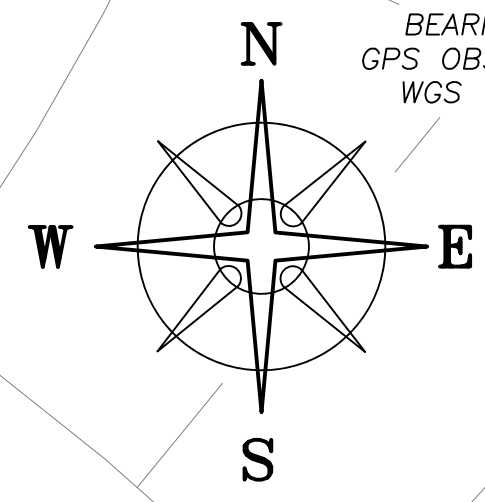


DEED REFERENCE
ROBIN CREAMER
OR 390 PG 1983
 PARCEL No. 16-00053.000
Ⓐ 2.6624 ACRES



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 08/06/15
 WGS 1984 GEODETIC NORTH.

SOUTHWOOD ROAD

VILLAGE OF WEST JEFFERSON
 JEFFERSON TWP.
 S 80°57'00" W 5871.70'

KELLY O WILSON
 OR 223 P 2108
 3.00 ACRES
 08-00006.000

POB
 N 706,797.646'
 E 1,746,999.760'

STATE ROUTE 142 (60'R/W)
 N 67°47'21" E 142.55'
 N 67°47'21" E 142.55'
 N 67°47'21" E 142.55'
 N 67°47'21" E 142.55'
 N 67°47'21" E 142.55'

