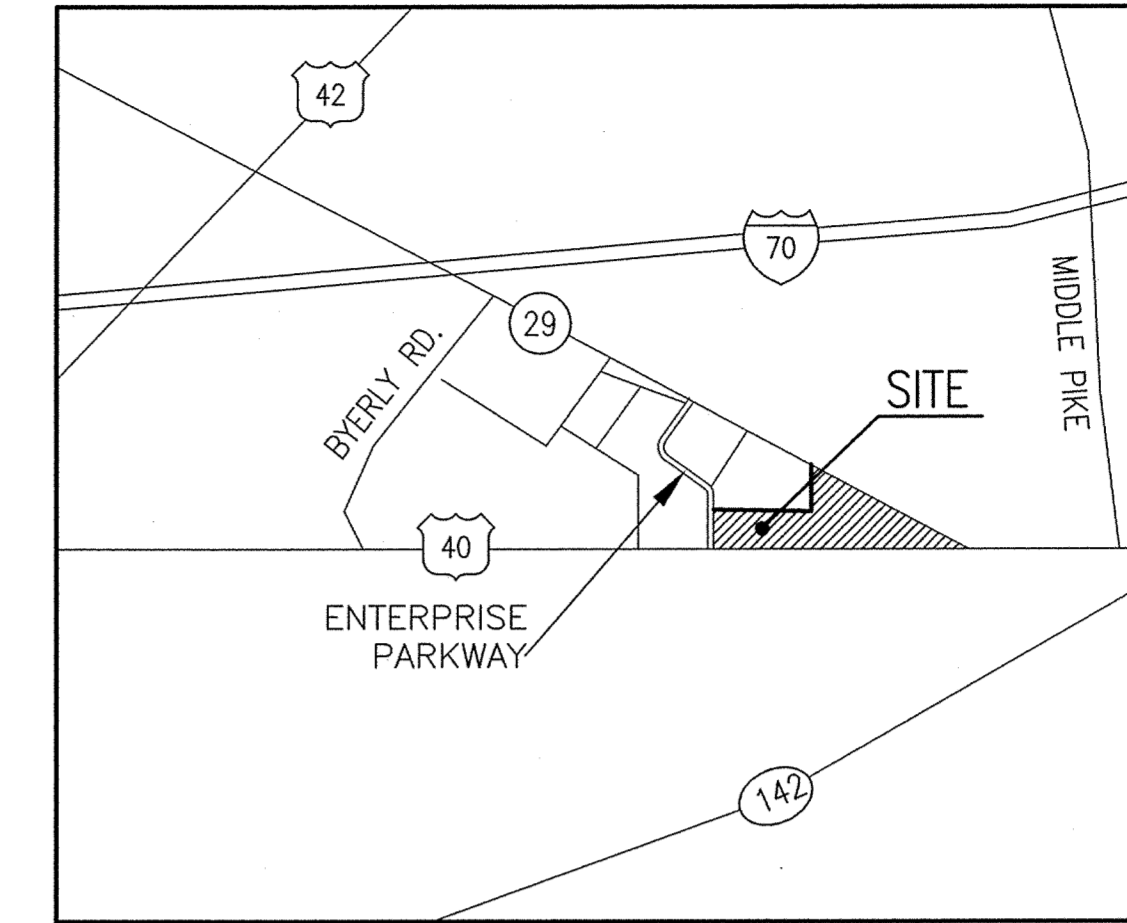
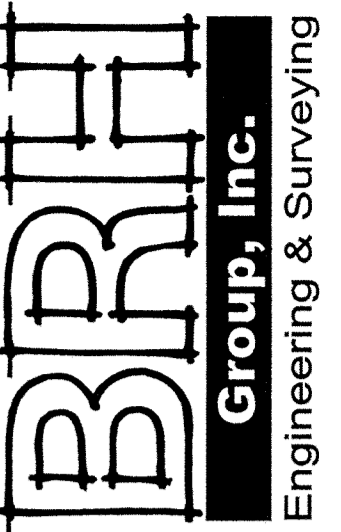


BOUNDARY SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON,
VILLAGE OF WEST JEFFERSON, PART OF VIRGINIA MILITARY
SURVEY NO. 7876, 10929, & 12143



