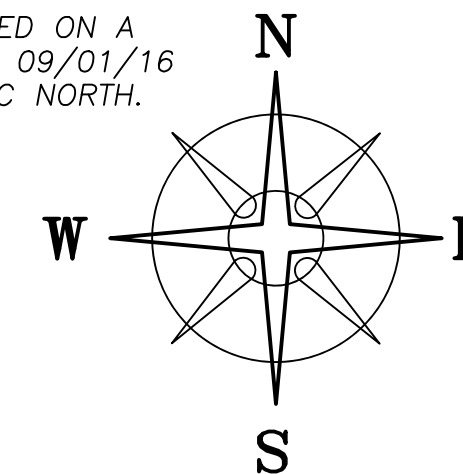


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 09/01/16
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
BANK OF AMERICA N.A.
OR 415 PG 2124
PARCEL No. 10-00286.000
Ⓐ 0.81 ACRES
"EXHIBIT C"

LEGEND

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

- ▣ COUNTY MONUMENT 02-001 (FOUND)
- ⊙ 5" ∅ METAL FENCE POST (FOUND)
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- 3/4" ∅ IRON PIN (FOUND)
- △ RIGHT-OF-WAY MONUMENT (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ 1" ∅ IRON PIPE (FOUND)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

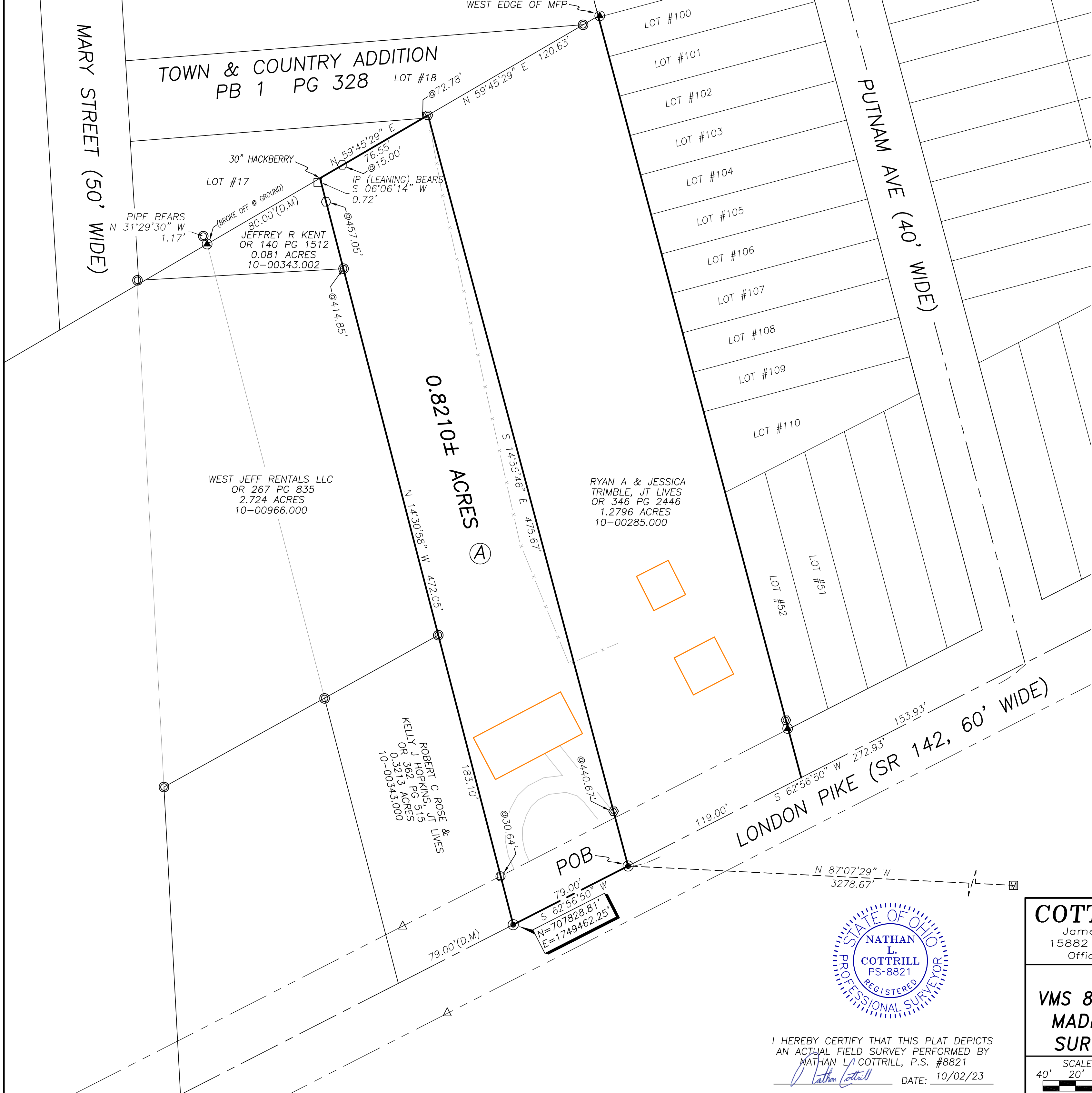
COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