Ⓐ 0.6438± ACRES

Ⓐ 0.6583± ACRES

Ⓐ 0.6729± ACRES

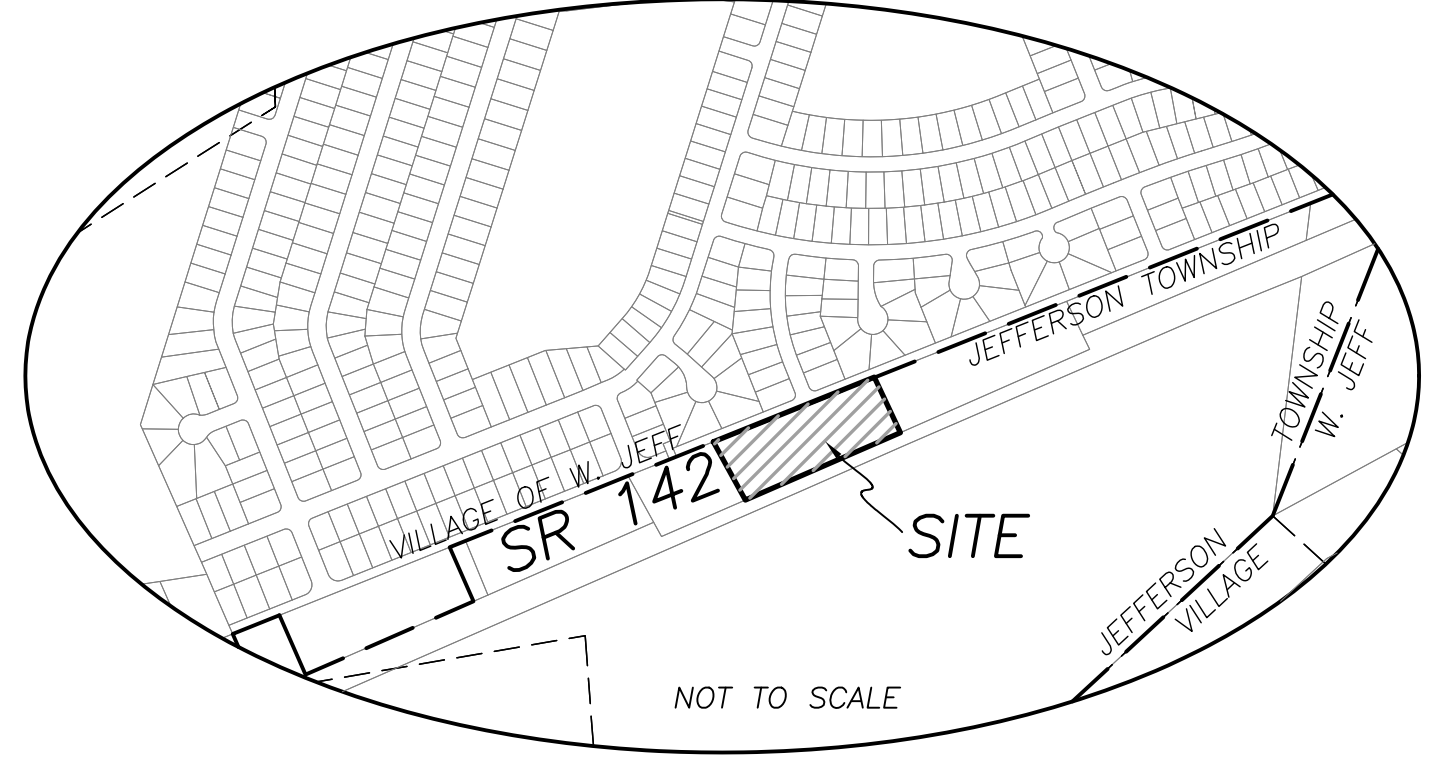
Ⓐ 0.6874± ACRES

PENNSYLVANIA LINES LLC
 39.899 ACRES
 DB 237 P 255
 08-01143.000

BEVERLY ANNE KLEINHENZ &
 VIVIAN MARIE HILL
 OR 269 P 30
 1.497 ACRES
 08-00496.000

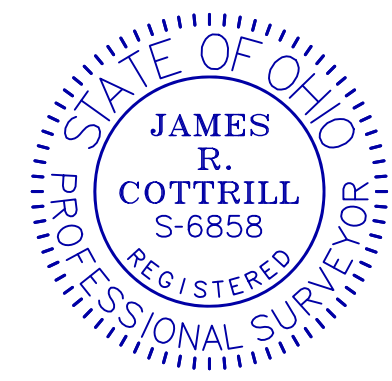
PENNSYLVANIA LINES LLC
 39.899 ACRES
 DB 237 P 255
 08-01143.000

LOCATION MAP



LEGEND

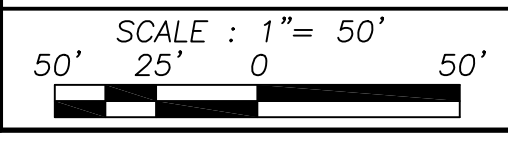
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MAD MON 02-0001 (FOUND)
- MAG NAIL (SET)
- ▲ 5" SQUARE FENCE POST (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 04/18/22

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

LOT SPLIT,
VMS 12148, JEFERSON TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CREAMER



JOB No. S220327	CREW: MW
SURVEYED 04/14/22	DWN BY: NC
DRAWN 04/14/22	CHECK: NC

COTTRILL SURVEYING, INC

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

0.6438 Acre Tract Surveyed for Creamer

The following described 0.6438 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12148, being part of a 2.6624 acre tract (Parcel 16-00053.000) conveyed to Robin Creamer by Official Record 390 page 1983, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 142 (60 feet right-of-way) at a corner of the line between Jefferson Township and the Village of West Jefferson, at the West corner of a 3.00 acre tract conveyed to Kelly O Wilson by Official Record 223 page 2108 and the North corner of said 2.6624 acre tract, said mag nail bears South 80° 57' 00" West a distance of 5871.70 feet from Madison Monument 02-0001 found;

Thence, with the Southwest line of said 3.00 acre tract and with said corporation line, **South 22° 36' 54" East**, passing an iron pin and cap set at the southeast right-of-way of State Route 142 at 30.03 feet, passing a 5 inch square concrete fence post found in the Northwest railroad right-of-way at 147.66 feet, a total distance of **197.90 feet** to the centerline of said railroad and in the Northwest line of a 39.899 acre tract conveyed to Pennsylvania Lines LLC by Deed Book 237 page 255;

Thence, with the Northwest line of said 39.899 acre tract, the centerline of said railroad and with said corporation line, **South 65° 56' 16" West** a distance of **137.69 feet** to a point;

Thence, with a new line across said 2.6624 acre tract, **North 23° 59' 52" West**, passing the Northwest railroad right-of-way at 50.00 feet, passing an iron pin and cap set at 60.00 feet, passing an iron pin and cap set in the South East right-of-way of State Route 142 at 172.43 feet, a total distance of **202.44 feet** to a mag nail set in the centerline of State Route 142;

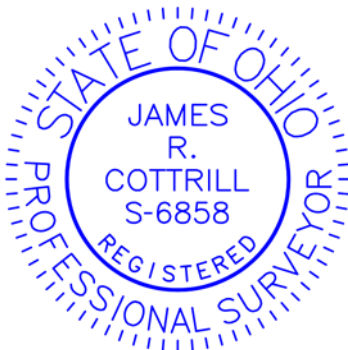
Thence, with the centerline of State Route 142, **North 67° 47' 21" East** a distance of **142.54 feet** returning to the **Point of Beginning**, containing **0.6438 Acres** more or less, of which 0.0979 acres more or less is in the present Road right-of-way of State Route 142 and 0.1587 acres more or less is in the railroad right-of-way.