VICINITY MAP
NOT TO SCALE



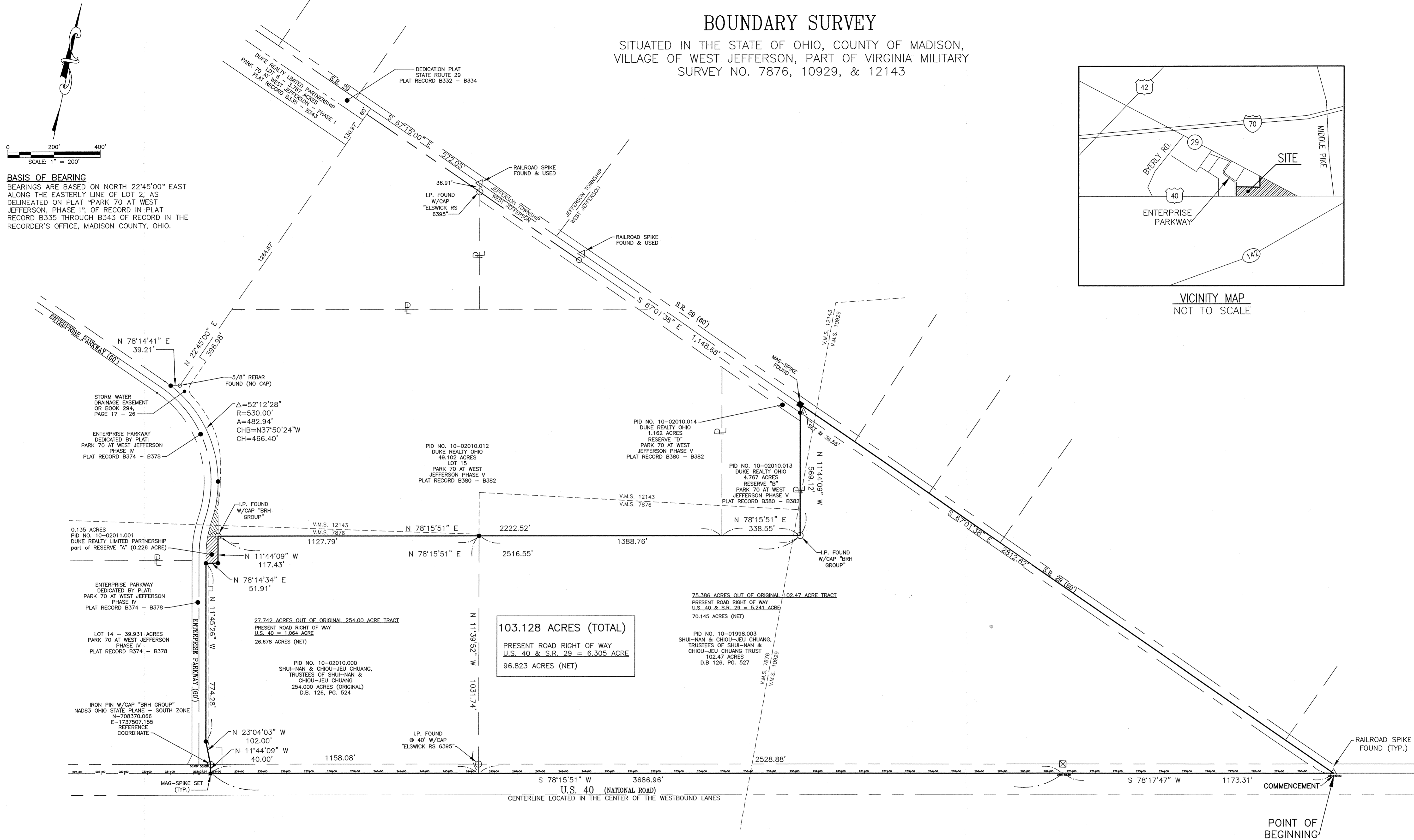
751 Northwest Blvd., Suite 300
Columbus, Ohio 43212-3866
Phone: (614) 220-9122
Fax: (614) 572-0446
Email: info@brhgroup.com

BOUNDARY SURVEY
SHUI-NAN CHUANG & CHIOU-JEU CHUANG, TRUSTEES
NORTHERLY OF U.S. 40
WEST JEFFERSON, OHIO

NO.	DATE	REVISIONS

JOB NO.	40226
DRAWN BY	AGP
DESIGNED BY	
CHECKED BY	AGP
FIELD CREW	KO/BL
FIELD BOOK	
DATE	03-21-2018
SCALE	1" = 200'

SHEET
1
OF 1



\S\317197 CHUANG\CHUANG BOUNDARY 03-21-2018 (LOCAL COLOR).DWG
 Plot Date & Time: 4/18/2018 1:16 PM User: APC/NET

