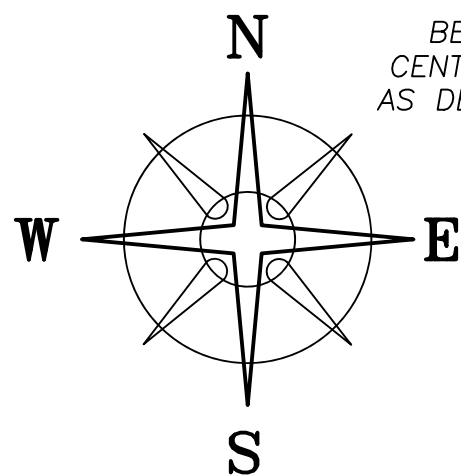


ANNEXATION OF 247.7312 ACRES FROM JEFFERSON TWP TO VILLAGE OF WEST JEFFERSON

TOTAL PERIMETER OF ANNEXATION AREA IS 15627.71± FEET, OF WHICH 7232.79± FEET IS CONTIGUOUS WITH THE CURRENT CORPORATION LINE OF THE VILLAGE OF WEST JEFFERSON, HAVING 46.3% CONTIGUITY.

BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 142 AS DESCRIBED IN OR 104 PG 808 (N69°00'00"E)



MRE PROPCO LP
OR 392 PG 1213
100.244 ACRES
16-00036.000

B498 (ACREAGE BY PLAT)

C5 WJS LAND LLC
OR 391 PG 327
127.903 ACRES
10-02004.000

C5 GATEWAY 3 LLC
OR 391 PG 327
37.461 ACRES
10-02005.001

CASEY MICHAEL MURPHY JR &
CHRISTINNA M MURPHY, JT LIVES
OR 295 PG 1516
43.7579 ACRES

ROBERT C & SANDRA K
SCOTT, TRUSTEES
OR 263 PG 2505
40 ACRES
10-02006.000

113.2826± ACRES
BY SURVEY DATED 06/14/21 NOT RECORDED TO DATE

106.5736± ACRES
BY SURVEY DATED 06/14/21 NOT RECORDED TO DATE

247.7312 ACRES

DEED REFERENCES

STEVEN D & JILL W
ADELSBERGER, JT LIVES
OR 263 PG 980

KENNISON A SIMS
TOD TRUSTEE OF THE
KENNISON A SIMS REVOCABLE TRUST
(1/2 INTEREST)

GARY L SCHEIDERER &
DAVID T SCHEIDERER
OR 421 PG 1703
49.4876 ACRES
08-00721.001

(A) PARCEL No. 08-00933.001
113.4799 ACRES

ANDREW S SIMS
TOD JULIA G SIMS
(1/2 INTEREST)

OR 340 PG 1762

OR 285 PG 2327

(B) PARCEL No. 08-00933.000
5.880 ACRES

(D) PARCEL No. 08-00933.002
106.6 ACRES
112.46 ORG ACRES

OR 263 PG 978

(C) PARCEL No. 08-00933.003
22.0001 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
 - ⊠ 5" STEEL POST (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ 3/4" ⌀ IRON PIPE (FOUND)
 - ⊙ 1" ⌀ IRON PIN (FOUND)
 - 5/8" ⌀ REBAR (FOUND)
 - △ COUNTY MONUMENT 12-39 (FOUND)
 - ⊠ MAG NAIL (PREVIOUSLY SET)
 - ⊙ MAG NAIL (SET)
 - ⊕ 3/4" ⌀ IRON PIPE & PLASTIC CAP STAMPED "RET" (FOUND)
 - ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

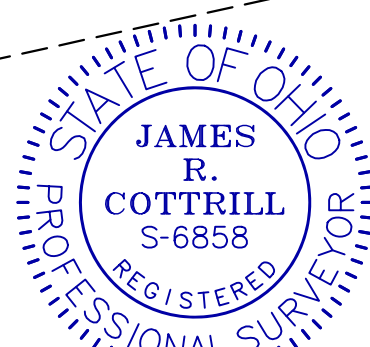
COTTRILL SURVEYING, INC

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

**ANNEXATION OF 247.7312± ACRES,
VMS8479,12128,12143,12150,JEFFERSON TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ADELSBERGER/SIMS**