Bearings are based on a GPS observation on August 6, 2015, 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 Surveying"

This description is based on a field survey performed April 14, 2022 by James R. Cottrill, PS registration #6858. (Job #S220327-0.6438)



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

0.6583 Acre Tract Surveyed for Creamer

The following described 0.6583 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12148, being part of a 2.6624 acre tract (Parcel 16-00053.000) conveyed to Robin Creamer by Official Record 390 page 1983, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of State Route 142 (60 feet right-of-way) at a corner of the line between Jefferson Township and the Village of West Jefferson, at the West corner of a 3.00 acre tract conveyed to Kelly O Wilson by Official Record 223 page 2108 and the North corner of said 2.6624 acre tract, said mag nail bears South 80° 57' 00" West a distance of 5871.70 feet from Madison Monument 02-0001 found;

Thence, with the centerline of State Route 142, South 67° 47' 21" West a distance of 142.54 feet to a mag nail set at the **True Point of Beginning**;

Thence, with a new line across said 2.6624 acre tract, **South 23° 59' 52" East**, passing iron pin and cap set at the southeast right-of-way of State Route 142 at 30.01 feet, passing an iron pin and cap set at 142.44 feet, passing the Northwest railroad right-of-way at 152.44 feet, a total distance of **202.44 feet** to the centerline of said railroad and in the Northwest line of a 39.899 acre tract conveyed to Pennsylvania Lines LLC by Deed Book 237 page 255 and in the line between Jefferson Township and the Village of West Jefferson;

Thence, with the Northwest line of said 39.899 acre tract, the centerline of said railroad and with said corporation line, **South 65° 56' 16" West** a distance of **137.70 feet** to a point;

Thence, with a new line across said 2.6624 acre tract, **North 25° 19' 10" West**, passing the Northwest railroad right-of-way at 50.01 feet, passing an iron pin and cap set at 60.01 feet, passing an iron pin and cap set in the South East right-of-way of State Route 142 at 177.05 feet, a total distance of **207.10 feet** to a mag nail set in the centerline of State Route 142;

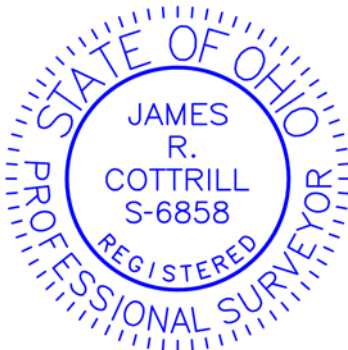
Thence, with the centerline of State Route 142, **North 67° 47' 21" East** a distance of **142.55 feet** returning to the **Point of Beginning**, containing **0.6583 Acres** more or less, of which 0.0979 acres more or less is in the present Road right-of-way of State Route 142 and 0.1587 acres more or less is in the railroad right-of-way.

Bearings are based on a GPS observation on August 6, 2015, 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 Surveying"

This description is based on a field survey performed April 14, 2022 by James R. Cottrill, PS registration #6858. (Job #S220327-0.6583)



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

0.6729 Acre Tract Surveyed for Creamer

The following described 0.6729 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12148, being part of a 2.6624 acre tract (Parcel 16-00053.000) conveyed to Robin Creamer by Official Record 390 page 1983, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of State Route 142 (60 feet right-of-way) at a corner of the line between Jefferson Township and the Village of West Jefferson, at the West corner of a 3.00 acre tract conveyed to Kelly O Wilson by Official Record 223 page 2108 and the North corner of said 2.6624 acre tract, said mag nail bears South 80° 57' 00" West a distance of 5871.70 feet from Madison Monument 02-0001 found;

Thence, with the centerline of State Route 142, South 67° 47' 21" East a distance of 285.09 feet to a mag nail set at the **True Point of Beginning**;

Thence, with a new line across said 2.6624 acre tract, **South 25° 19' 10" East**, passing iron pin and cap set at the southeast right-of-way of State Route 142 at 30.05 feet, passing an iron pin and cap set in the Northwest railroad right-of-way at 157.09 feet, a total distance of **207.10 feet** to the centerline of said railroad and in the Northwest line of a 39.899 acre tract conveyed to Pennsylvania Lines LLC by Deed Book 237 page 255 and in the line between Jefferson Township and the Village of West Jefferson;

