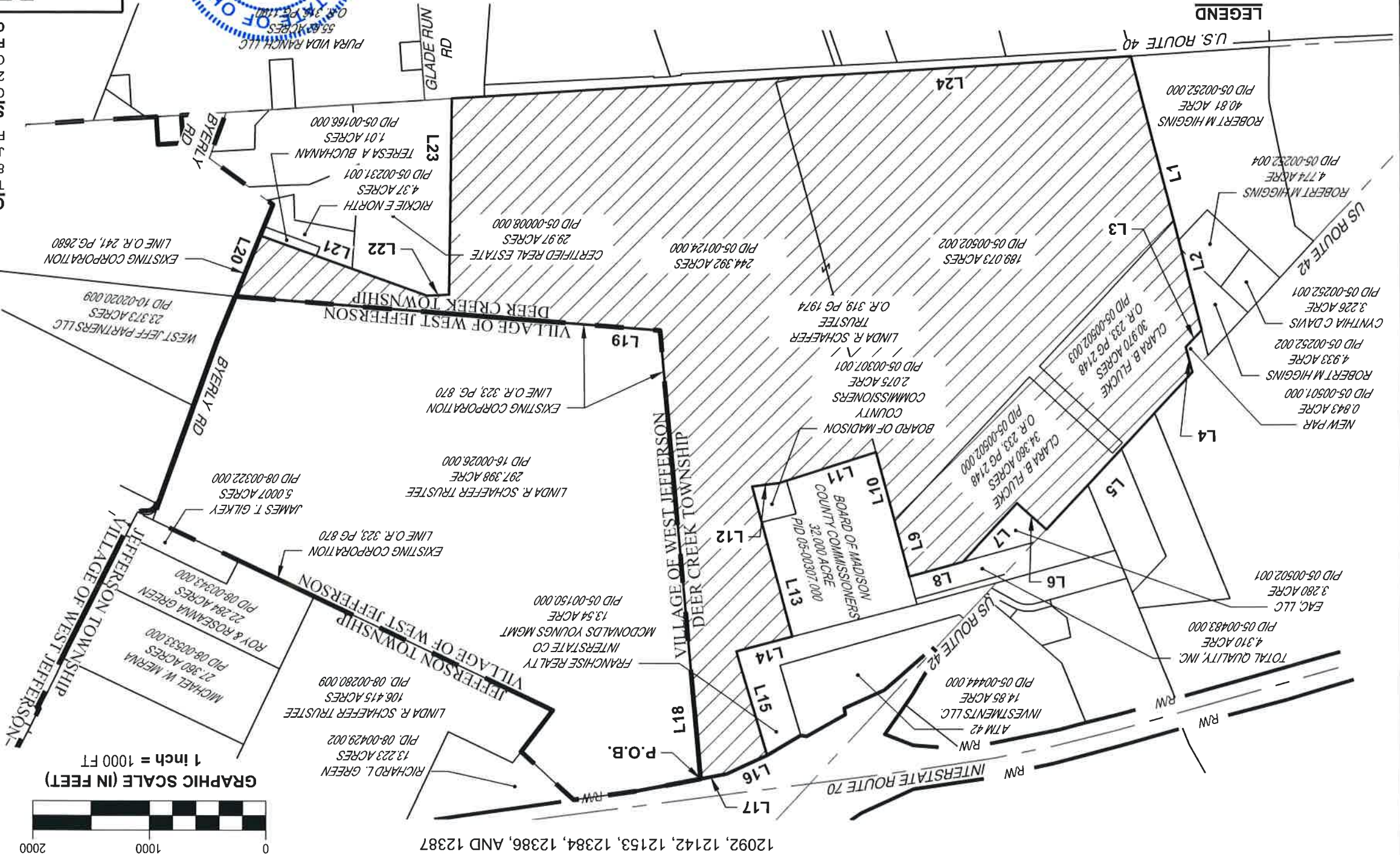


ANNEXATION OF 498.70 ACRES FROM DEER CREEK TOWNSHIP TO VILLAGE OF WEST JEFFERSON

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DEER CREEK,
BEING LOCATED IN THE VIRGINIA MILITARY SURVEY NO. 6647, 7829, 8524, 9490, 11052,
12092, 12142, 12153, 12384, 12386, AND 12387



LEGEND

- EXIST. VILLAGE OF WEST JEFFERSON CORP. LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- PROP. ANNEXATION CORP. LINE
- PROP. AREA TO BE ANNEXED (498.7 ACRES)



