



DESCRIPTION OF 53.503 ACRES OF LAND  
SOUTH OF STATE ROUTE 29  
NORTHWEST OF U.S. ROUTE 40  
VILLAGE OF WEST JEFFERSON, OHIO

Situated in the State of Ohio, County of Madison, Township of Jefferson, Village of West Jefferson, Virginia Military District Survey No. 7878, 10929 and 12143, being 53.503 acres of land comprised of 26.412 acres out of that original 254.00 acre tract as described in a deed to Shui-Nan Chuang and Chiou-Jeu Chuang, Trustees of the Shui-Nan and Chiou-Jeu Chuang Trust, Dated January 28, 2000, filed July 25, 2001, of record in Deed Book 126, Page 524, and 27.091 acres out of that 102.47 acre tract as described in a deed to Shui-Nan Chuang and Chiou-Jeu Chuang, Trustees of the Shui-Nan and Chiou-Jeu Chuang Trust, Dated January 28, 2000, filed July 25, 2001, of record in Deed Book 126, Page 527, (all references to records are on file in the Recorder's Office, Madison County, Ohio), said 53.503 acre tract of land being more particularly described as follows:

**Commencing** at a railroad spike found at the centerline intersection of State Route 29 and U.S. 40 (being in the centerline of the westbound lane) as delineated on the Ohio Department of Transportation plan "S.H.-1 Sec. - D-2(PT.), C. B & West Jefferson (PT.) National Road", and being the southeasterly corner of said 102.47 acre tract;

Thence North  $67^{\circ}01'38''$  West, along the centerline of said State Route 29, along the northerly line of said 102.47 acre tract, a distance of 2,812.62 feet to a Mag-Spike set and being the **True Place of Beginning** of the 53.503 acre tract herein described:

Thence South  $11^{\circ}44'09''$  East, into said 102.47 acre tract, passing an iron pin set in the southerly right of way line of said State Route 29 at a distance of 36.55 feet, a total distance of 569.12 feet to an iron pin set;

Thence South  $78^{\circ}15'51''$  West, continuing through said 102.47 acre tract, into said 254.00 acre tract, passing an iron pin set in the common property line of said 102.47 acre tract and said 254.00 acre tract at a distance of 1,388.76 feet, a total distance of 2,516.55 feet to an iron pin set in the easterly line of that 0.226 acre Reserve "A", as delineated on the plat "Park 70 at West Jefferson, Phase IV", of record in Plat Record B-374 - B-378;

Thence North  $11^{\circ}44'09''$  West, along the easterly line of said Reserve "A", a distance of 234.94 feet to an iron pin set at the northerly corner of said Reserve "A", in the easterly right of way line of Enterprise Parkway, as delineated on said plat "Park 70 at West Jefferson, Phase IV", of record in Plat Record B-374 - B-378;

Thence along the right of way line of said Enterprise Parkway, along the arc of a non-tangent curve to the left, having a radius of 530.00 feet, a central angle of  $52^{\circ}12'28''$ , an arc distance of 482.94 feet to an iron in set in a southerly line of Lot 2, as delineated on the plat "Park 70 at West Jefferson, Phase I", of record in Plat Record B-335 - B-343, said arc being subtended by a chord bearing North  $37^{\circ}50'24''$  West, a chord distance of 466.40 feet;

Thence North  $78^{\circ}14'41''$  East, along a southerly line of said Lot 2, a distance of 39.21 feet to a 5/8" rebar (no cap) found at an angle point in said line;

Thence North  $22^{\circ}45'00''$  East, along the easterly line of said Lot 2, a distance of 396.98 feet to an iron pin set;

Thence North  $78^{\circ}15'51''$  East, crossing back through said 254.00 acre tract, a distance of 1,070.25 feet to an iron pin set in the easterly line of said 254.00 acre tract, in the westerly line of that 6.353 acre tract as described in a deed to J & L Rotonda, Inc., filed December 28, 2000 of record in Deed Book 117, Page 477;

Page Two  
53.503 acres

Thence South 11°39'51" East, along the easterly line of said original 254.00 acre tract, the westerly line of said 6.353 acre tract, a distance of 700.84 feet to a 5/8" rebar found bent (no cap) at the southerly corner of said 6.353 acre tract, in the westerly line of said 102.47 acre tract;

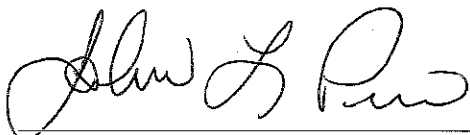
Thence North 13°28'57" East, along the westerly line of said 102.47 acre tract, the easterly line of said 6.353 acre tract, passing an iron pin found (with cap stamped "Elswick RS 6395") at a distance of 1,011.88 feet, a total distance of 1,042.37 feet to a railroad spike found in the centerline of said State Route 29, at the northeasterly corner of said 6.353 acre tract, at the northwesterly corner of said 102.47 acre tract;

Thence South 67°01'38" East, along the centerline of said State Route 29, along the northerly line of said 102.47 acre tract, a distance of 1,148.68 feet to the **True Place of Beginning** and containing an area of 53.503 acres of land, of which 26.412 acres are out of Tax PID: 10-02010.000 and 27.091 acres are out of Tax PID: 10-01998.003 where 0.798 acre is in present road right of way for S.R. 29 for a net total acreage of 52.705 acres of land.

Bearings are based on North 22°45'00" East along the easterly line of said Lot 2, as delineated on the plat "Park 70 at West Jefferson Phase I" of record in Plat Record B-335 through B-343 of record in the Recorder's Office, Madison County, Ohio.

The foregoing description has been prepared by BRH Group, Inc., from an actual field survey of the premises in November 2013. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "BRH GROUP".

BRH Group, Inc.



John L. Price  
Professional Surveyor No. 7159  
Project No. 40226

02/25/2014

