



635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

PROPERTY SURVEY

STATE ROUTE 29
JEFFERSON TOWNSHIP
MADISON COUNTY, OHIO



INTERSTATE 70

STATE ROUTE 29

BYERLY ROAD

JEFFERSON TWP.
WEST JEFFERSON

LEGEND

- O.D.O.T. MONUMENT FOUND
- ⊙ 1" IRON PIPE FOUND (CAPPED AS NOTED)
- IRON PIN SET 1" O.D. PIPE 30" LONG "M-E COMPANIES/S-6872"
- MAG NAIL SET
- RAILROAD SPIKE FOUND



MTB CORP.
O.R. 282, PG. 938
461.5579 ACRES (ORIG.)

BEARING REFERENCE

Bearings herein are referenced to the NAD83 State Plane Coordinate System per a GPS survey

STATE OF OHIO, COUNTY OF MADISON, JEFFERSON TOWNSHIP
VIRGINIA MILITARY SURVEY No. 6971

TRUE PLACE
OF BEGINNING
1.543 ACRES

WEBB PROPERTY COMPANY
O.R. 72, PG. 759
21.3954 ACRES
(3/8 INT.)

REFERENCE POINT

TRUE PLACE
OF BEGINNING
6.573 ACRES

LARRY & DEBRA JOHNSON
O.R. 270, PG. 821
0.876 ACRE

GEORGE M. WHITSON, TR.
O.R. 195, PG. 2553
SHIRLEE J. WHITSON TR.
O.R. 195, PG. 2556
6.6030 ACRES (DEED)
6.573 ACRES (SURVEY)

ROUTE 29, INC.
O.R. 111, PG. 827
4.453 ACRES

IRON PIN FOUND
2.2' SOUTH OF R/W
CAPPED "NCB 5969"

LA R/W

S66°54'04"E
209.73'

S46°50'17"W
57.95'

S62°20'50"E
40.00'

S62°20'50"E
213.56'

25.74'

417.21'

S26°23'43"W

CAPPED "NCB 5969"

IRON PIN FOUND
2.5' NORTH OF R/W
ANGLE POINT
CAPPED "NCB 5969"

N48°34'31"E
15.65'

1635.92'

873.16'

S41°44'59"W
70.52'

S66°54'04"E
209.73'

LA R/W

S72°06'57"E 287.91'

1.5353 ACRES (DEED)
1.543 ACRES (SURVEY)

N79°05'50"W
S75°35'12"E

N66°34'59"W

S76°39'15"E 324.82'

N24°48'01"E
20.53'

LA R/W

VMS 6971
VMS 10589

VMS 6653

David L. Chiesa 7740
REGISTERED SURVEYOR NO.

4/20/07
DATE

**DESCRIPTION OF 6.573 ACRES
WEST OF STATE ROUTE 29
SOUTH OF BYERLY ROAD
JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO**

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey Number 6971, being all of that 6.6030 acre tract (6.573 acres by survey) as described in a deeds to George M. Whitson Tr., of record in Official Record 195, Page 2553 and Shirlee J. Whitson Tr., of record in Official Record 195, Page 2556, all recording references herein being to the records of the Madison County Recorder's Office, London, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at the centerline intersection of State Route 29 (width varies) and relocated Byerly Road (width varies) as shown and delineated upon the State of Ohio Department of Transportation Right-of-way Plan MAD-70-6.25; thence South $63^{\circ}08'15''$ East, along the centerline of State Route 29, a distance of 175.00 feet to a railroad spike found at a angle point in the northerly perimeter of that 0.876 acre tract as described in a deed to Larry and Debra Johnson, of record in Official Record 270, Page 621, thence South $62^{\circ}20'50''$ East, continuing along said centerline, a distance of 40.00 feet to a mag nail set at the northeasterly corner of said 0.876 acre tract and the northwesterly corner of said 6.6030 acre tract and the TRUE PLACE OF BEGINNING;

Thence South $62^{\circ}20'50''$ East, continuing along said centerline, a distance of 213.56 feet to a mag nail set at the northwesterly corner of that 4.453 acre tract as described in a deed to Route 29, Inc., of record in Official Record 111, Page 827;

Thence South $26^{\circ}23'43''$ West, along the northerly perimeter of said 4.453 acre tract, passing iron pins found on line at distances of 25.74 feet and 275.60 feet, a total distance of 417.21 feet to an iron pin found capped "NCB 5969", at a angle point in said northerly perimeter;