Legal Description of a 103.128 Acre Tract

Situated in the State of Ohio, County of Madison, Village of West Jefferson, part of Virginia Military Surveys 7876, 10929 and 12143, being 103.128 acres of land comprised of 27.742 acres out of that original 254.00 acre tract as described in a deed to Shui-Nan Chuang and Chiou-Jeu-Chuang, Trustees of the Shui-Nan Chuang and Chiou-Jeu-Chuang Trust, dated January 28, 2000, filed July 25, 2001, of record in Deed Book 126, Page 524 (Tax PID 10-02010.000), and 75.386 acres out of that original 102.47 acre tract as described in a deed to Shui-Nan Chuang and Chiou-Jeu-Chuang, Trustees of the Shui-Nan Chuang and Chiou-Jeu-Chuang Trust, dated January 28, 2000, filed July 25, 2001, of record in Deed Book 126, Page 527 (Tax PID 10-01998.003), all references to records are on file in the Recorder's Office, Madison County Ohio, said 103.128 acre tract of land being more particularly described as follows:

COMMENCING at a railroad spike found at the centerline intersection of State Route 29 and U.S. Route 40 (being in the centerline of the westbound lane) as delineated on the Ohio Department of Transportation plan "S.H.-1 Sec. - D-2 (PT.), C. B & West Jefferson (PT.) National Road", and being the southeasterly corner of said 102.47 acre tract and the **TRUE PLACE OF BEGINNING** of the 103.128 acre tract herein described;

Thence South $78^{\circ}17'47''$ West, along the centerline of said U.S. Route 40, along the southerly line of said original 102.47 acre tract, a distance of 1173.31 feet to an angle point;

Thence South $78^{\circ}15'51''$ West, along the centerline of said U.S. Route 40, along the southerly line of said original 102.47 acre tract and the southerly line of said original 254.00 acre tract, a distance of 3686.96 feet to a MAG-SPIKE set thereon;

Thence North $11^{\circ}44'09''$ West, a distance of 40.00 feet to an iron pin set in the Northern Right-of-Way line of said U.S. Route 40 the same being at the Easterly line of Enterprise Parkway having a 60.00 foot Right-of-Way, as delineated on said plat "Park 70 at West Jefferson, Phase IV", of record in Plat Record B374 through B378;

Thence North $23^{\circ}04'03''$ West, along the easterly line of said Enterprise Parkway, a distance of 102.00 feet to an iron pin set at an angle point;

Thence North $11^{\circ}45'26''$ West, along the easterly line of said Enterprise Parkway, a distance of 774.28 feet to an iron pin set at the southwest corner of that 0.226 acre Reserve "A", as delineated on the plat "Park 70 at West Jefferson, Phase IV", of record in Plat Record B374 through B378;

Thence North $78^{\circ}14'34''$ East, along the southerly line of said Reserve "A", a distance of 51.91 feet to an iron pin set at the southeast corner thereof;

Thence North $11^{\circ}44'09''$ West, along the easterly line of said Reserve "A", a distance of 117.43 feet to an iron pin found with cap marked "BRH GROUP", said point being on the southerly line of Lot 15 as delineated on the plat "Park 70 at West Jefferson, Phase V", of record in Plat Record B380 through B382;

Thence North $78^{\circ}15'51''$ East, along the southerly line of said Lot 15 and the southerly line of Reserve "B" as delineated on the plat "Park 70 at West Jefferson, Phase V", of record in Plat Record B380 through B382, a distance of 2516.55 feet to an iron pin found with cap marked "BRH GROUP" at the southeast corner of said Reserve "B";

Thence North $11^{\circ}44'09''$ West, along the easterly line of said Reserve "B" and the northerly prolongation thereof, a distance of 569.12 feet to a MAG-SPIKE found in the centerline of State Route 29, having passed through an iron pin set 36.55 feet therefrom;

Thence South $67^{\circ}01'38''$ East, a distance of 2812.62 feet to a railroad spike found at the centerline intersection of State Route 29 and U.S. Route 40 (being in the centerline of the

westbound lane) as delineated on the Ohio Department of Transportation plan "S.H.-1 Sec. - D-2 (PT.), C. B & West Jefferson (PT.) National Road", and the **TRUE PLACE OF BEGINNING** containing 103.128 acres of land, more or less but subject to all legal highways and all covenants and agreements of record. Of which 27.742 acres are out of Tax PID 10-02010.000 and 75.386 acres are out of Tax PID 10-01998.003 and where 6.305 acres is in the present road right of way for U.S. Route 40 and State Route 29 for a net total acreage of 96.823 acres of land.

Bearings are based on North 22°45'00" East along the Easterly line of Lot 2, as delineated on plat "Park 70 at West Jefferson, Phase I", of record in Plat Record B335 through B343 of record in the Recorder's Office, Madison County, Ohio.

The foregoing description has been prepared by Rolling & Hocevar, Inc., from an actual field survey of the premises in March 2018. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "ROLLING~HOCEVAR".

Rolling & Hocevar, Inc.



4-18-2018

Andrew G. Planet
Professional Surveyor No. 7802
Project No. 31,797

