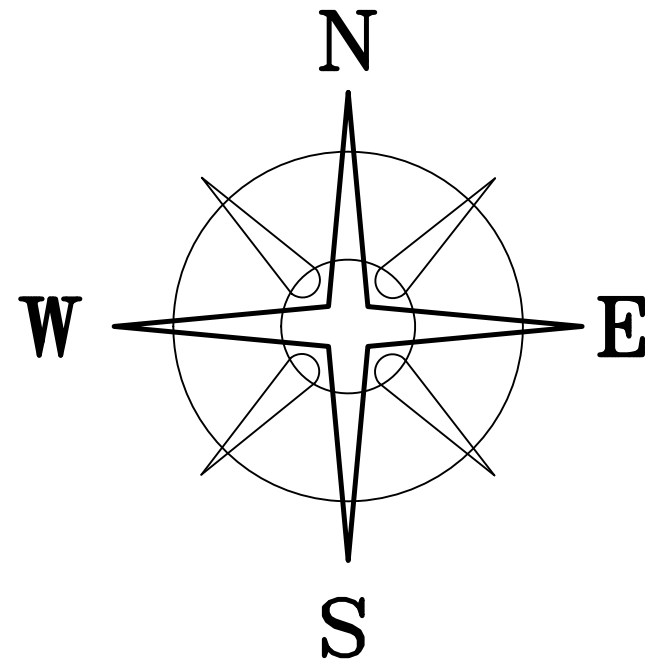


BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/1/13  
WGS 1984 GEODETIC NORTH.



ROGER T., BRADLEY C. &  
ELIZABETH ESSIG  
OR 285 P 1037  
228.7333 ACRES

MATTHEW S & LINDA K SMITH  
OR 3 P 77  
0.0532 ACRES

**DEED REFERENCE**

ELLA S. SMITH  
DB 258 P 785  
LOTS 71, 72, 73, & 74

Ⓐ 0.023 ACRES (VACATED ALLEY)

MILO SAWYER'S RAILROAD ADDITION  
TO THE VILLAGE OF WEST JEFFERSON  
P.B. 1 PG. 45 & 46

ELLA S SMITH  
DB 258 P 785  
2.865 ACRES  
JE 32

WEST JEFFERSON  
CORPORATION LINE

JEFFERSON TOWNSHIP  
VILLAGE OF WEST JEFFERSON

WEST JEFFERSON  
CORPORATION LINE

PLANT NINE PROPERTIES LLC  
OR 255 P 1488  
0.265 ACRES

PLANT NINE PROPERTIES LLC  
OR 255 P 1488  
1.107 ACRES

POB

POB

N=710,319.71  
E=1,752,268.82

BURNHAM STREET 30'

DEPOT STREET 50'

MILO SAWYER'S RAILROAD ADDITION  
TO THE VILLAGE OF WEST JEFFERSON  
P.B. 1 PG. 45 & 46

**LEGEND**

- Ⓐ WOOD FENCE POST (FOUND)
- 1/2" IRON PIPE (FOUND)
- Ⓣ 3/4" IRON TEE BAR & CAP (FOUND)
- 1/2" IRON PIN (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET) IN CONCRETE
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



**COTTRILL SURVEYING, L.L.C.**

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

LOT SPLITS, VMS 2836,  
VILLAGE OF WEST JEFFERSON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR JEFF SMITH

I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 12/27/13

DATE DRAWN:  
11/05/13  
JOB # S131013  
F. B. #

SCALE : 1" = 30'  
30' 15' 0' 30'

CREW: MW  
DWN. BY: RC  
CK. BY:

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.1032 Acre Tract Surveyed for Jeff Smith**

The following describe 0.1032 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, Milo Sawyer's Railroad Addition to the Village of West Jefferson as recorded in Plat Book 1 page 45 and 46, being part of Lots 72 (10-01534.000) and 73 (10-01533.000) of said addition as conveyed to Ella S Smith by Deed Book 258 page 785, and being more particularly described as follows:

Beginning at an iron pin and cap in the northeast line of Depot Street (50 feet wide) at the western corner common to Lots 71 and 72 of said addition;

Thence, with the northeast line of said Depot Street, **North 33° 55' 35" West**, passing the west corner common to said Lots 72 and 73 at 41.00 feet, a total distance of **82.00 feet** to a mag nail set in concrete at the western corner common to Lots 73 and 74 of said addition;

Thence, with the line between said Lots 73 and 74, **North 55° 57' 29" East** a distance of **56.10 feet** to a mag nail set in concrete;

Thence, with a new line across said Lots 73 and 72, **South 32° 09' 06" East**, passing an iron pin and cap set at 18.80 feet, also passing the line between said Lots 72 and 73 at 41.02 feet, a total distance of **82.04 feet** to an iron pin and cap set in the line between said Lots 71 and 72;

Thence, with the line between said Lots 71 and 72, **South 55° 57' 29" West** a distance of **53.56 feet** returning to the point of beginning containing **0.1032 Acres** more or less of which 0.0522 acres more or less is part of said lot 73 and 0.0510 acres more or less is part of said lot 72.

