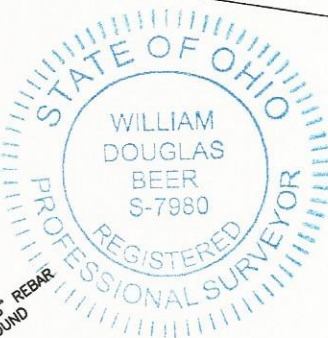
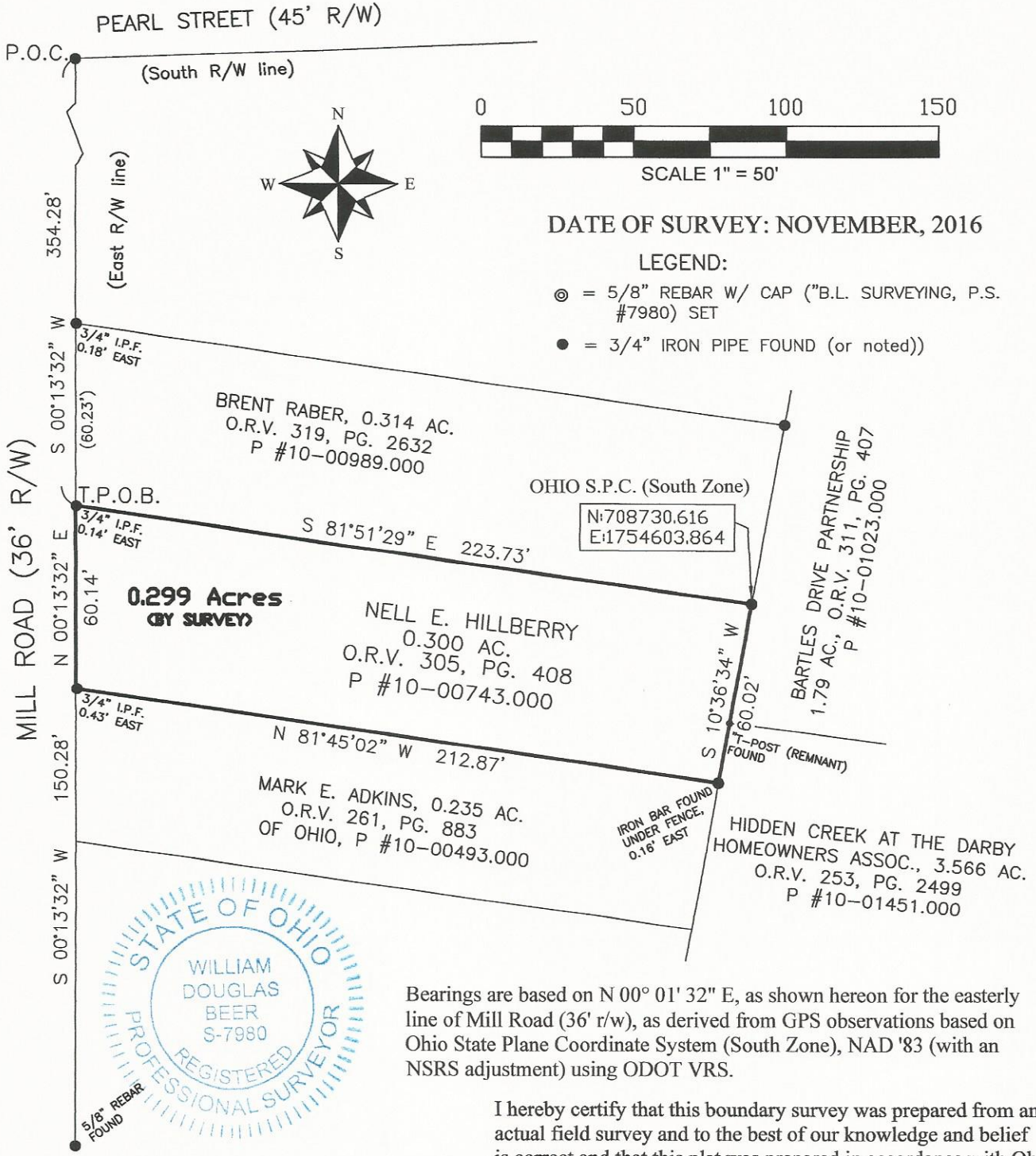


# PLAT OF SURVEY

BEING 0.299 ACRES (by Survey) LOCATED IN VMS # 2836, being all of that 3.00 acre tract (by deed) conveyed in O.R.V. 305, Page 408 and being located in the VILLAGE OF WEST JEFFERSON, MADISON COUNTY, OHIO



Bearings are based on N 00° 01' 32" E, as shown hereon for the easterly line of Mill Road (36' r/w), as derived from GPS observations based on Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) using ODOT VRS.