0.8210± ACRES,
VMS 8480, VILLAGE OF WEST JEFFERSON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BANK OF AMERICA

SCALE : 1" = 40'
40' 20' 0 40'
JOB No. S230827 CREW: MW
SURVEYED 09/27/23 DWN BY: NC
DRAWN 09/27/23 CHECK: RC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 10/02/23



TOWN & COUNTRY ADDITION
PB 1 PG 328

MARY STREET (50' WIDE)

PUTNAM AVE (40' WIDE)

LONDON PIKE (SR 142, 60' WIDE)

0.8210± ACRES Ⓐ

WEST JEFF RENTALS LLC
OR 267 PG 835
2.724 ACRES
10-00966.000

RYAN A & JESSICA
TRIMBLE, JT LIVES
OR 346 PG 2446
1.2796 ACRES
10-00285.000

ROBERT C ROSE &
KELLY J HOPKINS, JT LIVES
OR 362 PG 515
0.3213 ACRES
10-00343.000

LOT #17
JEFFREY R KENT
OR 140 PG 1512
0.081 ACRES
10-00343.002

POB
79.00'
S 62°56'50" W
N=707828.81'
E=1749462.25'

COTTRILL SURVEYING, INC

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

0.8210 Acre Tract *Surveyed for Bank of America*

The following described 0.8210 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 8480, being all of a 0.81 acre tract (Parcel 10-00286.000) conveyed to Bank of America N.A. by Official Record 415 page 2124, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of London Pike (State Route 142, 60 feet right-of-way) at the Southwest corner of a 1.2796 acre tract conveyed to Ryan A and Jessica Trimble, Joint Lives by Official Record 346 page 2446 and the Southeast corner of said 0.81 acre tract, said mag nail bears North 87° 07' 29" West a distance of 3278.67 feet from Madison County County Monument 02-001;

Thence, with the centerline of London Pike, **South 62° 56' 50" West** a distance of **79.00 feet** to a mag nail set at the Southeast corner of a 0.3213 acre tract conveyed to Robert C Rose and Kelly J Hopkins, Joint Lives by Official Record 362 page 515;

Thence, with the East line of said 0.3213 acre tract, **North 14° 30' 58" West**, passing a 1 inch diameter iron pipe found at 30.64 feet, passing a 3/4 inch diameter iron pipe found at a corner to a 2.724 acre tract conveyed to West Jeff Rentals LLC by Official Record 267 page 835 at 183.10 feet, passing a 3/4 inch diameter iron pipe found at the Southeast corner of a 0.081 acre tract conveyed to Jeffrey R Kent by Official Record 140 page 1512 at 414.85 feet, passing an iron pin and cap set at 457.05 feet, a total distance of **472.05 feet** to a 30 inch diameter Hackberry tree found in the Southeast line of Lot 17 of Town and Country Addition as recorded in Plat Book 1 page 328, from said corner a 3/4 inch diameter iron pin found bears South 06° 06' 14" West a distance of 0.72 feet;

Thence, with the Southeast line of said Lot 17, **North 59° 45' 29" East**, passing an iron pin and cap set at 15.00 feet, passing a corner to Lot 18 at 72.78 feet, a total distance of **76.55 feet** to an iron pin and cap previously set at the Northwest corner of said Trimble's 1.2796 acre tract;

Thence, with the West line of said 1.2796 acre tract, **South 14° 55' 46" East**, passing an iron pin and cap previously set at 440.67 feet, a total distance of **475.67 feet** returning to the **Point of Beginning**, containing **0.8210 Acres** more or less.

Bearings are based on a GPS observation on September 1, 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 September 27, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230827-0.8210)