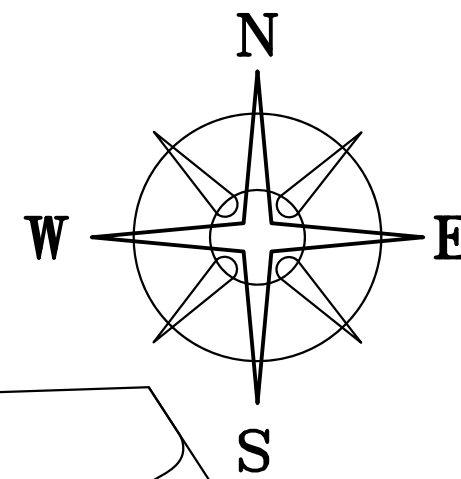


VILLAGE OF WEST JEFFERSON  
OR 140 PG 770  
18.724 ACRES

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 10/17/17  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**

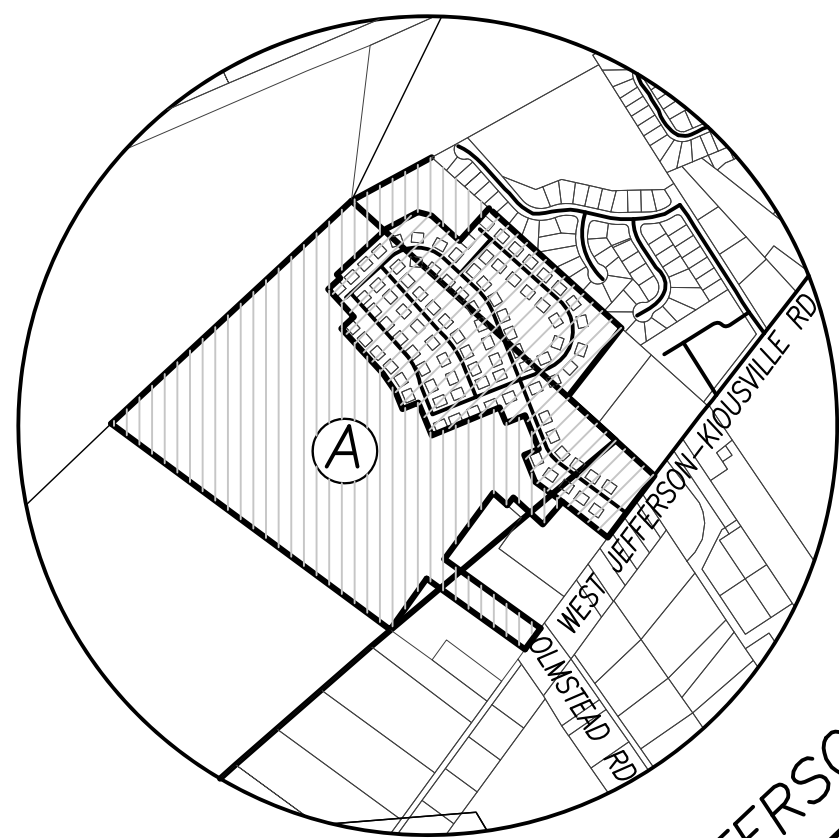
WEST JEFFERSON ESTATES, LLC  
OR 400 PG 784

