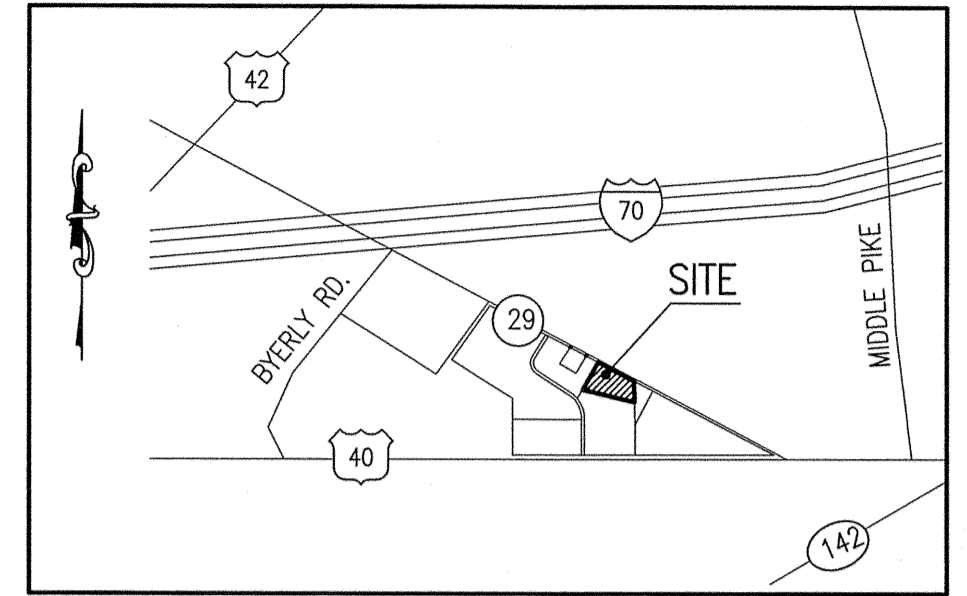


Y:\40278 - DUKE - CHUANG 13 ACRES\SURVEY\F-DWG\LOT SPLIT SURVEY.DWG



VICINITY MAP
NOT TO SCALE

LOT 6 - 3.787 ACRES
PARK 70 AT WEST JEFFERSON
PHASE I
PLAT RECORD B335 - B343

DEDICATION PLAT
STATE ROUTE 29
PLAT RECORD B332 - B334

DH WEST JEFFERSON LLC
OR 246, PG. 371
LOT 2 - 63.827 ACRES
PARK 70 AT WEST JEFFERSON -
PHASE I PLAT RECORD B335 - B343

867.89'
N 22°45'00" E ~ 1058.66'

PID NO. 10-02010.000
SHUI-NAN & CHIOU-JEU CHUANG
TRUSTEE OF SHUI-NAN &
CHIOU-JEU CHUANG
254.000 ACRES (ORIGINAL)
OR 126, PG. 524

13.692 ACRES
VACANT LAND

I.P. FOUND W/CAP
"ELSWICK RS 6395"

POINT OF BEGINNING
RAILROAD SPIKE FOUND & USED
(ANGLE POINT IN ROAD CENTERLINE)

36.46'

S 11°39'51" E ~ 548.72'

PARK 70 AT WEST JEFFERSON
RESERVE "C" (3.754 ACRES)
PLAT RECORD B380 - B382

RESERVE "D" - 1.162 ACRES
S 67°01'38" E ~ 835.61'

S 78°15'51" W ~ 1070.25'

N 78°15'51" E ~ 1757.76'

S 78°15'51" W ~ 687.51'

PARK 70 AT WEST JEFFERSON
LOT 15 (49.102 ACRES)
PLAT RECORD B380 - B382

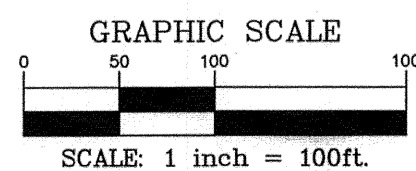
BASIS OF BEARING

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.