SCALE: 1" = 300'
300' 150' 0 300'

| | |
|-------------------|------------|
| JOB No. S250807 | CREW: MW |
| SURVEYED 06/03/21 | DWN BY: NC |
| DRAWN 08/11/25 | CHECK: RC |



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 08/11/25

PREAPPROVED
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
ANNEXATION
PLAT

GREGG ROAD
(OR-43, 50' R/W)

STATE ROUTE 142
POB

STATE ROUTE 142
(60' R/W)

VILLAGE OF WEST JEFFERSON
JEFFERSON TOWNSHIP

VILLAGE OF WEST JEFFERSON
JEFFERSON TOWNSHIP

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COTTRILL SURVEYING, INC

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

247.7312 Acre Tract Surveyed for Simms/Adelsberger

To: The Village of West Jefferson

From: Jefferson Township

The following described 247.7312 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, VMS 8479, 12128, 12143 and 12150, being all of a 113.4799 acre tract (Parcel 08-00933.001) as conveyed to Steven D and Jill W Adelsberger, Joint Lives by Official Record 263 page 980, being all of a 5.880 acre tract (Parcel 08-00933.000) as conveyed to Steven D and Jill W Adelsberger, Joint Lives by Official Record 340 page 1762, being all of a 22.0001 acre tract (Parcel 08-00933.003) as conveyed to Steven D and Jill W Adelsberger, Joint Lives by Official Record 263 page 978, and all of a 106.6 acre tract (Parcel 08-00933.002) conveyed to Kennison A Sims (1/2 interest) TOD Trustee of the Kennison A Sims Revocable Trust and Andrew S Sims (1/2 interest) TOD Julia G Sims by Official Record 285 page 2327, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of State Route 142 (60 feet right-of-way) being the southwest corner of said 22.0001 acre tract, and the southeast corner of a 49.4876 acre tract conveyed to Gary L Scheiderer and David T Scheiderer by Official Record 421 page 1703, said mag nail bears North 68° 59' 35" East a distance of 5820.59 feet from a monument box found at the centerline intersection of State Route 142 and Gregg Road (County Road 43, 50 feet right-of-way);

Thence, around said 49.4876 acre tract and with proposed corporation line following two courses:

- 1) **North 10° 48' 17" West**, passing an iron pin and cap previously set at 29.84 feet, a total distance of **986.58 feet** to an iron pin and cap previously set in the line between VMS 12143 and VMS 12128;
- 2) with said VMS line, **North 84° 34' 06" West** a distance of **1791.77 feet** to a 1 inch diameter solid iron pin found 1 ft. deep at the southeast corner of a 43.7579 acre tract conveyed to Casey Michael Murphy, Jr and Christinna M Murphy, Joint Lives by Official Record 295 page 1516;

Thence, with the east line of said 43.7579 acre tract and said proposed Corporation line, **North 02° 44' 03" East**, passing an iron pin and cap previously set at a corner to said 113.4799 acre tract at 384.74 feet, passing a 1/2-inch diameter iron pipe found at a corner to a 100.244 acre tract conveyed to MRE Propco LP by Official Record 392 page 1213 and being a corner to said Corporation line at 1548.38 feet, a total distance of **1826.13 feet** a 3/4 inch diameter iron pipe and plastic cap stamped "RET" found;

Thence, with the South line of said 100.244 acre tract and with said corporation line with the following three courses:

- 1) **South 85° 16' 49" East**, passing iron pin and cap previously set at 1763.08 feet, a total distance of **2122.76 feet** to a 3/4 inch diameter pipe found at the West corner of said 106.6 acre tract;
- 2) **South 86° 07' 26" East** a distance of **482.45 feet** to a 3/4 inch diameter pipe found in the line between VMS 12150 and 12143;
- 3) With said VMS line, **North 28° 42' 07" East** a distance of **648.29 feet** to a 1 inch diameter iron pin found with a 2 inch diameter head at the Southwest corner of a 127.903 acre tract conveyed to C5 WJS Land LLC by Official Record 391 page 327;

Thence, with the South line of said 127.903 acre tract and said corporation line, **South 85° 12' 05" East**, passing the Southwest corner of a 37.461 acre tract conveyed to C5 Gateway 3 LLC by Official Record 391 page 327 at 1465.05 feet, a total distance of **1632.33 feet** to a 5 inch steel post found at the Northwest corner of a 40 acre tract conveyed to Robert C and Sandra K Scott, Trustees by Official Record 263 page 2505;

Thence, with the West line of said 40 acre tract and with said corporation line, **South 09° 13' 43" East**, passing a 3/4 inch T-bar and cap found 0.25 feet left at 2038.82 feet, a total distance of **2069.21 feet** to a mag nail previously set in the centerline of State Route 142;

Thence, with the centerline of State Route 142 and with said proposed corporation line with the following four courses:

- 1) **South 69° 01' 01" West** a distance of **435.34 feet** to the Southeast corner of said 5.880 acre tract;
- 2) **South 69° 01' 01" West** a distance of **380.87 feet** to a mag nail set at the Southwest corner of said 5.880 acre tract and corner to said 106.6 acre tract;
- 3) **South 69° 01' 01" West** a distance of **782.11 feet** to a mag nail set at the Southeast corner of said 113.4799 acre tract;
- 4) **South 69° 01' 01" West** a distance of **574.39 feet** to the Southeast corner of a 2 acre tract conveyed to Sylvia Skaggs by Official Record 326 page 2240;

Thence, around said 2 acre tract and with said proposed corporation line with the following three courses:

- 1) **North 21° 00' 26" West**, passing a 3/4 inch diameter iron pipe and plastic cap stamped "RET" found at 30.05 feet, a total distance of **435.48 feet** to an iron pin and cap set;
- 2) **South 69° 01' 01" West** a distance of **199.97 feet** to a 3/4 inch diameter pipe found;
- 3) **South 21° 00' 26" East**, passing a 3/4 inch diameter iron pipe and plastic cap stamped "RET" found at 405.52 feet, a total distance of **435.48 feet** to the centerline of State Route 142;

Thence, with the centerline of State Route 142 and with said proposed corporation line with the following three courses:

- 1) **South 69° 01' 01" West** a distance of **21.44 feet** to a point in the line between VMS 8479 and 12128;
- 2) **South 69° 00' 00" West** a distance of **743.11 feet** to a mag nail set at the southeast corner of said 20.0001 acre tract;
- 3) **South 69° 00' 00" West** a distance of **60.00 feet** returning to the **Point of Beginning**, containing **247.7312 Acres** more or less, of which 113.2826 acres more or less is all of said 113.4799 acre tract, 5.8749 acres more or less is all of said 5.880 acre tract, 22.0001 acres more or less is all of said 22.0001 acre tract and 106.5736 acres more or less is all of said 106.6 acre tract.

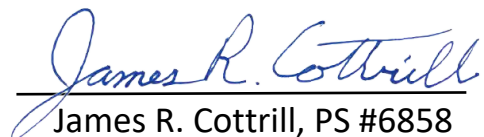
The total perimeter of the hereinabove described 247.7312 acre tract is 15627.71 feet, of which 7232.79 feet is contiguous with the current corporation line of the Village of West Jefferson, having 46.3% contiguity.

Bearings are based on the centerline of State Route 142 (North 69° 00' 00" East) as described in Official Record 104 page 808.

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 3, 2021 by James R. Cottrill, PS registration #6858. (Job #S210425-247.7312)


James R. Cottrill, PS #6858