PARCEL No. 10-02022.000  
A 50.637 ACRES  
80.363 ORG ACRES: PLAT 32-01

RICHMIR ADULT COMMUNITY  
CONDOMINIUM PROPERTY OWNERS ASSOCIATION INC

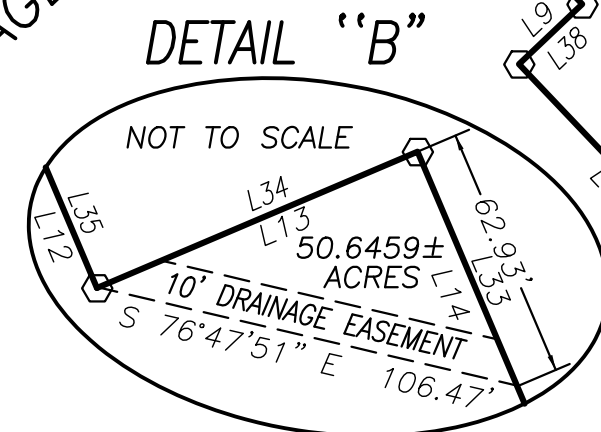
OR 399 PG 562

PARCEL No. 10-02022.444  
B 29.726 ACRES PLAT 966-S  
ANNEXATION INTO WEST JEFFERSON  
OR 129 PG 788



**LOCATION MAP**  
NOT TO SCALE

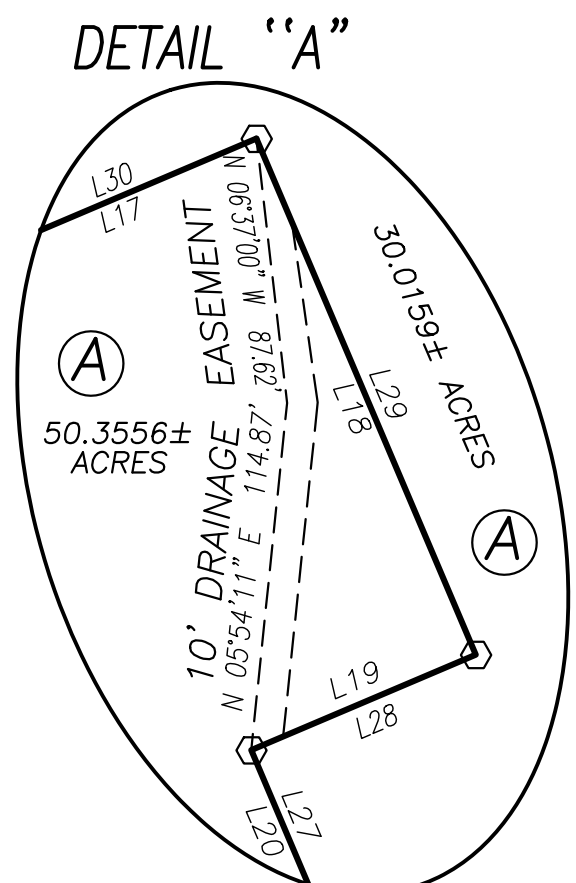
RALPH L JR & RALPH L III PARSONS  
OR 175 PG 2509  
95.21 ACRES (PARCEL 2)



**DETAIL "B"**  
NOT TO SCALE

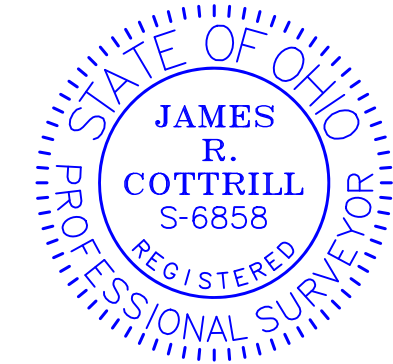
50.3556± ACRES  
PARCEL No. 10-02022.000

30.0159± ACRES  
PARCEL No. 10-02022.444  
29.7342± ACRES  
PARCEL No. 10-02022.000  
0.2817± ACRES



**DETAIL "A"**

RALPH L JR & RALPH L III PARSONS  
OR 175 PG 2509  
78.23 ACRES (PARCEL 1)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 05/19/22

LINE	BEARING	DISTANCE
L1	S 35°17'55" W	33.07'
L2	S 41°23'50" W	223.40'
L3	N 48°33'07" W	190.78'
L4	N 75°54'08" W	71.31'
L5	S 61°22'24" W	180.58'
L6	S 46°29'53" W	341.60'
L7	S 29°51'02" W	86.86'
L8	S 43°31'31" E	191.07'
L9	S 46°28'29" W	86.00'
L10	S 43°31'31" E	309.26'
L11	S 35°10'04" E	112.50'
L12	S 23°01'38" E	95.12'
L13	N 66°58'22" E	86.00'
L14	S 23°01'38" E	200.06'
L15	N 67°01'07" E	372.00'
L16	S 23°01'37" E	64.16'
L17	N 66°58'21" E	104.00'
L18	S 23°01'38" E	184.58'
L19	S 66°58'22" W	80.32'
L20	S 23°01'38" E	146.59'
L21	S 54°33'57" E	171.65'
L22	S 40°53'58" W	152.35'
L23	N 47°54'02" W	201.26'
L24	S 38°46'13" W	49.95'
L25	N 48°26'45" W	93.36'
L26	N 54°33'57" W	171.65'
L27	N 23°01'38" W	146.59'
L28	N 66°58'22" E	80.32'
L29	N 23°01'38" W	184.58'
L30	S 66°58'21" W	104.00'
L31	N 23°01'37" W	64.16'
L32	S 67°01'07" W	372.00'
L33	N 23°01'38" W	200.06'
L34	S 66°58'22" W	86.00'
L35	N 23°01'38" W	95.12'
L36	N 35°10'04" W	112.50'
L37	N 43°31'31" W	309.26'
L38	N 46°28'29" E	86.00'
L39	N 43°31'31" W	191.07'
L40	N 29°51'02" E	86.86'
L41	N 46°29'53" E	341.60'
L42	N 61°22'24" E	180.58'
L43	S 75°54'08" E	71.31'
L44	S 48°33'07" E	190.78'
L45	N 41°23'50" E	223.40'

