

NOTES:
 SCALE 1" = 80'

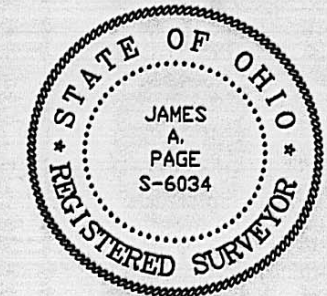
REFERENCE BEARING N 50° 30' 00" E ASSUMED FROM NELLE JANE HERRIMAN DEED RECORD 191, PAGE 314.

- ⊗ RAILROAD SPIKE FOUND
- 3/4" DIAMETER IRON PIPE FOUND
- IRON PIPE SET
- CONCRETE FENCE POST FOUND
- P/K NAIL SET
- 5/8" DIAMETER IRON BAR FOUND
- ▽ ANGLE POINT (NO MONUMENT)
- (124') DENOTES DEED DISTANCE
- 191/314 DENOTES DEED REFERENCE (VOL./PG.)
- 25.979 ACRES DENOTES AREA OF THIS SURVEY

IRON PIPES SET ARE 3/4" X 30" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED S-5456/S-6034.
 UNLESS DENOTED OTHERWISE HEREON

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.

James A. Page 8/12/99
 JAMES A. PAGE PS-6034 DATE



TITLE REPORT FURNISHED TO PAGE ENGINEERING INC. REVEALS NO APPARENT ACCESS TO HERRIMAN TRACT THRU ANY DEDICATED PUBLIC RIGHT-OF-WAY.

82-99	
PLAT OF BOUNDARY SURVEY FOR: THE NATURE CONSERVANCY	
L.B.	VILLAGE OF WEST JEFFERSON, VIRGINIA MILITARY SURVEY NO. 2836, JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO
REVISED	Page Engineering, Inc. 112 East Fifth Street • Marysville, Ohio 43040 (937) 644-1272
8/12/99	REVISOR'S ACCESS NOTE
AUTOCAD 98-498.DWG	DISK #88
98-49	

LEGAL DEED DESCRIPTION
The Nature Conservancy
25.979 Acres

Real estate situated in the Village of West Jefferson, Jefferson Township of Madison County, Ohio; in the Virginia Military Survey Number 2836; being part of the 16.40 acre tract (Tract I) and part of the 11.70 acre tract (Tract II) of Nelle Jane Merriman (Deed Record 191, page 314) and being more particularly bounded and described as follows:

Beginning for reference at a point on the centerline of the westbound track of the Consolidate Rail Corporation, said point also being on the face of the west bridge abutment over the Little Darby Creek, said centerline of westbound track also being three (3) feet north of the original centerline of said track;

thence South 32 degrees 16 minutes 42 seconds East, 103.82 feet to a point on the south right-of-way line of said Consolidated Rail Corporation, said point being 103 feet left by perpendicular measurements from the centerline of said westbound track and the point beginning of the land to be described;

thence South 32 degrees 16 minutes 15 seconds East 404.24 feet to a point in the centerline of said Little Darby Creek;

thence the following two (2) consecutive courses following the meanderings of the centerline of Little Darby Creek:

1. South 04 degrees 57 minutes 50 seconds West, 333.05 feet to a point in the centerline of Little Darby Creek;
2. South 27 degrees 33 minutes 20 seconds West, 241.03 feet to a point in the centerline of Little Darby Creek;

thence South 26 degrees 46 minutes 15 seconds East, 618.54 feet with the westerly line, and an extension thereof, of a 3.716 acre tract of land owned by David Huebner (Deed Record 252, page 550) to an iron pipe set on the point common to the southwesterly corner thereof, the northerly line of a 0.633 acre tract of land owned by Delbert W. Cook, Jr. (Deed Record 273, page 25), the southeasterly corner of said Merriman 16.40 acre tract (Tract I) and on or near the north bank of the old mill race (passing over iron pipes set at 40.00 feet, at 173.04 feet on the northwest corner of said Heubner 3.716 acre tract and at 499.54 feet);

thence North 86 degrees 29 minutes 57 seconds West, 19.02 feet with the line common to said Cook 0.633 acre tract, the southerly line of said Merriman 16.40 acre tract (Tract I) and said north bank of the old mill race, to an iron pipe set on a corner thereof;

