

SURVEY FOR WEST JEFFERSON OH DG, LLC.

2.164 ACRES
AUGUST 30, 2016

SURVEY DESCRIPTION

SITUATED IN THE VILLAGE OF WEST JEFFERSON, COUNTY OF MADISON, STATE OF OHIO:

LOCATED IN VIRGINIA MILITARY SURVEY NO. 2836 AND VIRGINIA MILITARY SURVEY NO. 6202, KNOWN AS PARCEL NUMBER 10-01232.000 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET AT THE INTERSECTION OF THE CENTERLINES OF U.S. ROUTE 40 (80 FEET WIDE) AND TAYLOR BLAIR ROAD (50 FEET WIDE); THENCE **SOUTH 87°55'56" WEST** A DISTANCE OF **278.92 FEET** (RECORDED AS SOUTH 86 DEGREES 54 MINUTES 15 SECONDS WEST 277.16 FEET), IN THE CENTERLINE OF U.S. ROUTE 40, TO A PK NAIL SET IN THE CORPORATION LINE OF THE VILLAGE OF WEST JEFFERSON, ALSO BEING THE SOUTHWEST CORNER OF SAID ORIGINAL 5.17 ACRE TRACT AND THE SOUTHWEST CORNER OF LAND OWNED BY JEFFERSON TOWNSHIP TRUSTEES CEMETERY AS RECORDED IN BOOK 122, PAGE 143 OF MADISON COUNTY RECORDS;

THENCE **NORTH 00°55'20" WEST** ALONG THE EAST LINE OF SAID LAND OWNED BY JEFFERSON TOWNSHIP TRUSTEES CEMETERY A DISTANCE OF **371.13 FEET** (RECORDED AS NORTH 01 DEGREES 50 MINUTES 00 SECONDS WEST, PASSING AN IRON PIN ON LINE AT 46.45 FEET) TO THE SOUTHWEST CORNER OF LAND OWNED BY JEFFERSON TOWNSHIP TRUSTEES AS RECORDED IN BOOK 194, PAGE 1564 OF MADISON COUNTY RECORDS;

THENCE **SOUTH 75°19'55" EAST** ALONG THE SOUTH LINE OF SAID LAND OWNED BY JEFFERSON TOWNSHIP TRUSTEES A DISTANCE OF **310.25 FEET** (RECORDED AS NORTH 76 DEGREES 44 MINUTES 09 SECONDS WEST 310.02 FEET, PASSING AN IRON PIN ON LINE AT 291.86 FEET), TO A PK NAIL SET IN THE CENTERLINE OF TAYLOR BLAIR ROAD;

THENCE **SOUTH 06°39'09" WEST** A DISTANCE OF **56.01 FEET** (RECORDED AS SOUTH 06 DEGREES 00 MINUTES 41 SECONDS WEST 106.50 FEET, IN THE CENTERLINE OF TAYLOR BLAIR ROAD AND THE EAST LINE OF SAID ORIGINAL 5.17 ACRE TRACT), TO A SET PK NAIL ALSO MARKING AN ANGLE POINT OF SAID ROAD;

THENCE **SOUTH 02°15'20" WEST** ALONG SAID CENTERLINE A DISTANCE OF **227.00 FEET** (RECORDED AS SOUTH 01 DEGREES 36 MINUTES 15 SECONDS WEST), TO A PK NAIL SET IN THE CENTERLINE OF SAID ROAD IN THE EAST LINE OF SAID ORIGINAL 5.17 ACRE TRACT, AND THE POINT OF BEGINNING, CONTAINING 2.164 ACRES MORE OR LESS. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.



The above description was prepared from a field survey made under the supervision of Matthew T. Mokanyk, Registered Surveyor #8066, during the month of December 2015. Bearings indicated herein are based on the State Plane Coordinate System, South Zone, NAD 83. Iron pins set are 5/8 inch by 30 inch re-bars with caps marked "S-8066"

Error of Closure is smaller than 1/20000


Matthew T. Mokanyk, P.S., P.E.

P.S. No. S-8066

Client:

VILLAGE OF
WEST JEFFERSON
MADISON COUNTY, OHIO

Job: 1544441

Date: 9/14/16

Drawn: R.J.H.

Chk'd.: M.T.M.

Rev'd.:



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