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- RAILROAD SPIKE (FOUND)
- IRON PIN (FOUND)
- ⊕ PINCHED IRON PIPE (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊖ 1/2" Ø IRON ELEC. CONDUIT (FOUND)
- ⊙ MAG NAIL (SET OVER IP FD.)
- ⊕ 5" Ø IRON FENCE POST (FOUND)
- ⊕ 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "XYZ" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE 6140" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- △ MADISON COUNTY MONUMENT FOUND 02-001

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

**30.0159± & 50.3556± ACRES,  
VMS 8424 & 8480, VILLAGE OF W. JEFF.,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR RICHMIR & WJ ESTATES**

SCALE : 1" = 200'	JOB No. S220421	CREW: MW
200' 100' 200'	SURVEYED 05/2022	DWN BY: JRC
	DRAWN 05/2022	CHECK: NC

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **30.0159 Acre Tract** *Surveyed for Richmir Condo*

The following described 30.0159 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 8424 and 8480, being part of a 50.637 acre tract (Parcel 10-02022.000, 80.363 original acre tract) conveyed to West Jefferson Estates, LLC by Official Record 400 page 784 and all of a 29.726 acre tract (Parcel 10-02022.444, as platted by Plat 966-S) conveyed to Richmir Adult Community Condominium Property Owners Association Inc by Official Record 399 page 788, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of West Jefferson-Kiousville Road (County Road 22, 50 feet right-of-way) at the East corner of a 3.321 acre tract conveyed to Charles Blanchard by Official Record 137 page 1369, a corner to said 29.726 acre tract and at a corner of the Corporation Line of the Village of West Jefferson, said railroad spike bears North 36° 16' 02" East a distance of 541.93 feet from a railroad spike found at the centerline intersection of said West Jefferson-Kiousville Road and Olmstead Road (County Road 51, 50 feet right-of-way);

Thence, with the Northeast line of said 3.321 acre tract and said Corporation Line, **North 52° 23' 55" West**, passing a 3/4 inch diameter iron pin found at 24.45 feet, a total distance of **291.93 feet** to a 3/4 inch diameter iron pipe found at a corner to said Corporation Line and said 3.321 acre, 29.726 acre and 50.637 acre tracts;

Thence, with the line between said 50.637 acre and 29.726 acre tracts with the following five courses:

- 1) **North 54° 33' 57" West** a distance of **171.65 feet** to an iron pin and cap set;
- 2) **North 23° 01' 38" West** a distance of **146.59 feet** to an iron pin and cap set;
- 3) **North 66° 58' 22" East** a distance of **80.32 feet** to an iron pin and cap set;
- 4) **North 23° 01' 38" West** a distance of **184.58 feet** to an iron pin and cap set;
- 5) **South 66° 58' 21" West** a distance of **104.00 feet** to an iron pin and cap set;
- 6) **North 23° 01' 37" West** a distance of **64.16 feet** to an iron pin and cap set;

Thence, across said 50.637 acre tract with the following two new courses:

- 1) **South 67° 01' 07" West** a distance of **372.00 feet** to an iron pin and cap set;
- 2) **North 23° 01' 38" West**, passing a corner to said 29.726 acre tract at 20.55 feet, continuing with the line between said 50.637 acre and 29.726 acre tracts, a total distance of **200.06 feet** to an iron pin and cap set;

Thence, with the line between said 50.637 acre and 29.726 acre tracts with the following six courses:

- 1) **South 66° 58' 22" West** a distance of **86.00 feet** to an iron pin and cap set;
- 2) **North 23° 01' 38" West** a distance of **95.12 feet** to an iron pin and cap set;
- 3) **North 35° 10' 04" West** a distance of **112.50 feet** to an iron pin and cap set;
- 4) **North 43° 31' 31" West** a distance of **309.26 feet** to an iron pin and cap set;
- 5) **North 46° 28' 29" East** a distance of **86.00 feet** to an iron pin and cap set;
- 6) **North 43° 31' 31" West** a distance of **191.07 feet** to an iron pin and cap set;

Thence, with a new line across said 50.637 acre tract, **North 29° 51' 02" East** a distance of **86.86 feet** to an iron pin and cap set at a corner to said 29.726 acre tract;

Thence, with the line between said 50.637 acre and 29.726 acre tracts with the following five courses

- 1) **North 46° 29' 53" East** a distance of **341.60 feet** to an iron pin and cap set;
- 2) **North 61° 22' 24" East** a distance of **180.58 feet** to an iron pin and cap set;
- 3) **South 75° 54' 08" East** a distance of **71.31 feet** to an iron pin and cap set;
- 4) **South 48° 33' 07" East** a distance of **190.78 feet** to an iron pin and cap set;
- 5) **North 41° 23' 50" East**, passing a corner to said 29.726 acre tract at 76.00 feet, continuing with a new line across said 50.637 acre tract, passing an iron pin and cap set at 213.40 feet, a total distance of **223.40 feet** to the Southwest line of Westchester Subdivision as recorded in Plat Book 2 page 167;

Thence, with the Southwest line of said Westchester Subdivision, **South 48° 35' 10" East**, passing the North corner of said 29.726 acre tract at 24.00 feet, a total distance of **904.79 feet** to a 3/4 inch diameter iron pipe found at the North corner of a 2.00 acre tract conveyed to First Regular Baptist Church by Deed Book 235 page 439 and a corner of the Corporation Line of the Village of West Jefferson;

Thence, with the Northwest line of said 2.00 acre tract and with said Corporation Line, **South 37° 16' 35" West** a distance of **441.86 feet** to a 1/2 inch diameter electrical conduit found in the line between VMS 8480 and 8424;

Thence, with the Southwest line of said 2.00 acre tract, said Corporation Line and said VMS line, **South 48° 24' 53" East**, passing the West corner of a 4 acre tract conveyed to First Regular Baptist Church by Deed Book 201 page 300A at 197.99 feet, passing a railroad spike found at 562.77 feet, a total distance of **592.77 feet** to a mag nail set over an iron pin found in the centerline of West Jefferson-Kiousville Road;

Thence, with the centerline of West Jefferson-Kiousville Road and said Corporation Line, **South 36° 15' 45" West** a distance of **392.31 feet** returning to the **Point of Beginning**, containing **30.0159 Acres** more or less, of which 29.7342 acres more or less is all of said 29.726 acre tract and 0.2817 acres more or less is part of said 50.637 acre tract.

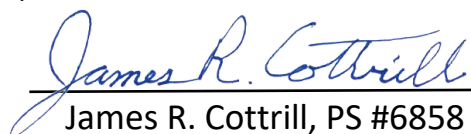
Bearings are based on a GPS observation on October 17, 2017, WGS 1984 Geodetic North.

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 October of 2017 by James R. Cottrill, PS registration #6858. (Job #S220421-30.0159)



  
James R. Cottrill, PS #6858

# **COTTRILL SURVEYING, INC**

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

## **50.3556 Acre Tract**

### **Surveyed for West Jefferson Estates, LLC**

The following described 50.3556 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 8424 and 8480, being part of a 50.637 acre tract (Parcel 10-02022.000, 80.363 original acre tract) conveyed to West Jefferson Estates, LLC by Official Record 400 page 784, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of West Jefferson-Kiousville Road (County Road 22, 50 feet right-of-way) at the South corner of a 3.672 acre tract conveyed to Sidra M. and Daniel S. Philip by Official Record 388 page 999 and a corner to said 50.637 acre tract said railroad spike being at a corner in the line between the Village of West Jefferson and Jefferson Township, said railroad spike bears South 35° 17' 55" West a distance of 33.07 feet from a railroad spike found at the centerline intersection of said West Jefferson-Kiousville Road and Olmstead Road (County Road 51, 50 feet right-of-way);

Thence, with the centerline of West Jefferson-Kiousville Road and said Corporation Line, **South 35° 17' 55" West** a distance of **132.70 feet** to a railroad spike found at the East corner of a 3.524 acre tract conveyed to David F Travis by Official Record 398 page 148 and at a corner to said Corporation Line;