I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

*William D. Beer* 11/11/16

William D. Beer Date  
 Registered Professional Surveyor No. 7980

According to FEMA Flood Insurance Rate Map (FIRM) Index # 39097C0159D, dated 06/18/2010, the subject property is located in Zone X, designated as an area outside the 100 and 500 year flood zones and the flood potential for the subject property is minimal.

BENCHMARK LAND SURVEYING  
 3501 MANILA DRIVE  
 WESTERVILLE, OH 43081  
 (614) 794-9609 ~ Office  
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November 10, 2016

DESCRIPTION OF A 0.299 ACRE TRACT

Situated in Village of West Jefferson, County of Madison, State of Ohio, located in Virginia Military Survey #2836, being all of that 0.300 acre tract of land conveyed to Nell E. Hillberry in Official Record Volume (O.R.V.) 305, Page 408 (Parcel # 10-00743.000), being 0.299 acres by survey, said 0.299 acres being more particularly described as;

Commencing, for reference, at a  $\frac{3}{4}$ -inch iron pipe found at the intersection of the southerly right-of-way line of Pearl Street (45') and the easterly right-of-way line of Mill Road (36'); thence, South  $00^{\circ}13'32''$  West, with said easterly right-of-way line, passing a  $\frac{3}{4}$ -inch iron pipe found at the northwesterly corner of that tract of land conveyed to Brent Raber in O.R.V. 319, Page 2632, (Parcel #10-00989.000) at a distance of 294.05 feet, a total distance of 354.28 feet to the southwestly corner of said 0.314 acres, the same being the northwesterly corner of said 0.300 acres, said point being referenced by a  $\frac{3}{4}$ -inch iron pipe found 0.14 feet east and being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South  $81^{\circ}51'29''$  East, with the southerly line of said 0.314 acres and with the northerly line of said 0.300 acres, a distance of 223.73 feet to a  $\frac{3}{4}$ -inch iron pipe found at the southeasterly corner of said 0.314 acres, the same being in a westerly line of that 1.79 acre tract of land conveyed to Bartles Drive Partnership in O.R.V. 311, Page 407 (Parcel # 10-01023.000) and being the northeasterly corner of said 0.300 acres;

Thence, South  $10^{\circ}36'34''$  West, with a portion of said westerly line of said 1.79 acres and with a portion of a westerly line of that 3.566 acre tract of land conveyed to Hidden Creek at the Darby Homeowners Association in O.R.V. 253, Page 2499 (Parcel # 10-01451.000) and with the easterly line of said 0.300 acres, a distance of 60.02 feet to a point being in the westerly line of said 3.566 acres, the northeasterly corner of that 0.235 acre tract of land conveyed to Mark E. Adkins in O.R.V. 261, Page 883 (Parcel # 10-00493.000), the southeasterly corner of said 0.300 acres and being referenced by an iron bar found (partially obscured by a fence above it) 0.16 feet east;

Thence, North  $81^{\circ}45'02''$  West, with the northerly line of said 0.235 acres and with the southerly line of said 0.300 acres, a distance of 212.87 feet to a point in said easterly right-of-way line of Mill Road, said point also being the northwesterly corner of said 0.235 acres, the southwestly corner of said 0.300 acres and being referenced by a  $\frac{3}{4}$ -inch iron pipe found 0.43 feet east;

Thence, North  $00^{\circ}13'32''$  East, with said easterly right-of-way line and with the westerly line of said 0.300 acres, a distance of 60.14 feet to the TRUE PLACE OF BEGINNING.

Page Two (0.299 ac.)

Bearings are based on North 00°13'32" East, as obtained by GPS observations for the easterly right-of-way line of Mill Road (36' r/w), based on Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) utilizing ODOT VRS.

Subject to all easements, restrictions, and rights-of-way of record. Being 0.300 acres and being all of Auditors Parcel #10-00743.000, said tract being located at 78 Mill Road, West Jefferson, Ohio 43162.

A SURVEY of this description is attached hereto and made part thereof. This description is based on an actual field survey performed under the direct supervision of William D. Beer, Registered Surveyor #7980, in November of 2016.

All references (unless otherwise noted) are to records of the Recorder's Office, Madison County, Ohio.



William D. Beer 11/11/16  
William D. Beer Date  
Registered Professional Surveyor No. 7980