





# ANNEXATION OF 43.108 ACRES FROM JEFFERSON TOWNSHIP TO VILLAGE OF WEST JEFFERSON

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON,  
VIRGINIA MILITARY SURVEY NO. 2677 AND 2678

### LEGEND

-  EXISTING CORPORATION LINE
-  PROPOSED CORPORATION LINE
-  EXISTING RIGHT-OF-WAY
-  PROPOSED CORPORATION AREA

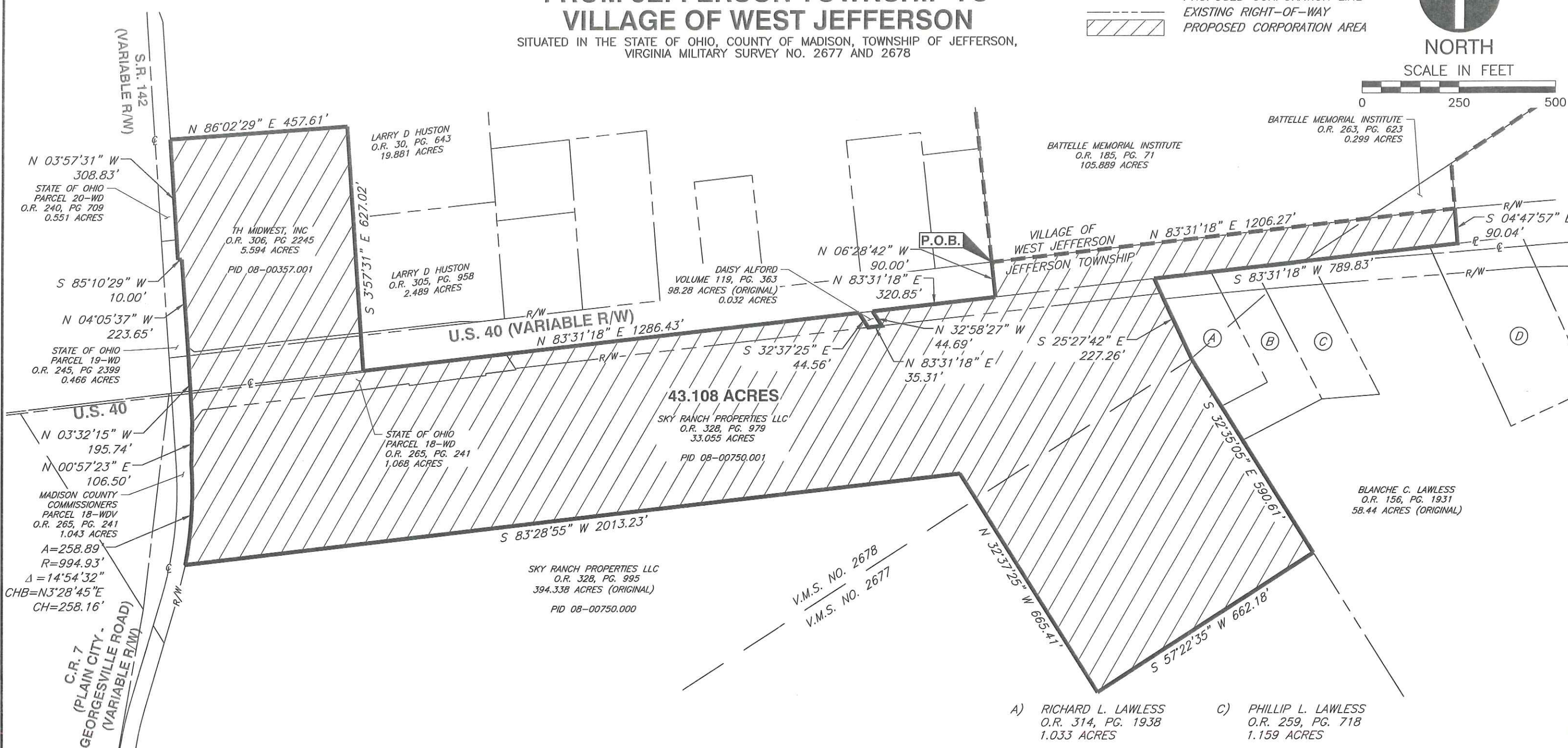


NORTH

SCALE IN FEET



P:\2016\164-539-Survey\Draw\164539-S101-ANNEX.dwg[LAYOUT] LS:(3/22/2017 - mackroyd) - LP: 4/13/2017 2:18 PM



