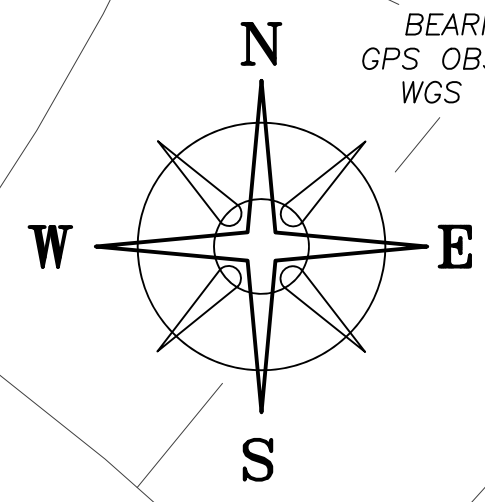


DEED REFERENCE
ROBIN CREAMER
OR 341 PG 2496
PARCEL No. 08-01106.000
(A) 2.1 ACRES



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 08/06/15
 WGS 1984 GEODETIC NORTH.

SOUTHWOOD ROAD

POB
 N 706,797.646'
 E 1,746,999.760'

S 80°57'00" W 5871.70'

KELLY O WILSON
 OR 223 P 2108
 3.00 ACRES
 08-00006.000

VILLAGE OF WEST JEFFERSON
 JEFFERSON TWP.
 STATE ROUTE 142 (60'R/W)
 N 67°47'21" E 570.18'
 0.3917± ACRES IN R/W

(A)
2.6624± ACRES
(TOTAL)
 1.6359± NET ACRES

PROPOSED ANNEX.
 S 22°33'54" E 197.90'
 @ 30.03'
 @ 147.66'

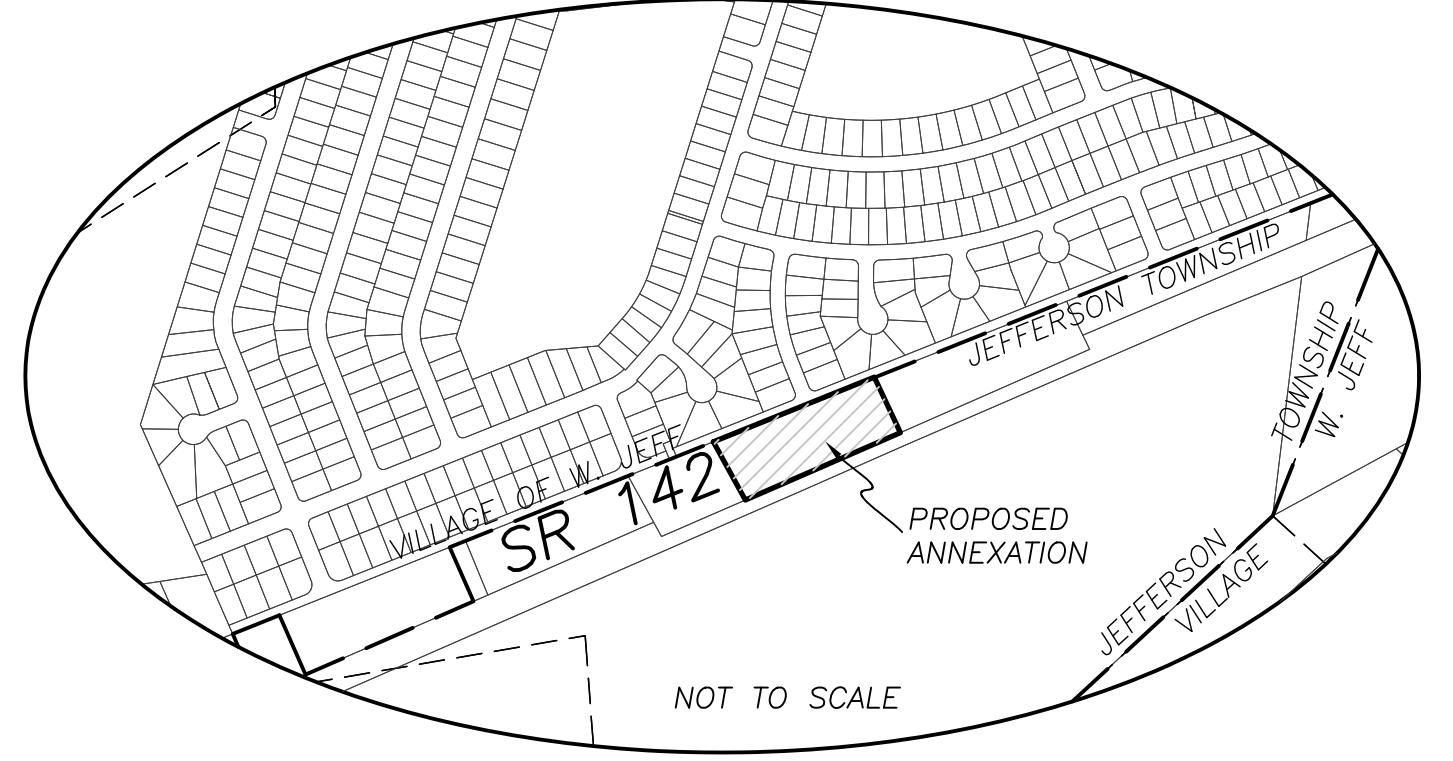
PROPOSED ANNEX.
 N 186.72'
 N 27°47'20" W 216.72'
 @ 50.11'

