

VILLAGE OF WEST JEFFERSON, VMS 12143, 10929 AND 3888, MADISON COUNTY, OHIO

ROBERT M. and PATRICIA J.
FOREST
D.B. 281, P. 423
ORIGINAL 174.93 ACRES

TRACT 3
140 ACRES

TRACT 5
8 ACRES

TRACT 2
8 ACRES

TRACT 4
22.4 ACRES

FORREST TRUCKING COMPANY
D.B. 274, P. 289
ORIGINAL 121.55 ACRES

NANCY J. LOOBY
D.B. 222, P.55

93.847 ACRE SURVEY

JEFFERSON INDUSTRIES CORPORATION
D.B. 277, P.406
60.000 ACRES

TOAGOSEI AMERICA INC.
D.B. 296, P.433
35.694 ACRES

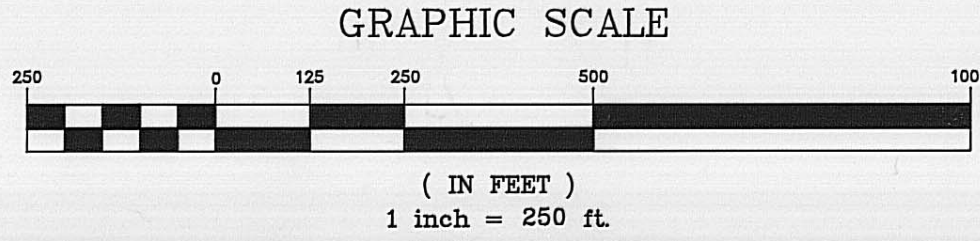
CARR FARMS
an OHIO GENERAL PARTNERSHIP
D.B. 282, P.583
40.34 ACRES

JAMES A MOORE
and MARION MOORE,
TRUSTEES
O.R. 008 P. 967
41.5 ACRES

Shui-Nan and
Chiou-Jeu Chuang
O.R. 14 page 1049
102.47 ACRES

STATE ROUTE 29
60' ROW

US ROUTE 40
WEST BOUND LANES



NOTE 1:
IRON PINS FOUND ALONG THIS LINE ARE SHOWN
ON AN UNRECORDED SURVEY BY NEIL BABB, PS 5969
DATED APRIL 23, 1979.

IRON PINS SET ARE 5/8 INCH BY 30 INCH REINFORCING
ROD STAMPED "ELSWICK RS6395".

BEARINGS ARE BASED ON THE CENTERLINE OF STATE
ROUTE 29 BEING NORTH 60° 20' 00" WEST AS
DESCRIBED IN THE JEFFERSON INDUSTRIES
CORPORATION 60.000 ACRE TRACT DESCRIPTION.

PLAN SHOWING SURVEY OF

93.847 ACRE TRACT
FOR
THE NATURE CONSERVANCY

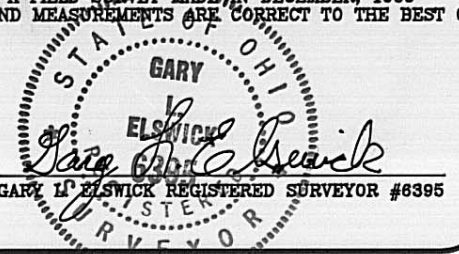
FIRST CONSULTING

LAND SURVEYORS

614-777-1888
FAX 614-777-1872

NOTE:

THIS PLAN REPRESENTS THE RESULTS OF A FIELD SURVEY MADE IN DECEMBER, 1998.
ALL MONUMENTS SHOWN HEREON EXIST, AND MEASUREMENTS ARE CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF.



SCALE:
PLAN: 1"=250'
X-SECTION:

REVISIONS:

DATE	BY:	WHY:

LOCATION: WEST JEFFERSON
COUNTY: MADISON
STATE: OHIO

DRAWING #:
MAD-12-96

MADISON COUNTY SURVEY #
27 - 97

SHEET

1

1 OF 1

NATURECONSERVANCY

**A 93.847 ACRE TRACT
at the Northeast Corner of
US Route 40 and State Route 29
in West Jefferson, Madison County, Ohio**

Situated in the Village of West Jefferson, in the County of Madison, in the State of Ohio and in Virginia Military Surveys 12143, 10929 and 3888 and being a part of the Nancy J. Looby original 297 acre tract 1, all of the 8 acre tract 2, all of the 22.4 acre tract 4 and all of the 19.5 acre tract 6 of record in Deed Book 222, page 55 of the Records records, Madison County, Ohio, and being more particularly described as follows:

Beginning, for reference, at a spike found marking the intersection of the centerline of the westbound lanes of U.S. Route 40 with the centerline of State Route 29 and being a southwesterly corner of the Toagosei America Inc. 35.694 acre tract of record in Deed Book 296, page 433 of said Records records;

thence North 60° 20' 00" West 192.53 feet, in the centerline of State Route 29 and a southwesterly line of said 35.694 acre tract, to a spike found marking the westerly corner of the 35.694 acre tract, the most southerly corner of the remaining portion of the 297 acre tract and being the **PRINCIPAL PLACE OF BEGINNING** of the 93.847 acre tract herein described;

thence, continuing, North 60° 20' 00" West 60.00 feet, in the centerline of State Route 29 and in a westerly line of the remaining portion of the 297 acre tract, to a P.K. nail found marking a corner of the remaining portion of the 297 acre tract and the most southerly corner of the Jefferson Industries Corporation 60.000 acre tract of record in Deed Book 277, page 406 of said Records records;