Thence, around said 3.524 acre tract and with said Corporation Line with the following two courses:

- 1) **North 54° 32' 52" West**, passing a 5/8 inch diameter rebar and red plastic cap stamped "XYZ" found at 25.00 feet, a total distance of **613.70 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "XYZ" found;
- 2) **South 35° 26' 34" West** a distance of **317.39 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle 6140" found in the Northeast line of a 78.23 acre tract conveyed to Ralph L Parsons, Jr and Ralph L Parsons III by Official Record 175 page 2509 and being a corner to said Corporation Line;

Thence, with the Northeast line of said 78.23 acre tract and with said Corporation Line, **North 53° 49' 33" West** a distance of **1756.24 feet** to a 3/4 inch diameter iron pin found in the Southeast line of a 95.21 acre tract conveyed to Ralph L Parsons, Jr and Ralph L Parsons III by Official Record 175 page 2509, being a corner to said Corporation Line and being in the line between VMS 8424 and 12148;

Thence, with the Southeast line of said 95.21 acre tract, with said Corporation Line and with said VMS line, **North 46° 29' 18" East** a distance of **1651.09 feet** to a 5 inch diameter iron fence post found at the South corner of an 18.724 acre tract conveyed to the Village of West Jefferson by Official Record 140 page 770, being a corner to said Corporation Line and being a corner to VMS 8424, 8480 and 12148;

Thence, with the Southeast line of said 18.724 acre tract, **North 61° 23' 12" East** a distance of **460.66 feet** to a 1/2 inch diameter iron pin found at the West corner of Westchester Subdivision as recorded in Plat Book 2 page 167;

Thence, with the Southwest line of said Westchester Subdivision, **South 48° 35' 11" East** a distance of **391.94 feet** to a point;

Thence, with a new line across said 50.637 acre tract, **South 41° 23' 50" West**, passing an iron pin and cap set at 10.00 feet, passing a corner to a 29.726 acre tract (as plated by Plat 966-S) conveyed to Richmir Adult Community Condominium Property Owners Association Inc by Official Record 399 page 788 at 147.40 feet, continuing with the line between said 29.726 acre and 50.637 acre tracts, a total distance of **223.40 feet** to an iron pin and cap set;

Thence, with the line between said 50.637 acre and 29.726 acre tracts with the following four courses:

- 1) **North 48° 33' 07" West** a distance of **190.78 feet** to an iron pin and cap set;
- 2) **North 75° 54' 08" West** a distance of **71.31 feet** to an iron pin and cap set;
- 3) **South 61° 22' 24" West** a distance of **180.58 feet** to an iron pin and cap set;
- 4) **South 46° 29' 53" West** a distance of **341.60 feet** to an iron pin and cap set;

Thence, with a new line across said 50.637 acre tract, **South 29° 51' 02" West** a distance of **86.86 feet** to an iron pin and cap set at a corner to said 29.726 acre tract;

Thence, with the line between said 50.637 acre and 29.726 acre tracts with the following seven courses:

- 1) **South 43° 31' 31" East** a distance of **191.07 feet** to an iron pin and cap set;
- 2) **South 46° 28' 29" West** a distance of **86.00 feet** to an iron pin and cap set;
- 3) **South 43° 31' 31" East** a distance of **309.26 feet** to an iron pin and cap set;
- 4) **South 35° 10' 04" East** a distance of **112.50 feet** to an iron pin and cap set;
- 5) **South 23° 01' 38" East** a distance of **95.12 feet** to an iron pin and cap set;
- 6) **North 66° 58' 22" East** a distance of **86.00 feet** to an iron pin and cap set;
- 7) **South 23° 01' 38" East**, passing a corner to said 29.726 acre tract at 179.51 feet, continuing with a new line across said 50.637 acre tract, a total distance of **200.06 feet** to an iron pin and cap set;

Thence, with a new line across said 50.637 acre tract, **North 67° 01' 07" East** a distance of **372.00 feet** to an iron pin and cap set in the line between said 50.637 acre and 29.726 acre tracts;

Thence, with the line between said 50.637 acre and 29.726 acre tracts with the following seven courses:

- 1) **South 23° 01' 37" East** a distance of **64.16 feet** to an iron pin and cap set;
- 2) **North 66° 58' 21" East** a distance of **104.00 feet** to an iron pin and cap set;
- 3) **South 23° 01' 38" East** a distance of **184.58 feet** to an iron pin and cap set;
- 4) **South 66° 58' 22" West** a distance of **80.32 feet** to an iron pin and cap set;
- 5) **South 23° 01' 38" East** a distance of **146.59 feet** to an iron pin and cap set;
- 6) **South 54° 33' 57" East** a distance of **171.65 feet** to a 3/4 inch diameter pipe found at a corner to a 3.321 acre tract conveyed to Charles Blanchard by Official Record 137 page 1369, a corner to said 50.637 acre tract and at a corner of the Corporation Line of the Village of West Jefferson;

Thence, around said 3.321 acre tract and with said Corporation Line with the following three courses:

- 1) **South 40° 53' 58" West** a distance of **152.35 feet** to a 3/4 inch diameter pipe found;
- 2) **North 47° 54' 02" West** a distance of **201.26 feet** to a 3/4 inch diameter pipe found;
- 3) **South 38° 46' 13" West** a distance of **49.95 feet** to a 3/4 inch diameter pipe found in the Northeast line of said Philip's 3.672 acre tract and a corner to said Corporation Line;

Thence, around said 3.672 acre tract and with said Corporation Line with the following three courses:

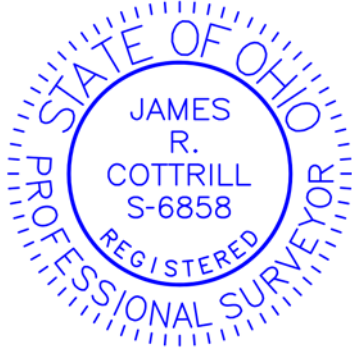
- 1) **North 48° 26' 45" West** a distance of **93.36 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle 6140" found;
- 2) **South 36° 18' 41" West** a distance of **417.39 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "XYZ" found;
- 3) **South 54° 31' 29" East**, passing an iron pin found at 575.45 feet, a total distance of **600.45 feet** returning to the **Point of Beginning**, containing **50.3556 Acres** more or less.

Bearings are based on a GPS observation on October 17, 2017, 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 October of 2017 and August of 2021 by James R. Cottrill, PS registration #6858. (Job #S220421-50.3556AC)



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

# COTTRILL SURVEYING, INC

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

## **10' Wide Drainage Easement** **Surveyed for Elboco Enterprises Co.**

The following described 10 feet wide drainage easement is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 8424 and 8480, being part of a 50.637 acre tract (Parcel 10-02022.000, 80.363 original acre tract) conveyed to West Jefferson Estates, LLC by Official Record 400 page 784, and is 10 feet right of and adjacent to the following described baseline:

Commencing at a railroad spike found in the centerline of West Jefferson-Kiousville Road (County Road 22, 50 feet right-of-way) at the East corner of a 3.321 acre tract conveyed to Charles Blanchard by Official Record 137 page 1369, a corner to a 29.726 acre tract (as plated by Plat 966-S) conveyed to Richmir Adult Community Condominium Property Owners Association Inc by Official Record 399 page 788 and at a corner of the Corporation Line of the Village of West Jefferson, said railroad spike bears North 36° 16' 02" East a distance of 541.93 feet from a railroad spike found at the centerline intersection of said West Jefferson-Kiousville Road and Olmstead Road (County Road 51, 50 feet right-of-way);

Thence, with the Northeast line of said 3.321 acre tract and said Corporation Line, North 52° 23' 55" West, passing a 3/4 inch diameter iron pin found at 24.45 feet, a total distance of 291.93 feet to a 3/4 inch diameter iron pipe found at a corner to said Corporation Line and said 3.321 acre, 29.726 acre and 50.637 acre tracts;

Thence, with the line between said 50.637 acre and 29.726 acre tracts with the following two courses:

- 1) North 54° 33' 57" West a distance of 171.65 feet to an iron pin and cap set;
- 2) North 23° 01' 38" West a distance of 146.59 feet to an iron pin and cap set at the **True Point of Beginning of said Baseline:**

Thence, with said Baseline, across said 50.637 acre tract with the following two courses:

- 1) **North 05° 54' 11" East** a distance of **114.87 feet**;
- 2) **North 06° 37' 00" West** a distance of **87.62 feet** to an iron pin and cap set at the northern terminus.