SURVEY CERTIFICATION

THE FOREGOING BOUNDARY PLAT HAS BEEN PREPARED FROM
AN ACTUAL FIELD SURVEY OF THE PREMISES IN JULY, 2015
UNDER THE DIRECT SUPERVISION OF JOHN L. PRICE,
PROFESSIONAL SURVEYOR NO. 7159. IRON PINS REFERENCED
TO BE SET ARE 5/8" REBAR, 30" LONG WITH PLASTIC CAP
STAMPED "BRG GROUP".

- LEGEND**
- 5/8"x30" REBAR SET W/
YELLOW I.D. CAP MARKED
"BRH GROUP"
 - MAG NAIL SET
 - FOUND, AS LABELED
 - R/W RIGHT-OF-WAY LINE
 - ℄ CENTERLINE
 - ℄ PROPERTY LINE



John L. Price
JOHN L. PRICE
PROFESSIONAL SURVEYOR No. 7159

08/07/2015

BRH
Group, Inc.
Engineering & Surveying

751 Northwest Blvd. Suite 300
Columbus, Ohio 43212
Phone: (614) 220-9122
Fax: (614) 572-0446 Email:
info@brhgroup.com

13.692 ACRES VACANT LAND
VILLAGE OF WEST JEFFERSON, OHIO

LOT SPLIT PLAT

SCALE: 1" = 100' 08/07/2015

DESCRIPTION OF 13.692 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. 12143, being 13.692 acres of land out of that original 254.00 acre tract (PID No. 10-02010.000) 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, (all references to records are on file in the Recorder's Office, Madison County, Ohio), said 13.692 acres of land being more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 29, at the northwesterly corner of the dedication of S.R. 29 right of way as delineated on the plat "Park 70 at West Jefferson, Phase V", of record in Plat Record B380-B382, at the northeasterly corner of said original 254.00 acre tract as described in said 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;

Thence South $11^{\circ}39'51''$ East, along the easterly line of said original 254.00 acre tract, along the westerly dedication line of said S.R. 29, along the westerly line of Reserve "D" and Reserve "C", as delineated on said plat "Park 70 at West Jefferson, Phase V", passing an iron pin found (with cap stamped "Elswick") at a distance of 36.46 feet, a total distance of 548.72 feet to an iron pin set at the southwesterly corner of said Reserve "C", in the northerly line of Lot 15 as delineated on said plat "Park 70 at West Jefferson, Phase V";

Thence South $78^{\circ}15'51''$ West, crossing said original 254.00 acre tract, along the northerly line of said Lot 15, a distance of 1,070.25 feet to an iron pin set in the easterly 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, at the northwesterly corner of said Lot 15;

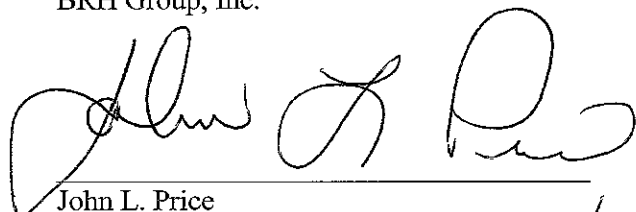
Thence North $22^{\circ}45'00''$ East, along the easterly line of said Lot 2, along the easterly line of Lot 6 as delineated on said plat "Park 70 at West Jefferson, Phase I", along the easterly terminus of the dedicated right of way for S.R.29 as delineated on the "Dedication Plat of State Route 29" of record in Plat Record B-332 – B-334, a distance of 1,058.66 feet to a Mag Nail set in the centerline of said State Route 29, in the northerly line of said original 254.00 acre tract;

Thence South $67^{\circ}15'00''$ East, along the centerline of said State Route 29, along the northerly line of said original 254.00 acre tract, a distance of 572.05 feet to the **True Place of Beginning** and containing an area of 13.692 acres of land of which 0.401 acre is in present road right of way for S.R. 29 for a net acreage of 13.291 acres of land.

Bearings are based on North $22^{\circ}45'00''$ 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 July 2015 under the direct supervision of John L. Price, Professional Surveyor No. 7159. 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

08/07/2015