Bearings are bases on a GPS observation on November 1, 2013, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed December 21, 2013 by James R. Cottrill registration #6858. (Job #S131013-0-1032AC) revised 12/21/13

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James R. Cottrill, PS

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.2682 Acre Tract Surveyed for Jeff Smith**

The following describe 0.2682 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, Milo Sawyer's Railroad Addition to the Village of West Jefferson as recorded in Plat Book 1 page 45 and 46, being all of Lot 71 (10-01532.000) and part of Lots 72 (10-01534.000) and 73 (10-01533.000) of said addition as conveyed to Ella S Smith by Deed Book 258 page 785, and being more particularly described as follows:

Beginning at an iron pin and cap set in the northeast line of Depot Street (50 feet wide) at the western corner common to Lots 71 and 72 of said Addition;

Thence, with the line between said Lots 71 and 72, **North 55° 57' 29" East** a distance of **53.56 feet** to an iron pin and cap set;

Thence, with a new line across said Lots 72 and 73, **North 32° 09' 06" West**, passing the line between said Lots 72 and 73 at 41.02 feet, a total distance of **63.24 feet** to an iron pin and cap set;

Thence, with a new line across said lot 73, **North 40° 09' 37" East** a distance of **69.03 feet** to a mag nail set in concrete in the line between Lots 73 and 74 of said Addition;

Thence, with the line between said Lots 73 and 74, **North 55° 57' 29" East** a distance of **14.82 feet** to a mag nail set in concrete in the West Jefferson Corporation Line and the west line of a 2.865 acre tract also conveyed to Ella S Smith by Deed Book 258 page 785, said iron pin and cap is also in the northeast line of said Railroad Addition;

Thence, with said Corporation Line, **South 33° 45' 46" East**, passing the east corner to Lots 72 and 73 at 41.00 feet, also passing said Corporation line and the corner common to said 2.865 acre tract and a 0.265 acre tract and a 1.107 acre tract both tracts conveyed to Plant Nine Properties, LLC by Official Record 255 page 1488 at 54.45 feet, also passing the Eastern corner common to Lots 71 and 72 at 82.00 feet, a total distance of **123.00 feet** to an iron pin and cap set at the eastern corner common to Lots 70 and 71 of said Addition;

Thence, with the line between said Lots 70 and 71, **South 55° 57' 29" West** a distance of **136.38 feet** to an iron pin and cap set in the northeast line of said Depot Street;

Thence, with the northeast line of said Depot Street, **North 33° 55' 35" West** a distance of **41.00 feet** returning to the point of beginning containing **0.2682 Acres** more or less of which 0.1284 acres more or less is all of said lot 71, 0.0776 acres more or less is part of said lot 72, and 0.0622 acres more or less is part of said lot 73.

Bearings are bases on a GPS observation on November 1, 2013, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed December 21, 2013 by James R. Cottrill registration #6858. (Job #S131013-0-2682AC) revised 12/21/13

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James R. Cottrill, PS

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.2058 Acre Tract Surveyed for Jeff Smith**

The following describe 0.2058 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, VMS 2836, Milo Sawyer's Railroad Addition to the Village of West Jefferson as recorded in Plat Book 1 page 45 and 46, being all of that portion of a Vacated Alley (10-01529.000), all of Lot 74 (10-01531.000), and part of Lot 73 (10-01533.000) conveyed to Ella S Smith by Deed Book 258 page 785, and being more particularly described as follows:

Beginning at a mag nail set in concrete in the northeast line of Depot Street (50 feet wide) at the western corner common to Lots 73 and 74 of said Addition;

Thence, with the northeast line of said Depot Street, **North 33° 55' 35" West**, passing the eastern corner common to said Lot 74 and said Vacated Alley at 41.00 feet, a total distance of **61.01 feet** to an iron pin and cap set in the southeast line of a 0.0532 acre tract conveyed to Matthew S and Linda K Smith by Official Record 3 page 77 and the West Jefferson Corporation Line;

Thence, with said line, **North 55° 57' 51" East** a distance of **136.90 feet** to a 1/2 inch iron pipe found corner to said 0.0532 acre tract, a 228.7333 acre tract conveyed to Roger T, Bradley C and Elizabeth Essig by Official Record 285 page 1037, and a 2.865 acre tract conveyed to Ella S Smith by Deed Book 258 page 785;

Thence, with said Corporation Line and the west line of said 2.865 acre tract, **South 33° 45' 46" East**, passing the west corner common to said Vacated Alley and Lot 74 at 20.00 feet, a total distance of **61.00 feet** to a mag nail set in concrete at the eastern corner common to said lots 74 and 73;

Thence, with the line between said lots 73 and 74, **South 55° 57' 29" West** a distance of **14.82 feet** to a mag nail set in concrete ;

Thence, across said lot 73 with the following two new courses:

- 1) **South 40° 09' 37" West** a distance of **69.03 feet** to an iron pin and cap set
- 2) **North 32° 09' 06" West** a distance of **18.80 feet** to a mag nail set in concrete in the line between said lots 73 and 74;

Thence, with the line between said lots 73 and 74, **South 55° 57' 29" West** a distance of **56.10 feet** returning to the point of beginning containing **0.2058 Acres** more or less, of which 0.0142 acres more or less is part of said lots 73, 0.1287 acres more or less is all of said lot 74, and 0.0629 acres more or less is all in said vacated alley.

Bearings are based on a GPS observation on November 1, 2013, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed December 21, 2013 by James R. Cottrill registration #6858. (Job #S131013-0-2058AC) revised 12/21/13

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James R. Cottrill, PS