

**LAND SURVEY
PLAT OF SURVEY**

MADE FOR:
TOD ELFRINK

SHOWING A LARGE TRACT OF LAND LYING
IN JEFFERSON TWP. MADISON CO. IN
WEST JEFFERSON, OHIO AND VMS 8424 AND VMS 8480.
LOCATED ON THE NORTH SIDE OF
WEST JEFFERSON - KIOUSVILLE RD.

SURVEY MADE DURING OCT. 2000

by David E. Slagle 3-21-01
David E. Slagle P.S. #7408 Date



- GPS MONUMENT
 - 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.

MADE FOR: TODD ELFRINK	
DATE: 10/9/2000	JOB#: 20-196
SCALE: 1" = 200'	F.B#: 115, 116
REVISED: 1/25/2001	MAP#: 20-196
DRAWN BY: M.P.G.	
CHECKED BY: D.E.S.	
CAD FILE 20-196	

32-01

LEGAL DESCRIPTION

80.363 Acres

A large tract of land lying in the State of Ohio, County of Madison, Township of Jefferson in V.M.S. No: 8480 & 8424 and more particularly described by metes and bounds as follows:

Beginning, for reference, at a railroad spike which marks the intersection of the centerlines of West Jefferson-Kiousville and Olmstead Roads;

Thence, South 35 degrees 46 minutes 43 seconds West along the centerline of the West Jefferson-Kiousville Road, 33.00 feet, to a railroad spike for the True Point of Beginning (said point being the Southwest corner of the Debra L. Elam property as recorded in O.R. 36, Page 935);

Thence, continue along the centerline of the West Jefferson-Kiousville Rd., South 35 degrees 46 minutes 43 seconds West, 132.73 feet, to a railroad spike at the southeast corner of the Cahill Property (O.R. 41, Page 566);

Thence, leaving said road, North 54 degrees 02 minutes 58 seconds West, along the east line of the Cahill property, 613.57 feet, passing an iron pin at 25.00 feet, to an existing iron pin with cap at the northeast corner of said Cahill property;

Thence, South 35 degrees 57 minutes 10 seconds West along the north line of the Cahill property, 317.36 feet, to an iron pin found in the east line of the Julianmie Adams property (O.R. 68, Pg. 1150);

Thence, North 53 degrees 19 minutes 37 seconds West along said east line, 1756.47 feet, to an iron pin found;

Thence, along the south line of the Adams property, North 46 degrees 59 minutes 35 seconds East, 1651.22 feet, to a 4 inch steel post found at the western most point of a tract of land owned by the Village of West Jefferson (O.R. 52, Pg. 681);

Thence, North 61 degrees 56 minutes 49 seconds East along the south line of the Village property, 460.37 feet, to an existing iron pin at the northwest corner of Lot 56 in the Westchester Addition to the Village of West Jefferson as recorded in Plat Slide 148;

Thence, South 48 degrees 05 minutes 54 seconds East along the west line of the Westchester Addition (Village Corp. Line), 1296.25 feet, to an iron pin found at the northeast corner of the Baptist Church property (O.R. 253, Pg. 439);

Thence, South 37 degrees 45 minutes 31 seconds West, along the north line of said Baptist Church property, 441.72 feet, to an existing iron pipe;

Thence, South 47 degrees 54 minutes 47 seconds East, long the west line of the Baptist Church property, 592.74 feet, passing an iron pin at 567.74 feet, to a railroad spike in the centerline of West Jefferson-Kiousville Rd;

Thence, South 36 degrees 46 minutes 03 seconds West along the centerline of West Jefferson-Kiousville Rd., 392.30 feet, to a railroad spike;

Thence, leaving said centerline North 51 degrees 54 minutes 49 seconds West, along the east line of the Elam property, (O.R. 36, Pg. 935) 291.81 feet, passing an iron pin at 24.44 feet, to an existing iron pipe;

Thence, South 41 degrees 25 minutes 04 seconds West, 152.35 feet, to an existing iron pipe;

Thence, North 47 degrees 21 minutes 57 seconds West, 201.33 feet, to an existing iron pipe;

Thence, South 39 degrees 15 minutes 21 seconds West, 50.08 feet, to an existing iron pipe;
Thence, North 48 degrees 01 minutes 31 seconds West, 94.46 feet, to a 5/8 inch rebar set with cap;
Thence, South 36 degrees 39 minutes 37 seconds West, 417.33 feet, to a 5/8 inch rebar set with cap;


Thence, South 54 degrees 01 minutes 33 seconds East, along the west side of the Elam property, passing an iron pin at 575.45 feet, 600.45 feet, to the Point of Beginning;

Containing 80.363 acres, all in Madison County, Ohio.

Subject to all rights-of-way, easements and restrictions of record.

Base line for bearings is South 34 degrees 57 minutes 34 seconds West, between GPS-1 and GPS-2 as shown on the adjacent plat. The State Plane Coordinate System is determined by GPS methods using Franklin County Monument No. Frank 38 as the base.

Survey made during October of 2000


David E. Slagle, Registered Professional Surveyor #7298 01/28/2001
Date