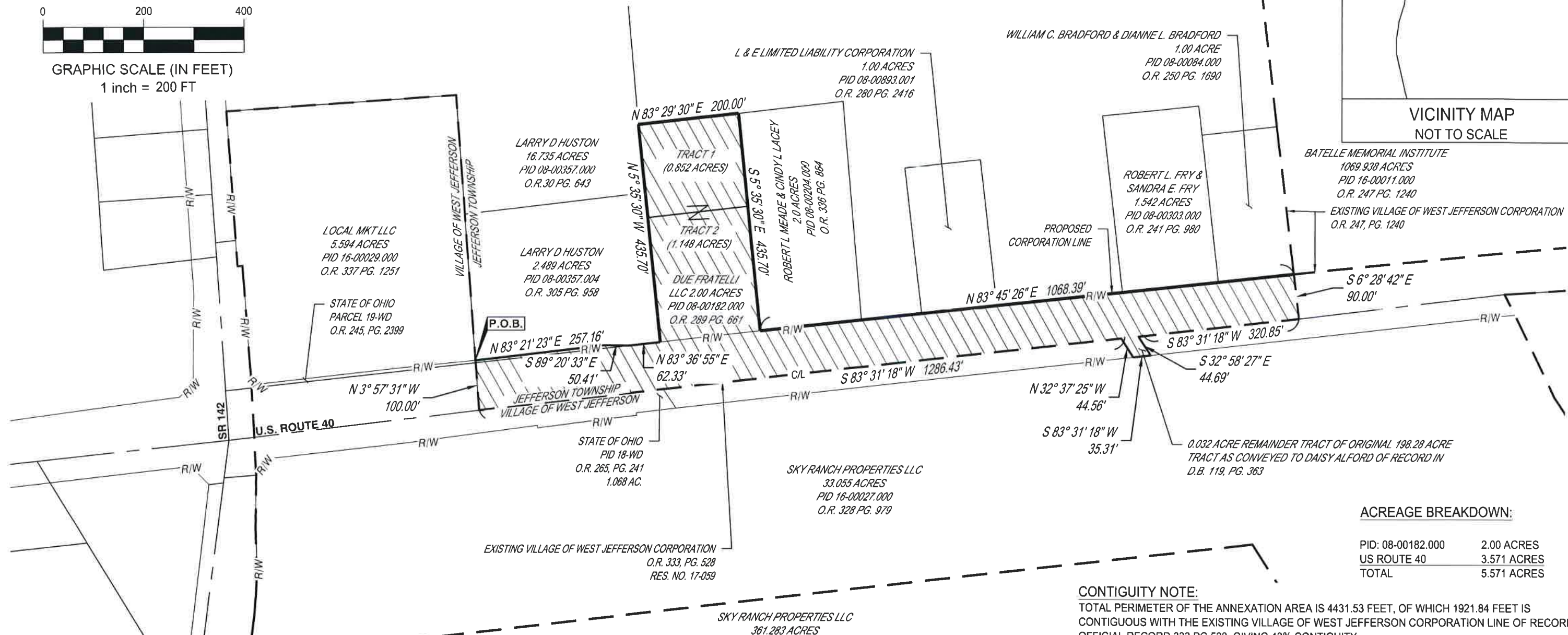
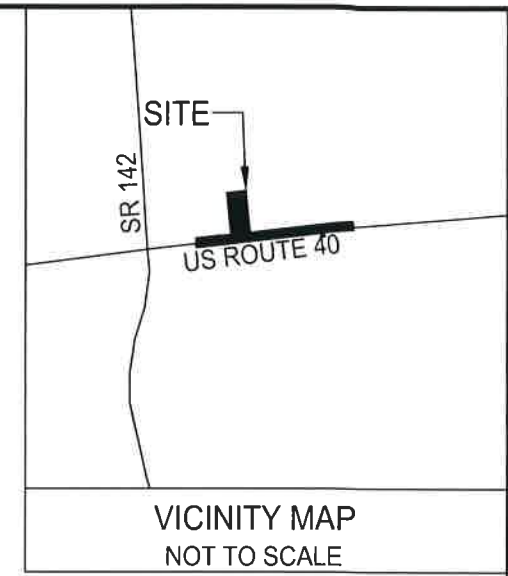
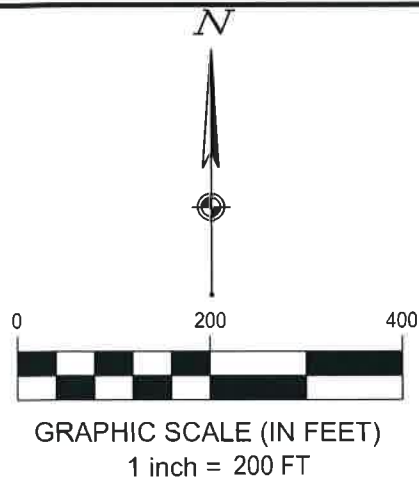


ANNEXATION OF 5.571 ACRES FROM THE TOWNSHIP OF JEFFERSON TO VILLAGE OF WEST JEFFERSON

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON,
BEING LOCATED IN THE VIRGINIA MILITARY SURVEY NO. 2678



ACREAGE BREAKDOWN:

PID: 08-00182.000	2.00 ACRES
US ROUTE 40	3.571 ACRES
TOTAL	5.571 ACRES

CONTIGUITY NOTE:
TOTAL PERIMETER OF THE ANNEXATION AREA IS 4431.53 FEET, OF WHICH 1921.84 FEET IS CONTIGUOUS WITH THE EXISTING VILLAGE OF WEST JEFFERSON CORPORATION LINE OF RECORD IN OFFICIAL RECORD 333 PG 528, GIVING 43% CONTIGUITY.