Thence, with the Northwest line of said 39.899 acre tract, the centerline of said railroad and with said corporation line, **South 65° 56' 16" West** a distance of **137.70 feet** to a point;

Thence, with a new line across said 2.6624 acre tract, **North 26° 34' 56" West**, passing iron pin and cap set at the Northwest railroad right-of-way at 50.05 feet, passing an iron pin and cap set in the South East right-of-way of State Route 142 at 181.77 feet, a total distance of **211.86 feet** to a mag nail set in the centerline of State Route 142;

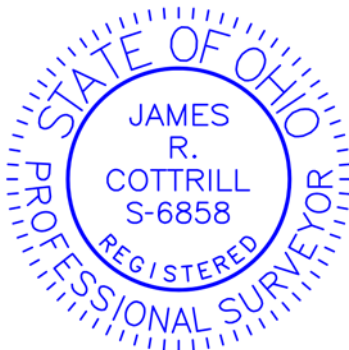
Thence, with the centerline of State Route 142, **North 67° 47' 21" East** a distance of **142.55 feet** returning to the **Point of Beginning**, containing **0.6729 Acres** more or less, of which 0.0979 acres more or less is in the present Road right-of-way of State Route 142 and 0.1587 acres more or less is in the railroad right-of-way.

Bearings are based on a GPS observation on August 6, 2015, 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 Surveying"

This description is based on a field survey performed April 14, 2022 by James R. Cottrill, PS registration #6858. (Job #S220327-0.6729)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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

0.6874 Acre Tract Surveyed for Creamer

The following described 0.6874 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 12148, being part of a 2.6624 acre tract (Parcel 16-00053.000) conveyed to Robin Creamer by Official Record 390 page 1983, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of State Route 142 (60 feet right-of-way) at a corner of the line between Jefferson Township and the Village of West Jefferson, at the West corner of a 3.00 acre tract conveyed to Kelly O Wilson by Official Record 223 page 2108 and the North corner of said 2.6624 acre tract, said mag nail bears South 80° 57' 00" West a distance of 5871.70 feet from Madison Monument 02-0001 found;

Thence, with the centerline of State Route 142, South 67° 47' 21" East a distance of 570.18 feet to a mag nail set at the Northeast corner of a 1.497 acre tract conveyed to Beverly Anne Kleinhenz and Vivian Marie Hill by Official Record 269 page 30, the West corner of said 2.6624 acre tract, at a corner to the line between Jefferson Township and the Village of West Jefferson, and being the **True Point of Beginning**;

Thence, with the centerline of State Route 142, **North 67° 47' 21" East** a distance of **142.54 feet** to a mag nail set;

Thence, with a new line across said 2.6624 acre tract, **South 26° 34' 56" East**, passing iron pin and cap set at the southeast right-of-way of State Route 142 at 30.09 feet, passing an iron pin and cap set in the Northwest railroad right-of-way at 161.81 feet, a total distance of **211.86 feet** to the centerline of said railroad and in the Northwest line of a 39.899 acre tract conveyed to Pennsylvania Lines LLC by Deed Book 237 page 255 and in the line between Jefferson Township and the Village of West Jefferson;

Thence, with the Northwest line of said 39.899 acre tract, the centerline of said railroad and with said corporation line, **South 65° 56' 16" West** a distance of **137.70 feet** to the East corner of a 1.497 acre tract;

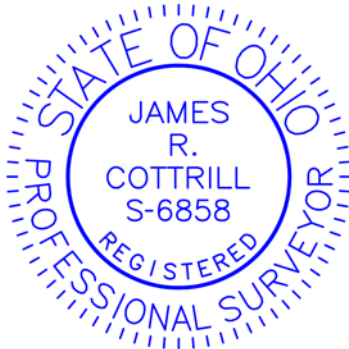
Thence, with the Northeast line of said 1.497 acre tract and said Corporation line, **North 27° 47' 20" West**, passing an iron pin and cap set in the Northwest right-of-way of said railroad at 50.11 feet, passing an iron pin and cap set in the southeast right-of-way of State Route 142 at 186.72 feet, a total distance of **216.72 feet** returning to the **Point of Beginning**, containing **0.6874 Acres** more or less, of which 0.0980 acres more or less is in the present Road right-of-way of State Route 142 and 0.1587 acres more or less is in the railroad right-of-way.

Bearings are based on a GPS observation on August 6, 2015, 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 Surveying"

This description is based on a field survey performed April 14, 2022 by James R. Cottrill, PS registration #6858. (Job #S220327-0.6874)



James R. Cottrill

James R. Cottrill, PS #6858