

E. R/W Line
Mill Road

MILL ROAD (36' R/W)

Reference was made to the following material: Tax Map, Aerial Photo, Survey Plats JE-16B; 7-81; 8-81; 9-81; 29-95; JE-6A; JE-10A; 37-83; 117-06; JE-12; 51-94; Smith; and Dillon.

N 01° 55' 40" E

S 01° 55' 40" W 293.98'

PEARL STREET (45' R/W)

60.16'

60.23'

108.12'

59.86'

64.75'

61.25'

The Place of Beginning

Fnd. "X"
I. Bar

N.E. Hillberry
0.300 Ac.
305 / 412

S 80° 09' 06" E 223.91'

B. & M. Barnhart
0.314 Ac.
294 / 1152

N 80° 14' 02" W 233.31'

T. & G. Tsourkas (Surv.)
0.712 Ac.
244 / 1046

19.84'

60.00'

60.00'

Fnd. "T"
I. Bar

N 10° 53' 49" E

Bartles Drive Partnership
1.79 Ac.; 311/407

- ⊕ Indicates 5/8" dia. epoxy coated rebar set with a yellow plastic cap bearing the inscription "Jacques Glaze Surveyor 6817".
- ⊙ Indicates Iron Pin found
- ⊖ Indicates Iron Pipe found



I, the undersigned, hereby state the foregoing plat was prepared from an actual field survey and to the best of my knowledge is true and correct.

Jacques M. Glaze
Jacques M. Glaze
Registered Surveyor #6817
4187 LaRue Green Camp Road
Marion, Ohio 43302

Office / Fax : 740.528.2336

Bearing Reference: Surveys 7-81 & 8-81 dated 08.19.86, and 29-95 dated March 1995

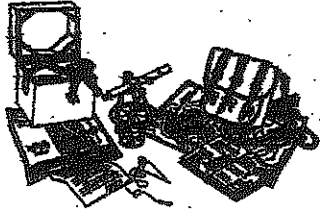


The foregoing plat of survey was prepared for and at the request of Alex Bryan of P.M. Title, LLC, by Jacques M. Glaze Land Surveying, LLC.

PLAT OF SURVEY

0.314 Ac., Pt. V.M.S. 2836, Village of West Jefferson, Township of Jefferson, County of Madison, State of Ohio. (a.k.a. 68 Mill Rd.)

Date: July 6th, 2016 Scale: 1" = 50' Drawn: J. Glaze



Jacques M. Glaze
Land Surveying, LLC

4187 LaRue Green Camp Road
Marion, Ohio 43302
(740) 528.2336

SURVEY DESCRIPTION: 0.314 ACRES

**PT. V.M.S. 2836, VILLAGE OF WEST JEFFERSON, MADISON COUNTY, OHIO
ALSO KNOWN AS 68 MILL ROAD, WEST JEFFERSON**

Situated in the Township of Jefferson, Village of West Jefferson, County of Madison, State of Ohio, being a Part of Virginia Military Survey #2836, and being more particularly bounded and described as follows:

Beginning for the same at a rebar set (0.36 feet east of an iron pin found), in the East Right-of-Way Line of Mill Road, at an existing property corner being South $01^{\circ}\sim 55'\sim 40''$ West a distance of 293.98 feet from the Southeast Corner of the Intersecting Right-of-Way Lines of Mill Road being 36 feet wide, and Pearl Street being 45 feet wide, in the aforesaid Village of West Jefferson;

Thence continuing along and with the aforesaid East Right-of-Way Line of Mill Road, South $01^{\circ}\sim 55'\sim 40''$ West a distance of 60.23 feet to an iron pipe found, being the northwest corner of a 0.300 acre tract deeded to N.E. Hillberry via O.R. 305, Pg. 412;

Thence South $80^{\circ}\sim 09'\sim 06''$ East along and with the north line of the aforesaid Hillberry tract, passing over an iron pin found at 223.55 feet, a distance of 223.91 feet to a rebar set in the west line of a 1.79 acre tract deeded to Bartles Drive Partnership via O.R. 311, Pg. 407;

Thence North $10^{\circ}\sim 53'\sim 49''$ East along and with the west line of the aforesaid Bartles Drive Partnership tract, a distance of 60.00 feet to a rebar set in the southeast corner of a 0.712 acre tract deeded to T. & G. Tsourkas via O.R. 244, Pg. 1046;

Thence North $80^{\circ}\sim 14'\sim 02''$ West, along and with the south line of the aforesaid Tsourkas tract, a distance of 233.31 feet to the Place of Beginning.

Containing 0.314 Acres of land more or less, and subject to legal highways, easements, and restrictions of record. (being 0.052 acres in Tract 1, Parcel #10-00988.000, and 0.262 acres in Tract 2, Parcel #10-00989.000)

Survey Description: 0.314 Acres (continued)

All points designated "rebar set" have a 5/8 inch diameter epoxy coated rebar in place with a yellow plastic cap bearing the inscription "Jacques Glaze Surveyor 6817".

The foregoing description was prepared from an actual field survey completed on June 30th, 2016 by Jacques M. Glaze, Registered Surveyor #6817, and field assistant Richard M. Shroats. Bearing reference was taken from survey plats #7-81 and #8-81 dated 08.19.86, and survey plat #29-95 dated March 1995, on file in the Madison County Tax Map Office, as shown by the accompanying Plat of Survey dated July 6th, 2016, and prepared by Jacques M. Glaze Land Surveying, LLC.

Prior Deed Reference: Official Record 294; Page 1152 on file in the Madison County Recorder's Office.