JEFFREY A. MILLER
OHIO P.S. #7211

CESO
W W W . C E S O I N G . C O M

PROPOSED ANNEXATION

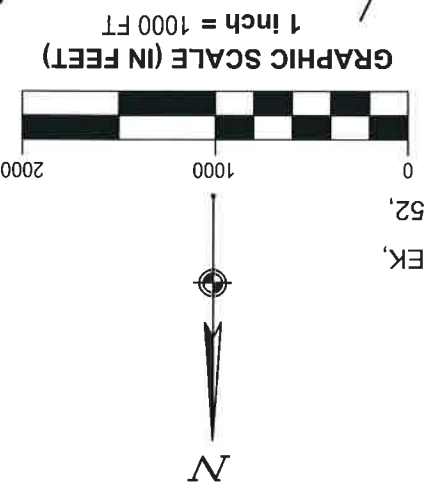
JOB NO.: 754852
REF. SHT: N/A
DESIGN: JAM
DATE: 02.20.2018
SKETCH NO. EXHIBIT B

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DR, STE 160
COLUMBUS, OH 43231
PHONE: 614.794.7080
CONTACT: JEFFREY A. MILLER, PS

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 29,170-FT, OF WHICH
8,104-FT ARE CONTIGUOUS WITH THE EXISTING VILLAGE OF WEST
JEFFERSON CORPORATION LINE, OF RECORD IN OFFICIAL RECORD 323
PG 870, AND OFFICIAL RECORD 241 PG 2680, GIVING 28% CONTIGUITY.

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 14°33'37" W	1462.15'
L2	N 14°05'51" W	968.34'
L3	N 43°27'35" E	199.76'
L4	N 14°04'15" W	226.62'
L5	N 42°52'12" E	1851.53'
L6	S 47°41'08" E	339.61'
L7	N 42°31'35" E	690.74'
L8	N 74°33'42" E	472.50'
L9	S 15°05'28" E	492.27'
L10	S 14°59'12" E	618.54'
L11	N 71°59'47" E	877.13'
L12	N 82°54'50" E	232.16'
L13	N 14°50'54" W	1338.74'
L14	N 75°01'13" E	497.94'
L15	N 16°36'52" W	927.55'
L16	N 65°17'02" E	383.53'
L17	N 79°11'04" E	229.19'
L18	S 05°08'20" E	3878.72'
L19	S 85°29'58" E	3659.78'
L20	S 22°02'40" W	565.87'
L21	N 70°16'18" W	1522.37'
L22	S 87°42'15" W	191.63'
L23	S 00°49'24" W	1686.37'
L24	S 86°23'00" W	5857.41'



LEGAL DESCRIPTION Containing 498.70 ACRES +/- TO BE ANNEXED FROM DEER CREEK TOWNSHIP TO THE VILLAGE OF WEST JEFFERSON

Situated in the State of Ohio, County of Madison Township of Madison Township of Deer Creek, being in Virginia, Military Survey Numbers 6647, 7829, 8524, 9490, 11052, 12092, 12142, 12153, 12384, 12386, and 12387 and being all of that 189.073 acre tract, PID Number 05-00502.002 and 244.392 acre tract, PID Number 05-00124.000 as conveyed to Linda R. Schaefer, Trustee of record in Official Record 319, pg. 1974 and all of that 30.969 acre tract, PID Number 05-00502.003 and 34.357 acre tract, PID 05-00502.000 as conveyed to Clara B. Flucke of record in Official Record 233 page 2148 (all deed references refer to the records of the Recorders office, Madison County Ohio) and described as follows:

Beginning, at the Northeastly corner of said 244.392 acre tract, at the Northwestly corner of that 297.398 acre tract, PID Number 16-00026.000, as conveyed to Linda R. Schaefer Trustee, in the Southernly limited access right of way line of Interstate 70 and an angle point in the existing Village of West Jefferson Corporation line of record in Official Record 323, page 870;

Thence, with said existing Village of West Jefferson Corporation line the following courses:

S 5°-08'-20" E with the Westerly line of said 297.398 acre tract, a distance of 3878.72 feet to a corner thereof;

S 85°-29'-58" E, with the Southernly line of said 297.398 acre tract, a distance of 3659.78 feet to the corner thereof, in the centerline Byerly Road and the existing Village of West Jefferson Corporation line of record, in Official record 241 page 2680;

Thence, S 22°-02'-40" W, with said centerline and said Village of West Jefferson Corporation line, a distance of 565.87 feet to the Northernly corner of that 1.01 acre tract, as conveyed to Theresa A. Buchanan, PID Number 05-0166.000;