LEGEND

- EXIST. VILLAGE OF WEST JEFFERSON CORP. LINE
- EXIST. PARCEL LINE
- - - EXIST. ROAD CENTER LINE
- PROP. ANNEXATION CORP. LINE
- PROP. AREA TO BE ANNEXED (5.571 ACRES)

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DR, STE 400
COLUMBUS, OH 43231
PHONE: 614.794.7080
CONTACT: JEFFREY A. MILLER, PS

Jeffrey A. Miller
JEFFREY A. MILLER
OHIO P.S. #7211



DATE

PROPOSED ANNEXATION	
5.571 ACRES	
TOWNSHIP OF JEFFERSON	MADISON COUNTY, OHIO
SCALE: 1"=200'	DATE: 06/26/2020
DESIGN: N/A	JOB NO.: 758060
DRAWN: ADB	SHEET NO.:
CHECKED: ALB	EXHIBIT A



LEGAL DESCRIPTION

Containing 5.571 +/- Total Acres

to be annexed from the Township of Jefferson to the Village of West Jefferson

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey No. 2678 and being all of those tracts as conveyed to Due Fratelli, LLC of record in Official Record 289 page 661 (PID 08-00182.000) a portion of the right of way of US Route 40 as conveyed to the State of Ohio (parcel 19WD) of record in Official Record 245 page 2399 (PID 08-00357.003), and the existing right of way of US 40 (all deed references refer to the records of the recorder's office Madison County Ohio) and described as follows:

Beginning at the intersection of the northerly right of way line of said US Route 40 with the existing village of West Jefferson Corporation line of record in Official Record 333 page 528 at the southwesterly corner of a 2.489 acre tract as conveyed to Larry D Huston of record in Official Record 305 page 958.

Thence with said northerly right of way line the following courses:

North 83°21'23" East a distance of 257.16 feet to a point;

South 89°20'33" East a distance of 50.41 feet to a point;

North 83°36'55" East a distance of 62.33 feet, to a southeasterly corner of said 2.489 acre tract and the southwesterly corner of said Due Fratelli LLC tract;

Thence with the perimeter of said Due Fratelli LLC tract the following courses:

North 3°35'30" West a distance of 435.70 feet, to a corner thereof;

North 83°29'30" East a distance of 200.00 feet, to a corner thereof;

North 5°35'30" East a distance of 435.70 feet, to a corner thereof in said northerly right of way line;

Thence North 83°45'26" East with said northerly right of way line a distance of 1068.39 feet, to the intersection of said northerly right of way line with the existing Village of West Jefferson Corporation line and the southwesterly corner of a 1069.938 acre tract as conveyed to Batelle Memorial Institute of record in Official Record 247 page 1240;

Thence South 6°28'42" East with said Village of West Jefferson Corporation line a distance of 90.00 feet, to the centerline of said US Route 40;

Thence South 83°31'18" West with said centerline and said Village of West Jefferson Corporation line a distance of 320.85 feet to a corner of that 0.032 acre remainder tract of an original 98.28 acre tract, as conveyed to Daisy Alford in Deed Book 119 page 363;

Thence with perimeter of said 0.032 acre remainder tract and said Village of West Jefferson Corporation line the following courses:

South 32°58'27" East a distance of 44.69 feet, to a corner thereof;

South 83°31'18" West a distance of 35.31 feet, to a corner thereof;

North 32°37'25" West a distance of 44.56 feet, to a corner thereof in said centerline.

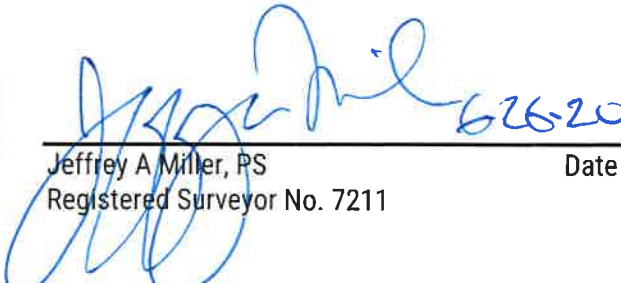
Thence South 83°31'18" West with said centerline and said Village of West Jefferson Corporation line a distance of 1286.43 feet, to an angle point in said village of West Jefferson Corporation line.

Thence North 3°57'31" West with said Village of West Jefferson Corporation line a distance of 100.00 feet to a **POINT OF TRUE BEGINNING** and containing 5.571 acres of land, more or less, of which 2.00 acres being all out of said PID 08-00182.000, 0.037 acres being all out of said PID 08-00357.003 and 3.534 acres all out of U.S. Route 40.

The above annexation contains a perimeter of 1921.84 linear feet that is contiguous with the Existing Corporation Line of the Village of West Jefferson and a total perimeter of 4431.53 linear feet to be annexed and 43% of the perimeter length is contiguous to the Existing Corporation Line of the Village of West Jefferson (Official Record 333, page 528).



CESO, Inc.



Jeffrey A. Miller, PS
Registered Surveyor No. 7211

6/26/20
Date