




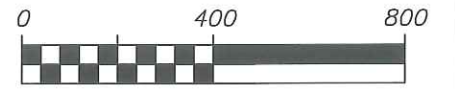
SITUATED IN AND BEING PART OF
 VIRGINIA MILITARY SURVEY NO. 12143
 DEER CREEK TOWNSHIP & JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO

MADISON COUNTY
 COMMISSIONERS

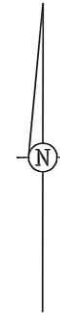
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LEGEND

-  Existing Village of West Jefferson Corporation Line
-  Proposed Village of West Jefferson Corporation Line
-  Proposed Annexation Area



SCALE 1 INCH = 400 FEET



UNDER ORC 709.023
 EXPEDITED TYPE II
 PROPOSED ANNEXATION
 ALL-STAR LIMITED PARTNERSHIP
 TO THE
 VILLAGE OF WEST JEFFERSON
 FROM
 JEFFERSON TWP. MADISON COUNTY & ±133.42 ACRES
 DEER CREEK TWP. MADISON COUNTY
 DATE _____ SCALE 1"=400'

Contiguity Note:

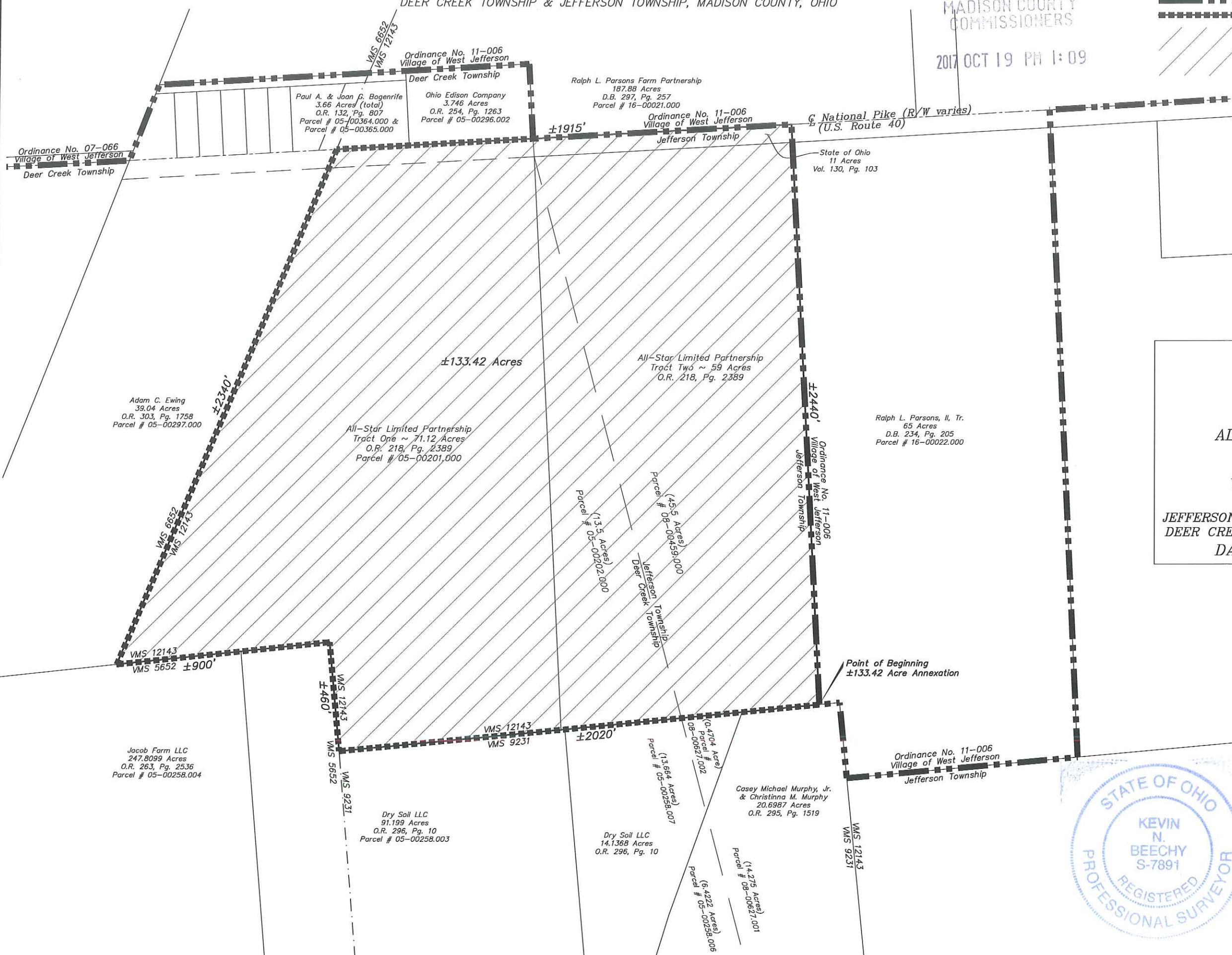
Total perimeter of annexation area is 8055 feet, of which 3525 feet are contiguous with the Village of West Jefferson by Ordinance Number 11-006, giving 44% contiguity.