thence North 83 degrees 29 minutes 57 seconds West, 71.00 feet with the common line of said Cook 0.633 acre tract, said Merriman 16.40 acre tract (Tract I) and the north bank of said old mill race to an iron pipe set on a corner thereof;

thence South 81 degrees 05 minutes 40 seconds West, 313.61 feet with the northerly line of said Cook 0.633 acre tract, the northerly line of a 0.623 acre tract of land owned by Ivan R. and Arie Mast (Deed Record 251, page 736), the southerly line of said Merriman 16.40 acre tract (Tract I) and the northerly bank of said old mill race, to an iron pipe set on the northeasterly corner of a 0.294 acre tract of land owned by West Jefferson Plumbing & Heating, Inc. (Official Record 70, page 753);

thence South 80 degrees 05 minutes 41 seconds West, 85.56 feet with the northerly line of said West Jefferson Plumbing & Heating, Inc. 0.294 acre tract, the southerly line of said Merriman 16.40 acre tract (Tract I) and the northerly bank of said old mill race to a one (1) inch diameter iron pipe found on the northwesterly corner of said 0.294 acre tract;

thence South 85 degrees 53 minutes 59 seconds West, 124.00 feet with the northerly line of said old mill race and the southerly lines of said Merriman 16.40 acre tract (Tract I) and said 11.70 acre tract (Tract II) to an iron pipe set;

thence North 57 degrees 40 minutes 49 seconds West, 172.95 feet with the northerly line of said old mill race and the southerly line of said Merriman 11.70 acre tract (Tract II) to a five-eighths (5/8) inch diameter iron bar found on the northeasterly corner of a 0.508 acre tract of land owned by Debra G. Stewart (Deed Record 268, page 845);

thence South 82 degrees 31 minutes 02 seconds West, 110.95 feet with the northerly line of said Stewart 0.508 acre tract to a five-eighths (5/8) inch diameter iron bar found on the northwesterly corner thereof and on the easterly line of a 0.683 acre tract of land owned by Richard L. and Eloise T. Gillian (Deed Record 273, page 210);

thence North 02 degrees 21 minutes 33 seconds East, 152.29 feet with the easterly line of said Gillian 0.683 acre tract to a three-fourths (3/4) inch diameter iron pipe found on the northeasterly corner thereof and on the most easterly corner of a 0.8191 acre tract of land owned by Richard D. and Miriam E. Bobo (Deed Record 289, page 868);

thence North 63 degrees 16 minutes 37 seconds West, 287.30 feet with the northerly line of said Bobo 0.8191 acre tract to a one-half (1/2) inch diameter iron pipe found on the most northerly corner thereof

and on the most easterly corner of a 0.925 acre tract of land owned by the Village of Jefferson Madison County, Ohio (Deed Record 246, page 416);

thence North 51 degrees 41 minutes 35 seconds West, 263.72 feet with the northeasterly line of said Village of Jefferson 0.925 acre tract to an iron pipe set thereon;

thence 320.79 feet on a curve to the right, having a radius of 338.30 feet, the chord of which bears North 23 degrees 20 minutes 07 seconds East, 308.90 feet to an iron pipe set on the southerly right-of-way line of said Consolidate Rail Corporation, said iron pipe being 103.00 feet by perpendicular measurements from the centerline of said westbound track;

thence North 50 degrees 30 minutes 00 seconds East (reference bearing), 1094.18 feet with the southerly right-of-way line of said Consolidated Rail Corporation and being parallel to and 103.00 feet by perpendicular measurements to the westbound track thereof to the point of beginning (passing over an iron pipe set for reference at 1054.18 feet);

Bearing (North 50 degrees 30 minutes 00 seconds East) assumed from Nelle Jane Merriman Deed (Deed Record 191, page 314).

The tract as described from an actual field survey performed on or about October 27, 1998, by James A. Page (S-6034) of Page Engineering, Inc., Marysville, Ohio, contain 25.979 acres, more or less, subject to all previous easements and rights-of-way of record, including an access easement to the herein described 25.979 acre tract, said easement is recorded in Deed Book 272, page 722, said easements width and location is undefined. All iron pipes set are 3/4" x 30" galvanized iron pipe with yellow survey caps stamped S-6034. The survey is on file in the office of the Madison County Engineer.

James A. Page, PS
S-6034
March 26, 1999
JN 98-49