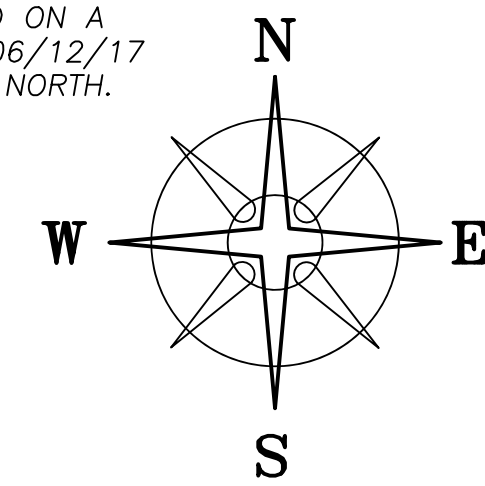


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/12/17
WGS 1984 GEODETIC NORTH.



POB
N=707427.913'
E=1751752.722'

CHRISTINA J & CARL F
DELONG, JT LIVES
DB 273 P 574
0.500 ACRES
10-00956.000

VILLAGE OF WEST JEFFERSON
JEFFERSON TOWNSHIP
MEASURED FROM GIS

DEED REFERENCE

ELIZABETH M FLYNN
OR 399 P 2179
Ⓐ 6.107 ACRES
4.767 ACRES 08-00064.000
1.34 ACRES 10-00126.000

1.1823± ACRES
4.9440± ACRES
6.1263± ACRES

STATE OF OHIO DEPT
OF NATURAL RESOURCES
OR 250 P 210
15.176 ACRES
08-01173.000
10-01104.000
PLAT 27-09

DOUGLAS T & SHELLEY R
ELLINGER
OR 274 P 2461
5.643 ACRES
08-00448.002
100-90

STATE OF OHIO DEPT
OF NATURAL RESOURCES
OR 243 P 2507
37.1298 ACRES
08-01173.004
101-98 & 23-08

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-001 (FOUND)
 - IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - ▣ MAG NAIL (FOUND)
 - MAG NAIL (SET)
 - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (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

**6.1263± ACRES, VMS 2836,
VILLAGE OF W. JEFFERSON/JEFFERSON TWP.,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR FLYNN**

