

- 1" IRON PIN FOUND
  - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "XYZ 7408" (SET)
  - P.K. NAIL
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

**LAND SURVEY**

PLAT OF SURVEY MADE FOR:  
**ED VALINTINO**

SHOWING HALF OF LOT 20 AND ALL OF  
LOTS 21, 22 AND 23 OF HATFIELD SUBDIVISION  
AND MYRTLE AVENUE (VACATED BY CITY  
ORDINANCE #76-17)  
IN WEST JEFFERSON, OHIO  
SURVEY MADE DURING JUNE 2001

by: David E. Slagle 10/22/01  
David E. Slagle P.S. #7408 Date



107-01

MADE FOR: ED VALINTINO	
<b>XYZ</b> SURVEY SERVICE INC. 3011 COLUMBUS ST. #202 GROVE CITY OH 43123 FAX: 614-875-7862 PH: 614-539-9220	DATE: 7/16/2001
	SCALE: 1"=40'
	REVISED: 10/22/2001
JOB# 21-104	F.B.# 104 P 43
MAP# 21-104	DRAWN BY: M.P.G.
CHECKED BY: D.E.S.	CAD FILE 21-104a



**Tract "A" 0.175 Acres**

A tract of land being part of the East half of Myrtle Avenue as shown on the plat of Hatfield Subdivision as recorded in Plat Book 364 at Page 323 in the Madison County records and said part of Myrtle Avenue being vacated by the City of West Jefferson, Ohio as recorded and shown in City Ordinance #76-17 and more particularly described by metes and bounds as follows:

**Beginning** at a 5/8 inch rebar set with cap on the north right-of-way of State Route 142 (London Road) said point being the southwest corner of Lot 23 in the above mentioned subdivision and also being in the east line of vacated Myrtle Avenue;

Thence South 54 degrees 42 minutes 35 seconds West along the North line of State Route 142, 25.00 feet to a 5/8 inch rebar set with cap in the centerline of the original Myrtle Avenue;

Thence North 35 degrees 26 minutes 16 seconds West along the original centerline of Myrtle Avenue 305.13 feet to a 5/8 inch rebar set with cap;

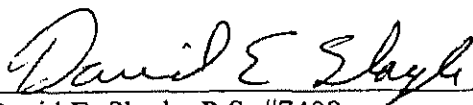
Thence North 55 degrees 00 minutes 37 seconds East 25.00 feet to a 5/8 inch rebar set in the west line of Lot 21 of Hatfield Subdivision;

Thence South 35 degrees 26 minutes 16 seconds East along the east line of Myrtle Avenue and the west line of Lot 20, 21, 22 and 23, 305.00 feet to the **Point of Beginning**.

Containing 0.175 acres all in Madison County, Ohio.

Base line for bearings is the centerline of Myrtle Avenue (North 35 degrees 26 minutes 16 seconds West).

Survey made during July, 2001

  
David E. Slagle, P.S. #7408

7-18-01

Date

**Tract "B" 0.322 Acres**

A tract of land being all of Lot 22 and part of Lot 21 as shown on the plat of Hatfield Subdivision as recorded in Plat Book 364 at Page 323 in the Madison County records and more particularly described by ~~metes~~ and bounds as follows:

**Beginning** at a 5/8 inch rebar set with cap which marks the southwest corner of Lot 22 of Hatfield Subdivision in the east line of Myrtle Avenue;

Thence North 35 degrees 26 minutes 16 seconds West along the East line of Myrtle Avenue and the west line of Lots 22 and 21 (passing an iron pin at the Northwest corner of Lot 22) a total distance of 74.00 feet to a 5/8 rebar set with cap;

Thence leaving Myrtle Avenue, North 55 degrees 51 minutes 00 seconds East 191.26 feet to a 5/8 inch rebar set at the northeast corner of said Lot 22;

Thence North 85 degrees 45 minutes 12 seconds East 4.41 feet to a 5/8 inch rebar set with cap;

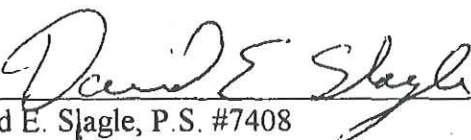
Thence South 35 degrees 26 minutes 49 seconds East along the east line of said Lot 22, 67.67 feet to an existing iron pipe;

Thence South 54 degrees 38 minutes 11 seconds West along the south line of said Lot 22, 195.00 feet to the **Point of Beginning**.

Containing 0.322 acres all in Madison County, Ohio.

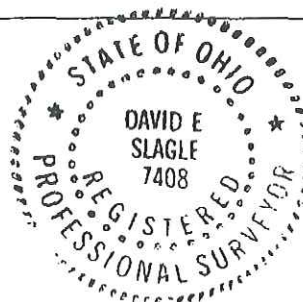
Base line for bearings is the centerline of Myrtle Avenue (North 35 degrees 26 minutes 16 seconds West).

Survey made during July, 2001.

  
David E. Slagle, P.S. #7408

7-18-01

Date



**Tract "C" 0.309 Acres**

A tract of land being the south half of Lot 20 and part of Lot 21 as shown on the plat of Hatfield Subdivision as recorded in Plat Book 364 at Page 323 in the Madison County records and more particularly described by metes and bounds as follows:

**Beginning** for reference at a 5/8 inch rebar set with cap at the northwest corner of Lot 23 and the southwest corner of Lot 22 of said subdivision;

Thence North 35 degrees 26 minutes 16 seconds West along the east line of Myrtle Avenue 74.00 feet (passing an iron pin at the northwest corner of Lot 22 at 70.00 feet) to the **True Point of Beginning**.

Thence continue North 35 degrees 26 minutes 16 seconds West along the east line of Myrtle Avenue 101.00 feet (passing an iron pin at 66.00 feet) to an iron pin;

Thence leaving Myrtle Avenue and following a line which splits Lot 20 in half, North 55 degrees 00 minutes 37 seconds East 132.05 feet to a 5/8 inch rebar with cap;

Thence South 04 degrees 43 minutes 28 seconds East 58.55 feet to an iron pin;

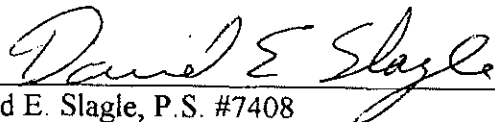
Thence North 85 degrees 45 minutes 12 seconds East 104.13 feet to a 5/8 inch rebar with cap at the northeast corner of said Lot 22;

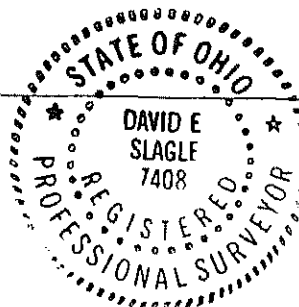
Thence South 55 degrees 51 minutes 00 seconds West 191.26 feet to the **Point of Beginning**.

Containing 0.309 acres all in Madison County, Ohio.

Base line for bearings is the centerline of Myrtle Avenue (North 35 degrees 26 minutes 16 seconds West).

Survey made during July, 2001.

  
David E. Slagle, P.S. #7408



7-18-01

Date