21 CHECK: NC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

2.1560 Acre Tract Surveyed for McClaskie

The following described 2.1560 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2677, being part of a 51.165 acre tract (Parcel 08-01169.000) conveyed to Blanche C Lawless, Trustee of the Lawless Family Trust by Official Record 156 page 1931, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of the eastbound lane of National Route 40 (West Broad Street) at the Northwest corner of a 2.253 acre tract conveyed to Richard L and Sondra J Lawless by Official Record 269 page 533 and a corner to said 51.165 acre tract, said mag nail bears South 84° 54' 31" West a distance of 1076.25 feet from the intersection the centerline of the eastbound lane of National Route 40 and Darby Drive;

Thence, with the Southwest line of said 2.253 acre tract, **South 25° 14' 43" East**, passing a 3/4 inch diameter iron pipe found at 42.61 feet, a total distance of **472.61 feet** to an iron pin and cap set at the Southwest corner of said 2.253 acre tract;

Thence, across said 51.165 acre tract with the following two new courses:

- 1) **South 64° 45' 17" West** a distance of **183.00 feet** to an iron pin and cap set;
- 2) **North 25° 44' 55" West**, passing an iron pin and cap set at 498.99 feet, a total distance of **541.53 feet** to a mag nail set in the centerline of the eastbound lane of National Route 40;

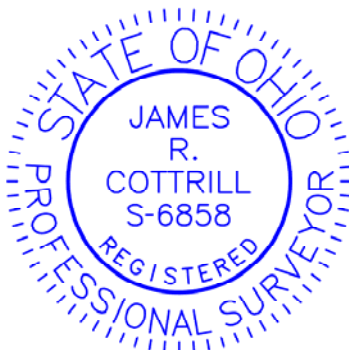
Thence, with the centerline of the eastbound lane of National Route 40, **North 84° 54' 31" East** a distance of **200.00 feet** returning to the **Point of Beginning**, containing **2.1560 Acres** more or less, of which 0.1835 acres more or less is in the present road right-of-way of National Route 40.

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 March 19, 2021 by James R. Cottrill, PS registration #6858. (Job #S210216-2.1560)



James R. Cottrill
James R. Cottrill, PS #6858