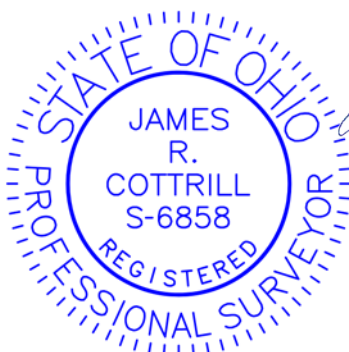
Said Easement is more clearly shown on the plat accompanying this legal description.

Bearings are based on a GPS observation on October 17, 2017, 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 August of 2021 and May of 2022 by James R. Cottrill, PS registration #6858. (Job #S220421-EASEA)



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

# **COTTRILL SURVEYING, INC**

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

## **10' Wide Drainage Easement** *Surveyed for Elboco Enterprises Co*

The following described 10 feet wide drainage easement is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 8424 and 8480, being part of a 50.637 acre tract (Parcel 10-02022.000, 80.363 original acre tract) conveyed to West Jefferson Estates, LLC by Official Record 400 page 784, and is 10 feet left of and adjacent to the following described baseline:

Commencing at a railroad spike found in the centerline of West Jefferson-Kiousville Road (County Road 22, 50 feet right-of-way) at the East corner of a 3.321 acre tract conveyed to Charles Blanchard by Official Record 137 page 1369, a corner to a 29.726 acre tract (as platted by Plat 966-S) conveyed to Richmir Adult Community Condominium Property Owners Association Inc by Official Record 399 page 788 and at a corner of the Corporation Line of the Village of West Jefferson, said railroad spike bears North 36° 16' 02" East a distance of 541.93 feet from a railroad spike found at the centerline intersection of said West Jefferson-Kiousville Road and Olmstead Road (County Road 51, 50 feet right-of-way);

Thence, with the Northeast line of said 3.321 acre tract and said Corporation Line, North 52° 23' 55" West, passing a 3/4 inch diameter iron pin found at 24.45 feet, a total distance of 291.93 feet to a 3/4 inch diameter iron pipe found at a corner to said Corporation Line and said 3.321 acre, 29.726 acre and 50.637 acre tracts;

Thence, with the Northeast line of said 3.321 acre tract and said Corporation Line, North 52° 23' 55" West, passing a 3/4 inch diameter iron pin found at 24.45 feet, a total distance of 291.93 feet to a 3/4 inch diameter iron pipe found at a corner to said Corporation Line and said 3.321 acre tract;

Thence, with the line between said 50.637 acre and 29.726 acre tracts with the following five courses:

- 1) North 54° 33' 57" West a distance of 171.65 feet to an iron pin and cap set;
- 2) North 23° 01' 38" West a distance of 146.59 feet to an iron pin and cap set;
- 3) North 66° 58' 22" East a distance of 80.32 feet to an iron pin and cap set;
- 4) North 23° 01' 38" West a distance of 184.58 feet to an iron pin and cap set;
- 5) South 66° 58' 21" West a distance of 104.00 feet to an iron pin and cap set;
- 6) North 23° 01' 37" West a distance of 64.16 feet to an iron pin and cap set;

Thence, across said 50.637 acre tract with the following two new courses:

- 1) South 67° 01' 07" West a distance of 372.00 feet to an iron pin and cap set;
- 2) North 23° 01' 38" West, passing a corner to said 29.726 acre tract at 20.55 feet, continuing with the line between said 50.637 acre and 29.726 acre tracts, a total distance of 200.06 feet to an iron pin and cap set;

Thence, with the line between said 50.637 acre and 29.726 acre tracts, South 66° 58' 22" West a distance of 86.00 feet to an iron pin and cap set at the **True Point of Beginning of said Baseline:**

Thence, with said Baseline, across said 80.363 acre tract, **South 76° 47' 51" East** a distance of **106.47 feet** to the eastern terminus.



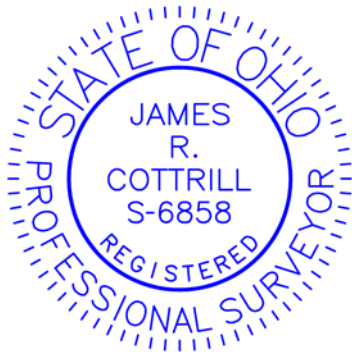
Said Easement is more clearly shown on the plat accompanying this legal description.

Bearings are based on a GPS observation on October 17, 2017, 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 August of 2021 and May of 2022 by James R. Cottrill, PS registration #6858. (Job #S220421-EASEB)



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