**U.S. 40**  
 N 03°32'15" W 195.74'  
 N 00°57'23" E 106.50'  
 MADISON COUNTY COMMISSIONERS PARCEL 18-WDV O.R. 265, PG. 241 1.043 ACRES  
 A=258.89  
 R=994.93  
 Δ=14°54'32"  
 CHB=N3°28'45"E  
 CH=258.16'

**C.R. 7 (PLAIN CITY - GEORGESVILLE ROAD) (VARIABLE R/W)**

- A) RICHARD L. LAWLESS  
O.R. 314, PG. 1938  
1.033 ACRES
- B) RICHARD L. LAWLESS  
O.R. 314, PG. 1938  
1.254 ACRES
- C) PHILLIP L. LAWLESS  
O.R. 259, PG. 718  
1.159 ACRES
- D) RICHARD L. LAWLESS & SANDRA J. LAWLESS  
O.R. 209, PG. 533  
2.253 ACRES

**CONTIGUITY CALCULATION**  
 1206.27 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE OF THE VILLAGE OF JEFFERSON (O.R. 247, PG. 1240).  
 A TOTAL OF 10255.03 LINEAL FEET OF ANNEXED PERIMETER.  
 11.8% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING VILLAGE OF WEST JEFFERSON CORPORATION LINE.



THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733.37.

*Jeffrey A. Miller* 5.2.17  
 JEFFREY A. MILLER, P.S.  
 PROFESSIONAL SURVEYOR 7211

**CEC**  
**Civil & Environmental Consultants, Inc.**  
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
 614-540-6633 · 888-598-6808  
 www.cecinc.com

PROPOSED ANNEXATION OF  
 43.108 ACRES

JEFFERSON TOWNSHIP TO  
 VILLAGE OF WEST JEFFERSON

DRAWN BY:	MJA	CHECKED BY:	MJA	APPROVED BY:	JAM	DRAWING NO.:	1 OF 1 B
DATE:	MARCH 2017	DWG SCALE:	1"=250'	PROJECT NO.:	164-539		



**DESCRIPTION OF  
43.108 ACRES +/- TO BE ANNEXED FROM JEFFERSON  
TOWNSHIP TO THE VILLAGE OF WEST JEFFERSON**

Situated in the State of Ohio, County of Madison, Township Jefferson, lying within Virginia Military Survey No. 2677 and 2678, being all out of that 33.055 acre tract as described in deed to Sky Ranch Properties LLC, of record in Official Record 328, Page 979 (PID 08-00750.001), all of that 5.594 acre tract as described in deed to TH Midwest, Inc., of record in Official Record 306, Page 2245 (PID 08-00357.001), part of that 1.068 acre tract as described in deed to the State of Ohio (Parcel 18-WD), of record in Official Record 265, Page 241, part of that 0.466 acre tract as described in deed to the State of Ohio (Parcel 19-WD), of record in Official Record 245, Page 2399, and part of the existing right-of-way of U.S. 40, all being of record in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

**BEGINNING** at the southwesterly corner of that 105.889 acre tract as described in deed to Battelle Memorial Institute, of record in Official Record 185, Page 71, being an angle point in the Existing Village of West Jefferson corporation line, of record in Official Record 247, Page 1240;

Thence North 83°31'18" East, with the southerly line of said 105.889 acre tract and the southerly line of that 0.299 acre tract as described in deed to Battelle Memorial Institute, of record in Official Record 263, Page 623, also being said Existing Village of West Jefferson corporation line and the northerly right of way of U.S. 40, a distance of 1206.27 feet, to a point in the easterly line of said 0.299 acre tract;

Thence with the perimeter of the proposed corporation line, the following courses:

South 04°47'57" East, through the right of way of U.S. 40, a distance of 90.04 feet, to a point in the northerly line of that 2.253 acre tract as described in deed to Richard L. Lawless and Sandra J. Lawless, of record in Official Record 269, Page 533;

South 83°31'18" West, with the northerly line of said 2.253 acre tract, the northerly line of that 58.44 acre tract as described in deed to Blanche C. Lawless, of record in Official Record 156, Page 1931, the northerly line of that 1.159 acre tract as described in deed to Phillip L. Lawless, of record in Official Record 259, Page 718, the northerly line of that 1.254 acre tract and the northerly line of that 1.033 acre tract, both described in deed to Richard L. Lawless, of record in Official Record 314, Page 1938, a distance of 789.83 feet, to the common corner of said 1.033 area tract and said 33.055 acre tract;

Thence continuing with the perimeter of the proposed corporation line and with the perimeter of said 33.055 acre tract, the following courses:

South 25°27'42" East, with the westerly line of said 1.033 acre tract, a distance of 227.26 feet, to an angle point in said common line;