Thence North $66^{\circ}34'59''$ West, continuing along said northerly perimeter, a distance of 1,635.92 feet to an iron pin found capped "NCB 5969" at the northwesterly corner of said 4.453 acre tract and in the northerly perimeter of that original 461.5579 acre tract as described in a deed to MTB Corp., of record in Official Record 282, Page 938;

Thence North $24^{\circ}48'01''$ East, along said northerly perimeter, a distance of 20.53 feet to an iron pin set in the southerly right-of-way of Byerly Road;

Thence along the southerly right-of-way line of Byerly Road the following courses:

1. South $76^{\circ}39'15''$ East, a distance of 324.82 feet to an iron pin set;
2. South $75^{\circ}35'12''$ East, a distance of 873.16 feet to an iron pin set;
3. North $48^{\circ}34'31''$ East, a distance of 15.65 feet to an iron pin found at the southwesterly corner of the aforementioned 0.876 acre tract;

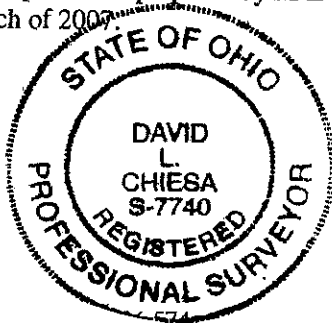
Thence South $62^{\circ}57'35''$ East, along the southerly line of said 0.876 acre tract, a distance of 241.90 feet to an iron pin set at the southeasterly corner of said tract;

Thence North $27^{\circ}01'27''$ East, along the easterly line of said 0.876 acre tract, a distance of 219.99 feet to the TRUE PLACE OF BEGINNING and containing 6.573 acres of land.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E Companies/S-6872."

Bearings herein are referenced to the NAD83 State Plane Coordinate System per a GPS survey.

This description was prepared by M-E Companies, Inc. based on an actual field survey of the premises in March of 2007.



M-E Companies, Inc.

By

David L. Chiesa
David L. Chiesa P.S.

Registered Surveyor No. 7740

4/03/07

**DESCRIPTION OF 1.543 ACRES
WEST OF STATE ROUTE 29
NORTH OF BYERLY ROAD
JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO**

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey Number 6971, being all of that 1.5353 acre tract (1.543 acres by survey) as described in deeds to George M. Whitson Tr., of record in Official Record 195, Page 2553 and Shirlee J. Whitson Tr., of record in Official Record 195, Page 2556, all recording references herein being to the records of the Madison County Recorder's Office, London, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at the centerline intersection of State Route 29 (width varies) and relocated Byerly Road (width varies) as shown and delineated upon the State of Ohio Department of Transportation Right-of-way Plan MAD-70-6.25; thence South $46^{\circ}50'17''$ West, along the centerline of Byerly Road, a distance of 57.95 feet to a point; thence North $67^{\circ}23'12''$ West, a distance of 79.66 feet to an iron pin set at the intersection of the westerly right-of-way line of State Route 29 and the northerly right-of-way line of Byerly Road and the TRUE PLACE OF BEGINNING;

Thence South $41^{\circ}44'59''$ West, along said northerly right-of-way line, a distance of 70.52 feet to an iron pin found (capped "NCB 5969");

Thence North $79^{\circ}05'50''$ West, along said northerly right-of-way line, a distance of 688.97 feet to an iron pin set at the intersection of said northerly right-of-way line and the southerly right-of-way line of Interstate Route I-70;

Thence North $70^{\circ}04'40''$ East, along said southerly right-of-way line, a distance of 272.91 feet to an iron pin set at the intersection of said southerly right-of-way line and the westerly right-of-way line of State Route 29;

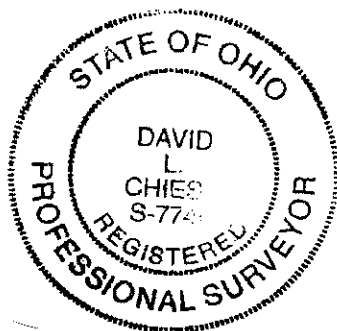
Thence South $72^{\circ}06'57''$ East, along the westerly right-of-way line of State Route 29, a distance of 287.91 feet to an iron pin set;

Thence South $66^{\circ}54'04''$ East, continuing along said southerly right-of-way line, a distance of 209.73 feet to the TRUE PLACE OF BEGINNING and containing 1.543 acres of land.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E Companies/S-6872."

Bearings herein are referenced to the NAD83 State Plane Coordinate System per a GPS survey.

This description was prepared by M-E Companies, Inc. based on an actual field survey of the premises in March of 2007.



M-E Companies, Inc.

By *David L. Chiesa* 4/17/07
David L. Chiesa P.S.
Registered Surveyor No. 7740