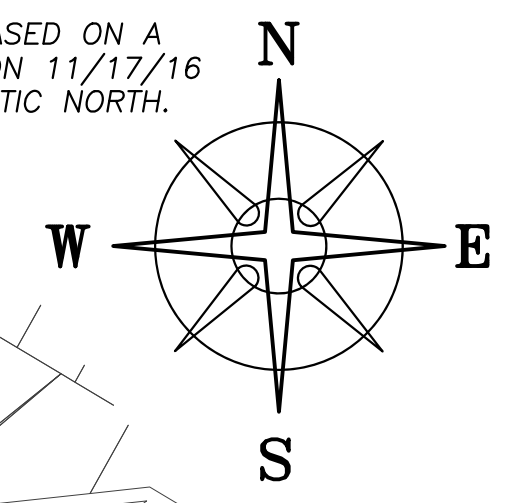


BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/17/16 WGS 1984 GEODETIC NORTH.



NATIONAL ROUTE 40 (WEST BROAD ST)

N=709956.56'
E=1760227.60'

N=709992.15'
E=1760668.73'

CORP LINE
POB

S 84°54'31" W 664.37'
CENTERLINE OF EASTBOUND LANE

DARBY DRIVE
GREGG ROAD

DEED REFERENCE
BLANCHE C LAWLESS,
TRUSTEE OF THE LAWLESS FAMILY TRUST
OR 156 P 1931
(A) 49.009 ACRES
PARCEL No. 08-01169.000

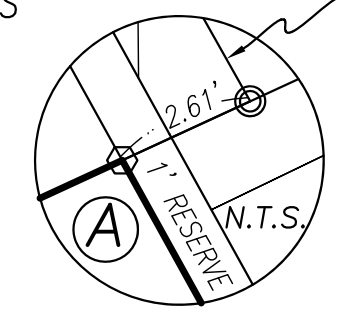
SKY RANCH PROPERTIES LLC
OR 328 P 979
33.055 ACRES
16-00027.000

ANDREW & AMANDA N
LAWLESS, JT LIVES
OR 361 P 1766
2.2842 ACRES
08-00513.000

PHILIP L LAWLESS, ETAL
OR 310 P G-63
1.159 ACRES
PLAT 27-86

RICHARD L & SANDRA J
LAWLESS
OR 269 P 533
2.253 ACRES
08-01169.001
27-86

JAMES S WHALEY
OR 98 P 2084
1.57 ACRES
08-01169.002
78-95



0.4191± ACRES

0.0523± ACRES

(A) 24.5286± ACRES

(A) 22.9372± ACRES

RICHARD L & SANDRA J
LAWLESS
OR 269 P 533
2.253 ACRES

0.0523± ACRES

(A) 24.5286± ACRES

0.4191± ACRES

(A) 22.9372± ACRES

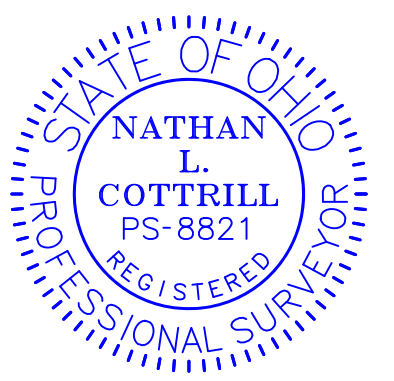
SKY RANCH PROPERTIES LLC
OR 339 P 543
361.283 ACRES
16-00031.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊖ 1/2" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊕ 3/4" Ø PIPE & ORANGE PLASTIC CAP STAMPED "ELSCO 5519" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENGINEERING" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

JEFFERSON TWP
VILLAGE OF WEST JEFFERSON

5/8 REBAR IN PLACE OF
STONE FOUND PRIOR TO 2019
(NOW DESTROYED)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 10/30/23

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

FARM SPLIT,
VMS 2677, JEFFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RICHARD LAWLESS.