SCALE : 1" = 100'	JOB No. S220511	CREW: MW
100' 50' 0 100'	SURVEYED 06/2022	DWN BY: JRC
	DRAWN 06/2022	CHECK: NC

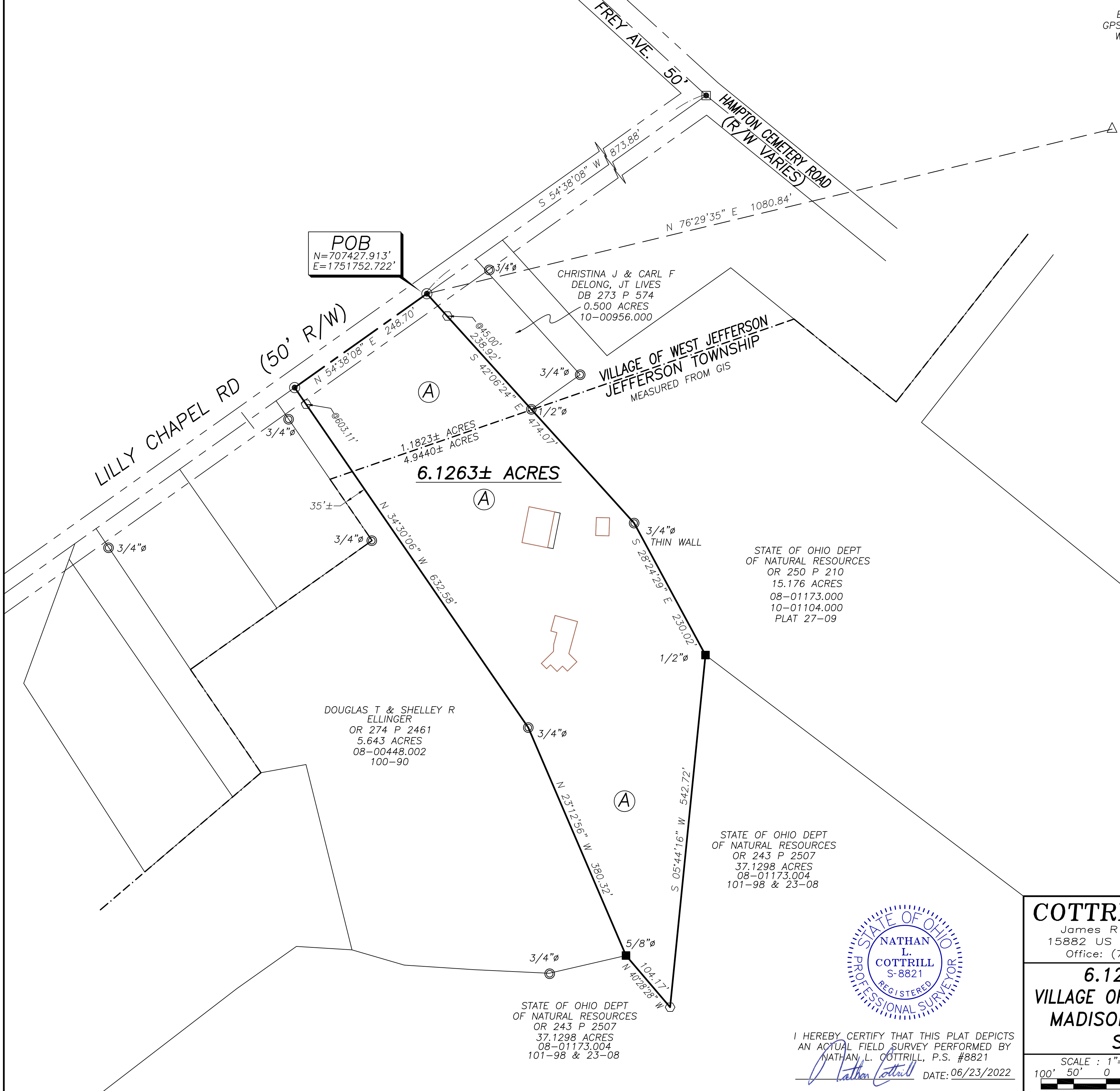


I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 06/23/2022

STATE OF OHIO DEPT
OF NATURAL RESOURCES
OR 243 P 2507
37.1298 ACRES
08-01173.004
101-98 & 23-08

LILLY CHAPEL RD (50' R/W)

FREY AVE. 50'
HAMPTON CEMETERY ROAD
(R/W VARIES)



COTTRILL SURVEYING, INC

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

6.1263 Acre Tract Surveyed for Flynn

The following described 6.1263 acre tract is situated in the State of Ohio, Madison County, Jefferson Township and Village of West Jefferson, VMS 2836, being all of a 6.107 acre tract (Parcel 08-00064.000, 4.767 acres and Parcel 10-00126.000, 1.34 acres) conveyed to Elizabeth M Flynn by Official Record 399 page 2179, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Lilly Chapel Road (50 feet right-of-way) at the west corner of a 0.500 acre tract conveyed to Christina J and Carl F Delong, Joint Lives by Deed Book 273 page 574 and the North corner of said 6.107 acre tract, said mag nail bears South 54° 38' 08" West a distance of 873.88 feet from a mag nail found at the centerline intersection of Lilly Chapel Road with Frey Avenue (50 feet wide) and Hampton Cemetery Road;

Thence, with the Southwest line of said 0.500 acre tract, **South 42° 06' 24" East**, passing an iron pin and cap set at 45.00 feet, passing a 1/2 inch diameter iron pipe found at a corner to a 15.176 acre tract conveyed to the State of Ohio Department of Natural Resources by Official Record 250 page 210 at 238.92 feet, a total distance of **474.07 feet** to a 3/4 inch diameter iron pipe found;

Thence, with the Southwest line of said 15.176 acre tract, **South 28° 24' 29" East** a distance of **230.02 feet** to a 1/2 inch diameter iron pin found at a corner to a 37.1298 acre tract conveyed to the State of Ohio Department of Natural Resources by Official Record 243 page 2507;

Thence, with said 37.1298 acre tract with the following two courses:

- 1) **South 05° 44' 16" West** a distance of **542.72 feet** to an iron pin and cap set;
- 2) **North 40° 28' 28" West** a distance of **104.17 feet** to a 5/8 inch diameter iron pin found at the Southeast corner of a 5.643 acre tract conveyed to Douglas T and Shelley R Ellinger by Official Record 274 page 2461;

Thence, with the Northeast line of said 5.643 acre tract with the following two courses:

- 1) **North 23° 12' 56" West** a distance of **380.32 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 34° 30' 06" West**, passing an iron pin and cap set at 603.11 feet, a total distance of **632.58 feet** to a mag nail set in the centerline of Lilly Chapel Road;

Thence, with the centerline of Lilly Chapel Road, **North 54° 38' 08" East** a distance of **248.70 feet** returning to the **Point of Beginning**, containing **6.1263 Acres** more or less, of which 4.9440 acres more or less is in Jefferson Township and 1.1823 acres more or less is in the Village of West Jefferson.

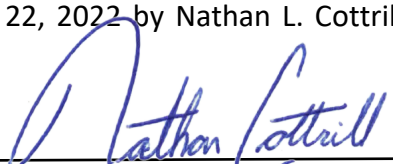
Bearings are based on a GPS observation on June 12, 2017, WGS 1984 Geodetic North.

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 June 22, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220511-6.1263)




Nathan L. Cottrill, PS #8821