Prepared by:

Kevin Beechy 10/12/17
 Kevin Beechy Date
 Ohio Professional Surveyor No. 7891

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 Land Surveying & Civil Engineering
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 Phone: 614-231-2016 Fax: 614-231-2018



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MADISON COUNTY
COMMISSIONERS

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PROPOSED ANNEXATION OF ±133.42 ACRES IN JEFFERSON TOWNSHIP AND
DEER CREEK TOWNSHIP TO BE ANNEXED TO THE VILLAGE OF WEST JEFFERSON

Situated in the State of Ohio, County of Madison, Jefferson Township and Deer Creek Township, and being part of Virginia Military Survey No. 12143, and containing ±133.42 acres of land, more or less, and being all of that 71.12 acre Tract One (Parcel #05-00201.000) conveyed to All-Star Limited Partnership, of record in Official Record 218, Page 2389, (all references used in this description refer to the records of the Recorder's Office, Madison County, Ohio), also being all of that 59 acre Tract Two (Parcel #'s 05-00202.000 and 08-00459.000) conveyed to All-Star Limited Partnership, of record in Official Record 218, Page 2389, also applicable portion of that 11 acre tract of land conveyed to the State of Ohio, of record in Volume 130, Page 103, said ±133.42 acre Proposed Annexation being more particularly described as follows:

Beginning at the southeasterly corner of said 59 acre All-Star Limited Partnership Tract Two, also being a southwesterly corner of that 65 acre tract of land conveyed to Ralph L. Parsons, II, Tr., of record in Deed Book 234, Page 205, also being in the northerly line of that 20.6987 acre tract of land conveyed to Casey Michael Murphy, Jr. and Christinna M. Murphy, of record in Official Record 295, Page 1519, also being in a southerly line of said VMS 12143, also being in a northerly line of VMS 9231, also being a southwesterly corner of those lands Annexed to the Village of West Jefferson by Ordinance No. 11-006, and shown for record in Official Record 271, Page 1400;

Thence with the southerly line of said 59 acre All-Star Limited Partnership Tract Two, and continuing with a southerly line of said 71.12 acre All-Star Limited Partnership Tract One, also with the northerly line of said 20.6987 acre Murphy tract, continuing with the northerly line of that 14.1368 acre tract of land conveyed to Dry Soil LLC, of record in Official Record 296, Page 10, and continuing with a northerly line of that 91.199 acre tract of land conveyed to Dry Soil LLC, of record in Official Record 296, Page 10, also with a southerly line of said VMS 12143, also with a northerly line of said VMS 9231, Westerly, a distance of ±2020 feet to a southwesterly corner of said 71.12 acre All-Star Limited Partnership Tract One, also being a corner between northerly and easterly lines of said 91.199 acre Dry Soil tract, also being a southwesterly corner of said VMS 12143, also being a northwesterly corner of said VMS 9231 also being in the easterly line of VMS 5652;

Thence with a westerly line of said 71.12 acre All-Star Limited Partnership Tract One, also with an easterly line of said 91.199 acre Dry Soil tract, also with a westerly line of said VMS 12143, also with an easterly line of said VMS 5652, Northerly, a distance of ±460 feet to a corner between westerly and southerly lines of said 71.12 acre All-Star Limited Partnership Tract One, also being a northeasterly corner of said 91.199 acre Dry Soil tract, also being a corner between westerly and southerly lines of said VMS 12143, also being a northeasterly corner of said VMS 5652;

Thence with a southerly line of said 71.12 acre All-Star Limited Partnership Tract One, also with a northerly line of said 91.199 acre Dry Soil tract, and continuing with the northerly line of that 247.8099 acre tract of land conveyed to Jacob Farm LLC, of record in Official Record 263, Page 2536, also with a southerly line of said VMS 12143, also with a northerly line of said VMS 5652, Westerly, a distance of ±900 feet to a southwesterly corner of said 71.12 acre All-Star Limited Partnership Tract One, also being the southeasterly corner of that 39.04 acre tract of land conveyed to Adam C. Ewing, of record in Official Record 303, Page 1758, also being a southwesterly corner of said VMS 12143, also being the southeasterly corner of VMS 6652;

Thence with a westerly line of said 71.12 acre All-Star Limited Partnership Tract One, and continuing with the westerly line of the aforesaid 11 acre State of Ohio tract of land, also with the easterly line of said 39.04 acre Ewing tract, also with a westerly line of said VMS 12143, also with the easterly line of said VMS 6652, Northeasterly, a distance of ±2340 feet to the

northwesterly corner of said 11 acre State of Ohio tract, also being in the centerline of National Pike (80 feet in width)(U.S. Route 40);

Thence with the northerly line of said 11 acre State of Ohio tract, also with the centerline of said National Pike, Easterly, a distance of ± 1915 feet to a point on a line extended from the easterly line of said 59 acre All-Star Limited Partnership Tract Two, also being a corner between westerly and southerly lines of said lands Annexed to the Village of West Jefferson by Ordinance No. 11-006;

Thence with a line extended from the easterly line of said 59 acre All-Star Limited Partnership Tract Two, and continuing with the easterly line of said 59 acre All-Star Limited Partnership Tract Two, also with the westerly line of said 65 acre Parsons, Tr. tract, also with a westerly line of said lands Annexed to the Village of West Jefferson by Ordinance No. 11-006, Southerly, a distance of ± 2440 feet to the point of beginning, and containing ± 133.42 acres of land, more or less, of which ± 86.06 acres are within Deer Creek Township, and ± 47.36 acres are within Jefferson Township.

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Geo Graphics, Inc., and is based on information obtained from all available records.

Kevin Beechy 10/12/17
Kevin Beechy date
Ohio Professional Surveyor No. 7891



*Deer Creek + Jefferson
Twp's to be annexed to West Jeff*
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
ONLY AS A DEED OF RECORD
DATE *10/19/17* BY *PJO*
ACREAGE *71.12* *05-00201.000*
13.5 05-00202.000
45.5 08-00459.000
1.45 State of Ohio (Deer Creek)
pick-up
1.85 State of Ohio (Jefferson)
pick-up