thence North 29° 40' 00" East 1742.40 feet, in the southeasterly line of said 60.000 acre tract and a northwesterly line of the remaining portion of the 297 acre tract, to a ¾" iron pipe found marking the most easterly corner of said 60.000 acre tract;

thence North 60° 20' 00" West 339.85 feet, in the northeasterly line of said 60.00 acre tract and a southwesterly line of the remaining portion of the 297 acre tract, to an iron pin set;

thence North 25° 26' 31" East 864.17 feet, in a new line across the 297 acre tract, to an iron pin set;

thence North 64° 33' 29" West 797.30 feet, in a new line across the 297 acre tract, to an iron pin set marking the southwesterly corner of said 8 acre tract 2;

thence North 01° 36' 27" West 980.76 feet, in the westerly line of 8 acre tract 2 and the easterly line of 8 acre tract 5, to an iron pin set in the northwesterly corner of 8 acre tract 2, in the northeasterly corner of 8 acre tract 5 and being in the southerly line of the Robert M. and Patricia J. Forest original 174.93 acre tract of record in Deed Book 281, page 423 of the Records records;

thence North 83° 41' 33" East 1614.59 feet, in an existing woven wire fence and in the northerly lines of 8 acre tract 2 and 22.4 acre tract 4 and in the southerly line of said original 174.93 acre tract, passing an iron pin set at the top of the high bank at 1327.26 feet, to the center of Little Darby Creek;

thence South 04° 14' 46" West 1378.97 feet, in the center of Little Darby Creek, in the easterly line of the 22.4 acre tract 4 and an easterly line of the 19.5 acre tract 6, in a westerly line of the Forrest Trucking Company original 121.55 acre tract of record in Deed Book 274, page 289 of said Records records, to an angle point in said center of creek referenced by an iron pin set South 15° 29' 32" West 130.00 feet from said angle point;

thence South 63° 11' 25" East 633.64 feet, in the center of said creek, in an easterly line of said 19.5 acre tract 6 and a westerly line of said 121.55 acre tract, to an angle point of the center of the creek referenced by an iron pin set South 63° 11' 25" East 150.00 feet on the bank of the creek at the point of intersection of the centerlines of the creek;

thence South 81° 02' 26" East 162.42 feet, in the center of said creek, in a northerly line of said 19.5 acre tract 6 and a southerly line of said 121.55 acre tract, to an angle point of the center of the creek referenced by an iron pin set at South 32° 05' 36" West 50.00 feet on the bank of the creek at the point of intersection of the centerlines of the creek;

thence North 32° 05' 36" East 223.42 feet, in the center of the creek, in a northwesterly line of said 19.5 acre tract 6 and a southeasterly line of said 121.55 acre tract, to an angle point of the center of the creek referenced by an iron pin set at South 09° 00' 44" West 100.00 feet on the bank of the creek;

thence South 67° 43' 37" East 455.87 feet, in the center of the creek, in a northeasterly line of said 19.5 acre tract 6 and a southwesterly line of said 121.55 acre tract, to an angle point of the center of the creek;

thence South 37° 26' 24" East 489.66 feet, in the center of the creek, in a northeasterly line of said 19.5 acre tract 6 and a southwesterly line of said 121.55 acre tract, to the southeasterly corner of the 19.5 acre tract 6;

thence South 84° 33' 53" West 908.20 feet, in a southerly line of the 19.5 acre tract 6 and the northerly line of the James a Moore and Marion Moore, Trustees 41.5 acre tract of record in Official Record 006 page 967 of said Recorders records and in a northerly line of the Carr Farms an Ohio General Partnership 40.34 acre tract of record in Deed Book 282, page 583 of said Recorders records, passing iron pins found at 200.00 feet and 496.25 feet, to an iron pin found marking an angle point in the southerly line of the 19.5 acre tract 6 and the northerly line of the 40.34 acre tract;

thence South 69° 33' 18" West 668.08 feet, in a southerly line of the 19.5 acre tract 6 and a northerly line of the 40.34 acre tract, to an iron pipe found marking the most southerly corner of the 19.5 acre tract 6 and the northwesterly corner of the 40.34 acre tract;

thence South 09° 49' 11" West 520.81 feet in the easterly line of said 297 acre tract and the westerly line of the 40.34 acre tract, to an iron pipe found marking the northeasterly corner of said 35.694 acre tract;

thence North 60° 20' 00" West 833.56 feet, in a southwesterly line of the remaining portion of the 297 acre tract and the northeasterly line of the 35.694 acre tract, to a ¾" iron pipe found;

thence South 29° 40' 00" West 1742.40 feet, in a southeasterly line of the remaining portion of the 297 acre tract and the northwesterly line of the 35.694 acre tract, passing a ¾" iron pipe found at 1712.39 feet, to the Principal Place of Beginning containing 93.847 acres more or less.

The above description is based on a field survey in December, 1996 by Gary L. Elswick, Registered Surveyor #6395. Bearings are based on the centerline of State Route 29 being North 60° 20' 00" West as described in the Jefferson Industries Corporation 60.000 acre tract description. Iron pins set are 5/8 inch by 30 inch reinforcing rod with identification cap stamped "ELSWICK RS 6395".