South 32°35'05" East, with part of the westerly line of said 1.033 acre tract, with the westerly line of said 1.254 acre, and with part of the westerly line of said 58.44 acre tract, a distance of 590.61 feet, to the southeasterly corner of said 33.055 acre tract;

South 57°22'35" West, a distance of 662.18 feet, to the southerly corner of said 33.055 acre tract;

North 32°37'25" West, a distance of 665.41 feet, to an angle point;

South 83°28'55" West, a distance of 2013.23 feet, to the southwesterly corner of said 33.055 acre tract, being in the easterly line of that 1.043 acre tract as described in deed to the

Madison County Commissioners (Parcel 18-WDV), of record in Official Record 265, Page 241, same being the easterly right of way of County Road 7;

Thence continuing with the proposed corporation line and with the common line of said 1.043 acre tract and said 33.055 acre tract, being the easterly right of way of County Road 7, the following courses:

With a curve to the left, having an arc distance of 258.89 feet, a radius of 994.93 feet, a delta of  $14^{\circ}54'32''$ , a chord bearing of North  $03^{\circ}28'45''$  East, and chord distance of 258.16 feet, to an angle point;

North  $00^{\circ}57'23''$  East, a distance of 106.50 feet, to the northeasterly corner of said 1.043 acre tract;

Thence North  $03^{\circ}32'15''$  West, continuing with the proposed corporation line, through the right of way of U.S. 40, and through said 0.466 acre tract and said 1.068 acre tract, a distance of 195.74 feet, to a point in the easterly right of way of State Route 142, being a common corner of said 0.466 and said 5.594 acre tract;

Thence continuing with the perimeter the of the proposed corporation line and with the easterly right of way line of State Route 142, being the easterly line of said 0.466 acre tract and the easterly line of that 0.551 acre tract as described in deed to the State of Ohio (Parcel 20-WD), of record in Official Record 240, Page 709, also being the westerly line of said 5.594 acre tract, the following courses:

North  $04^{\circ}05'37''$  West, a distance of 223.65 feet, to an angle point;

South  $85^{\circ}10'29''$  West, a distance of 10.00 feet, to an angle point;

North  $03^{\circ}57'31''$  West, a distance of 308.83 feet, to the northwesterly corner of said 5.594 acre tract;

Thence continuing with the perimeter of the proposed corporation line, the following courses:

North  $86^{\circ}02'29''$  East, with the common line of said 5.594 acre tract and that 19.881 acre tract as described in deed to Larry D. Huston, of record in Official Record 30, Page 643, a distance of 457.61 feet, to the northeasterly corner of said 5.594 acre tract;

South  $03^{\circ}57'31''$  East, partly with the aforesaid common line, partly with the common line of said 5.594 acre tract and that 2.489 acre tract as described in deed to Larry D. Huston, of record in Official Record 305, Page 958 and partly through said 0.466 acre tract and the right of way of U.S. 40, a distance of 627.02 feet, to the centerline of said U.S. 40, being the northerly line of said 1.068 acre tract;;

North  $83^{\circ}31'18''$  East, with the centerline of U.S. 40, the northerly line of said 1.068 acre tract and with part of the northerly line of said 33.055 acre tract, a distance of 1286.43 feet, to the common corner of said 33.055 acre tract and that 0.032 acre remainder of that original 98.28 acre tract as described in deed to Daisy Alford, of record in Volume 119, Page 363;

Thence with the common line of said 33.055 acre tract and said 0.032 acre remainder, the following courses:

South  $32^{\circ}37'25''$  East, a distance of 44.56 feet, to a point;

North  $83^{\circ}31'18''$  East, a distance of 35.31 feet, to a point;

North  $32^{\circ}58'27''$  West, a distance of 44.69 feet, to a common corner of said 33.055 acre tract and said 0.032 acre remainder, being in the centerline of U.S. 40;

Thence continuing with the perimeter of the proposed corporation line, the following courses:

North 83°31'18" East, with the centerline of U.S. 40 and the northerly line of said 33.055 acre tract, a distance of 320.85 feet, to a point;

North 06°28'42" West, through the right of way of U.S. 40, a distance of 90.00 feet, to the **POINT OF TRUE BEGINNING**, containing 43.108 acres, more or less.

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733.37. The above description is for annexation purposes only and not intended to be used for the transfer of real property.

The above annexation contains a perimeter is 1206.27 lineal feet that is contiguous with the Existing Corporation Line of the Village of West Jefferson and a total perimeter of 10255.03 lineal feet to be annexed and 11.8% of the perimeter length is contiguous to the Existing Corporation Line of the Village of West Jefferson (Official Record 247, Page 1240).

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**



*[Handwritten Signature]* 5-2-17

Jeffrey A. Miller, P.S.  
Registered Surveyor No. 7211

Date