BEVERLY ANNE KLEINHENZ &
 VIVIAN MARIE HILL
 OR 269 P 30
 1.497 ACRES
 08-00496.000

PROPOSED ANNEXATION LINE
 PENNSYLVANIA LINES LLC
 39.899 ACRES
 DB 237 P 255
 08-01143.000

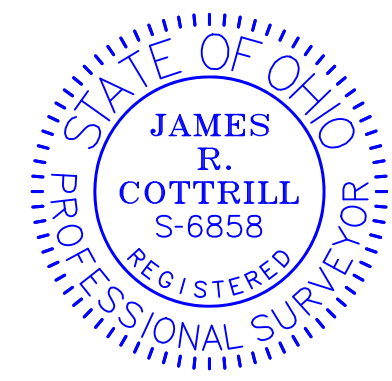
0.6348± ACRES IN R/W

LOCATION MAP



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MAD MON 02-0001 (FOUND)
- MAG NAIL (SET)
- ▲ 5" SQUARE FENCE POST (FOUND)
- 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: 01/28/21

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

2.6624± ACRES,
VMS 12148, JEFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CREAMER

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

JOB No. S210102 CREW: MW
 SURVEYED 01/26/21 DWN BY: NC
 DRAWN 01/27/21 CHECK: NC

COTTRILL SURVEYING, INC

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

2.6624 Acre Tract Surveyed for Creamer

The following described 2.6624 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12148, being all of a 2.1 acre tract (Parcel 08-01106.000) conveyed to Robin Creamer by Official Record 341 page 2496, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 142 (60 feet right-of-way) in the line between Jefferson Township and the Village of West Jefferson, at the West corner of a 3.00 acre tract conveyed to Kelly O Wilson by Official Record 223 page 2108 and the North corner of said 2.1 acre tract, said mag nail bears South 80° 57' 00" West a distance of 5871.70 feet from Madison Monument 02-0001 found;

Thence, with the Southwest line of said 3.00 acre tract, **South 22° 36' 54" East**, passing an iron pin and cap set at the southeast right-of-way of State Route 142 at 30.03 feet, passing a 5 inch square concrete fence post found in the Northwest railroad right-of-way at 147.66 feet, a total distance of **197.90 feet** to the centerline of said railroad and in the Northwest line of a 39.899 acre tract conveyed to Pennsylvania Lines LLC by Deed Book 237 page 255;

Thence, with the Northwest line of said 39.899 acre tract in the centerline of said railroad, **South 65° 56' 16" West** a distance of **550.79 feet** to the East corner of a 1.497 acre tract conveyed to Beverly Anne Kleinhenz and Vivian Marie Hill by Official Record 269 page 30;

Thence, with the Northeast line of said 1.497 acre tract, **North 27° 47' 20" West**, passing an iron pin and cap set in the Northwest right-of-way of said railroad at 50.11 feet, passing an iron pin and cap set in the southeast right-of-way of State Route 142 at 186.72 feet, a total distance of **216.72 feet** to a mag nail set in the centerline of State Route 142 and in the line between Jefferson Township and the Village of West Jefferson;

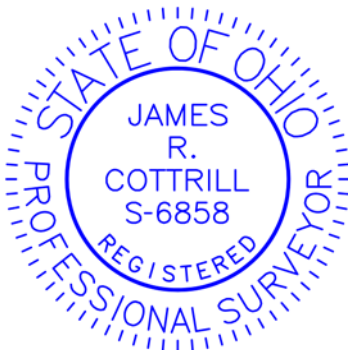
Thence, with the centerline of State Route 142 and said Corporation line, **North 67° 47' 21" East** a distance of **570.18 feet** returning to the **Point of Beginning**, containing **2.6624 Acres** more or less, of which 0.3917 acres more or less is in the present Road right-of-way of State Route 142 and 0.6348 acres more or less is in the railroad right-of-way.

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 Surveying"

This description is based on a field survey performed January 26, 2021 by James R. Cottrill, PS registration #6858. (Job #S210102-2.6624)



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