SCALE : 1" = 150'
75' 75' 0 150'

JOB No. S230910	CREW: MW
SURVEYED 10/2023	DWN BY: RC
DRAWN 10/2023	CHECK: NC

COTTRILL SURVEYING, INC

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

0.0523 Acre Tract Surveyed for Lawless

The following described 0.0523 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2677, being part of a 49.009 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:

Commencing at a mag nail found in the centerline of the eastbound lane of National Road 40 (West Broad Street) at the Northeast corner of a 2.253 acre tract conveyed to Richard L and Sandra J Lawless by Official Record 269 page 533 and a corner to said 49.009 acre tract, said mag nail bears South 84° 54' 31" West a distance of 833.64 feet from the centerline intersection of the eastbound lane of National Road 40 and Darby Drive;

Thence, with the Northeast line of said 2.253 acre tract, South 25° 14' 43" East, passing a 3/4 inch diameter iron pipe found at 42.59 feet, a total distance of 389.01 feet to the Southeast corner of said 2.253 acre tract and a corner to said 49.009 acre tract and being the **True Point of Beginning**;

Thence, across said 49.009 acre tract with the following three new courses:

- 1) **South 25° 14' 43" East** a distance of **10.00 feet** to an iron pin and cap set;
- 2) **South 64° 45' 17" West** a distance of **227.76 feet** to an iron pin and cap set;
- 3) **North 25° 14' 43" West** a distance of **10.00 feet** to an iron pin and cap previously set at the East corner of a 2.1560 acre tract conveyed to Curtis A and Kaylee J McClaskie, Joint Lives by Official Record 382 page 2022 and the South corner of said 2.253 acre tract;

Thence, with the Southeast line of said 2.253 acre tract, **North 64° 45' 17" East** a distance of **227.76 feet** returning to the **True Point of Beginning**, containing **0.0523 Acres** more or less.

Bearings are based on a GPS observation on November 17, 2016, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on October of 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S230910-0.0523)

COTTRILL SURVEYING, INC

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

0.4191 Acre Tract Surveyed for Lawless

The following described 0.4191 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2677, being part of a 49.009 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:

Commencing at a mag nail found in the centerline of the eastbound lane of National Road 40 (West Broad Street) at the Northwest corner of a 2.1560 acre tract conveyed to Curtis A and Kaylee J McClaskie, Joint Lives by Official Record 382 page 2022 and a corner to said 49.009 acre tract, said mag nail bears South 84° 54' 31" West a distance of 1276.26 feet from the centerline intersection of the eastbound lane of National Road 40 and Darby Drive;

Thence, with the Southwest line of said 2.1560 acre tract, South 25° 44' 55" East, passing an iron pin and cap set at 42.54 feet, a total distance of 541.53 feet to the Southwest corner of said 2.1560 acre tract and a corner to said 49.009 acre tract and being the **True Point of Beginning**;

Thence, with the Southeast line of said 2.1560 acre tract, **North 64° 45' 17" East** a distance of **183.00 feet** to an iron pin and cap previously set at the South corner of a 2.253 acre tract conveyed to Richard L and Sandra J Lawless by Official Record 269 page 533;

Thence, across said 49.009 acre tract with the following three new courses:

- 1) **South 25° 14' 43" East**, passing iron pin and cap set at 10.00 feet, a total distance of **100.00 feet** to an iron pin and cap set;
- 2) **South 64° 45' 17" West** a distance of **182.12 feet** to an iron pin and cap set;
- 3) **North 25° 44' 55" West** a distance of **100.00 feet** returning to the **True Point of Beginning**, containing **0.4191 Acres** more or less.


Bearings are based on a GPS observation on November 17, 2016, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on October of 2023.




Nathan L. Cottrill, PS #8821
(Job #S230910-0.4191)

COTTRILL SURVEYING, INC

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

22.9372 Acre Tract Surveyed for Lawless

The following described 22.9372 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2677, being part of a 49.009 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 found in the centerline of the eastbound lane of National Road 40 (West Broad Street) at the Northwest corner of a 2.1560 acre tract conveyed to Curtis A and Kaylee J McClaskie, Joint Lives by Official Record 382 page 2022 and a corner to said 49.009 acre tract, said mag nail bears South 84° 54' 31" West a distance of 1276.26 feet from the centerline intersection of the eastbound lane of National Road 40 and Darby Drive;

Thence, with the Southwest line of said 2.1560 acre tract, **South 25° 44' 55" East**, passing an iron pin and cap set at 42.54 feet, passing an iron pin and cap previously set at 541.53 feet at the South corner of said 2.1560 acre tract, continuing with a new line across said 49.009 acre tract, a total distance of **641.53 feet** to an iron pin and cap set;

Thence, across said 49.009 acre tract with the following two new courses:

- 1) **North 64° 45' 17" East** a distance of **182.12 feet** to an iron pin and cap set;
- 2) **South 28° 02' 17" East** a distance of **1522.74 feet** to an iron pin and cap set in a line of a 361.283 acre tract conveyed to Sky Ranch Properties LLC by Official Record 339 page 543 and in the Corporation line of the Village of West Jefferson;

Thence, with said 361.283 acre tract and said Corporation line with the following two courses:

- 1) **South 55° 46' 48" West** a distance of **456.53 feet** to a 5/8 inch rebar in place of a prior found stone (now destroyed);
- 2) **North 32° 55' 40" West**, passing the East corner of a 33.055 acre tract conveyed to Sky Ranch Properties LLC by Official Record 328 page 979 at 1617.45 feet, a total distance of **1966.20 feet** to an iron pin and cap previously set at the Southwest corner of a 2.2842 acre tract conveyed to Andrew and Amanda N Lawless, Joint Lives by Official Record 361 page 1766;

Thence, with the Southeast line of said 2.2842 acre tract, **North 62° 10' 16" East** a distance of **224.92 feet** to an iron pin and cap previously set at the Southwest corner of a 1.159 acre tract conveyed to Philip L Lawless, et al. by Official Record 310 page 63;

Thence, around said 1.159 acre tract with the following two courses:

- 1) **North 84° 54' 31" East** a distance of **150.00 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 28° 17' 32" West**, passing a 3/4 inch diameter iron pipe found at 322.06 feet, a total distance of **366.00 feet** to a mag nail set in the centerline of the eastbound lane of National Route 40;

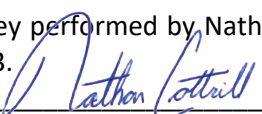
Thence, with the centerline of the eastbound lane of National Route 40, **North 84° 54' 31" East** a distance of **112.69 feet** returning to the **Point of Beginning**, containing **22.9372 Acres+/-**.

Bearings are based on a GPS observation on November 17, 2016, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on October of 2023.


Nathan L. Cottrill, PS #8821
(Job #S230910-22.9372)



COTTRILL SURVEYING, INC

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

24.5286 Acre Tract Surveyed for Lawless

The following described 24.5286 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 2677, being part of a 49.009 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 Road 40 (West Broad Street) at the Northwest corner of a 1.57 acre tract conveyed to James S Whaley by Official Record 98 page 2084 and a corner to said 49.009 acre tract, said mag nail bears South 84° 54' 31" West a distance of 664.37 feet from the centerline intersection of the eastbound lane of National Road 40 and Darby Drive;

Thence, around said 1.57 acre tract with the following two courses:

- 1) **South 36° 42' 02" East**, passing a 3/4 inch diameter iron pipe found at 46.75 feet, a total distance of **416.96 feet** to an iron pin and cap set (replacing a bent 3/4 inch diameter iron pipe found);
- 2) **North 65° 14' 02" East** a distance of **165.79 feet** to an iron pin and cap set in the Southwest line of a 1 foot wide Reserve as originally dedicated by Darby Crest Subdivision as recorded in Plat Book 1 page 252;

Thence, with the Southwest line of said 1 foot Reserve, **South 28° 57' 11" East**, passing 5/8 inch diameter rebars and yellow plastic cap stamped "Thomas Engineering" found at 190.94 feet and 1135.41 feet, a total distance of **1441.26 feet** to an iron pin and cap set at a corner to a 361.283 acre tract conveyed to Sky Ranch Properties LLC by Official Record 339 page 543 and being at a corner to the Corporation line of the Village of West Jefferson;

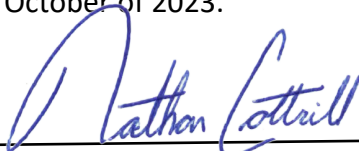
Thence, with said 361.283 acre tract and said Corporation line, **South 55° 46' 48" West** a distance of **662.38 feet** to an iron pin and cap set;

Thence, across said 49.009 acre tract with the following four new courses:

- 1) **North 28° 02' 17" West** a distance of **1522.74 feet** to an iron pin and cap set;
- 2) **North 25° 14' 43" West** a distance of **90.00 feet** to an iron pin and cap set;
- 3) **North 64° 45' 17" East** a distance of **227.76 feet** to an iron pin and cap set;
- 4) **North 25° 14' 43" West**, passing iron pin and cap previously set at the Southeast corner of a 2.253 acre tract conveyed to Richard L and Sandra J Lawless by Official Record 269 page 533 at 10.00 feet, continuing along the Northeast line of said 2.253 acre tract, passing a 3/4 inch diameter iron pipe found at 356.42 feet, a total distance of **399.01 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 **169.27 feet** returning to the **Point of Beginning**, containing **24.5286+/- Acres**

Bearings are based on a GPS observation on November 17, 2016, WGS 1984 Geodetic North. 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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on October of 2023.



Nathan L. Cottrill, PS #8821
(Job #S230910-24.5286)