Thence, N70°-16'-18" W, partially with the Northernly line of said 1.01 acre tract, and partially with the Northernly line of that 4.37 acre tract, as conveyed to Rickie E. North, PID Number 05-00231.001, and partially with the Northernly line of that 29.97 acre tract of land, as conveyed to Certified Real Estate, PID Number 05-00008.000, a distance of 1522.37 feet to a corner of said 29.97 acre tract;

Thence, S 87°-42'-15" W, continuing with the Northernly line of said 29.97 acre tract, a distance of 191.63 feet to a corner thereof;

Thence, S 00°-49'-24" W, with the Westerly line of said 29.97 acre tract, a distance of 1686.37 feet, to a point in the centerline of US Route 40;

Thence, S 86°-23'-00" W, with said centerline, a distance of 5857.41, to the Southeastly corner of that 40.81 acre tract, as conveyed to Robert M. Higgins, PID Number 05-00252.000;

Thence, N14°-33'-37" W, with the Easterly line of said 40.81 acre tract, a distance of 1462.15 feet to the Southeastly corner of a 4.774 acre tract, as conveyed to Robert W. Higgins, PID Number 05-00252.004;

Thence, N 14°-05'-51" W, partially with the Easterly line of said 4.774 acre tract and partially with the Easterly line of that 4.993 acre tract, as conveyed to Robert M. Higgins, PID Number 05-00252.002, a distance of 968.34 feet to Southwesterly corner of a 0.843 acre tract, as conveyed to New PAR PID Number 05-00501.000;

Thence, with the perimeter of said 0.843 acre tract the following courses:

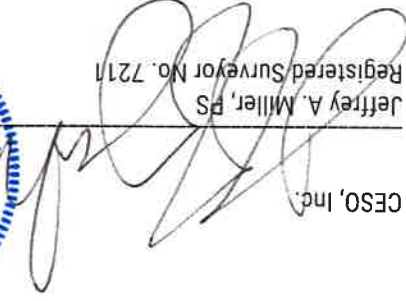
N 43°-27'-35" E, a distance of 199.76 feet to a corner there of;

N 14°-04'-15" W, a distance of 226.62 feet to a point in the centerline of US Route 42;

Thence N 42°-52'-12" E, with said centerline a distance of 1851.53 feet to the Northwestly corner of that 3.280 acre tract, as conveyed to EAC, LLC, PID Number 05-00502.001;






 Jeffrey A. Miller, PS
 Registered Surveyor No. 7211
 CESO, Inc.

Thene, with the perimeter of said 3.280 acre tract the following courses:
 S 47°-41'-08" E, a distance of 339.61 feet to a corner thereof;
 N 42°-31'-35" E, a distance of 690.74 feet to a point, in the Southerly line of a 4.310 acre tract, and conveyed to Total Quality Inc., PID Number 05-00483.000;
 N 74°-33'-42" E, a distance of 472.50 feet to a point in the Westerly line of a 32.000 acre tract, as conveyed to the Board of Madison County Commissions, PID Number 05-00307.000;
 Thene, partially with the perimeter of said 32.000 acre tract and partially with the perimeter of a 2.075 acre tract, as conveyed to the Board of Madison County Commissioners, PID Number 05-00307.001 the following courses:
 S 15°-05'-28" E, a distance of 492.27 feet to a corner thereof;
 S 14°-59'-12" E, a distance of 618.54 feet to a corner thereof;
 N 71°-59'-47" E, a distance of 877.13 to a corner thereof;
 N 82°-54'-50" E, a distance of 232.16 to a corner thereof;
 N 14°-50'-54" W, a distance of 1338.74 to a point in the Southerly line of a 13.54 acre tract, as conveyed to Franchise Realty Interstate Co. McDonald's Youngs MGMT, PID Number 05-00150.000;
 Thene, with the perimeter of said 13.54 acre tract, the following courses:
 N 75°-01'-13" E, a distance of 497.94 feet to a corner thereof;
 N 16°-36'-52" W, a distance of 927.55 feet to a point in said existing Southerly limited access right of way line;
 Thene, with said Southerly existing limited access, right of way, the following courses:
 N 65°-17'-02" E, a distance of 383.53 feet to a point;
 N 79°-11'-04" E, a distance of 229.19 feet to a point, the true point of beginning and containing 498.70 acres of land, more or less.
 This annexation description is a general description of the location of the property to be annexed, prepared from records only and is not a boundary survey as defined in O.A.C Chapter 4733.34, and is not for deed transfer purposes.
 The above annexation description contains a total perimeter of 29,170 feet, of which 8,104 feet is contiguous with the existing Village of West Jefferson Corporation Line, creating 28% contiguity.