

CONTIGUITY NOTE:

PERCENTAGE OF CONTIGUITY OF TRACT TO BE ANNEXED WITH THE VILLAGE OF WEST JEFFERSON: 20.7%

TOTAL LENGTH OF CONTIGUITY: 692.04'

NO ISLAND IS BEING CREATED.

LINEAL FEET OF PROPERTY ADJACENT TO WEST JEFFERSON: 692.04'

TOTAL LENGTH OF ANNEXATION PERIMETER: 3347.44'

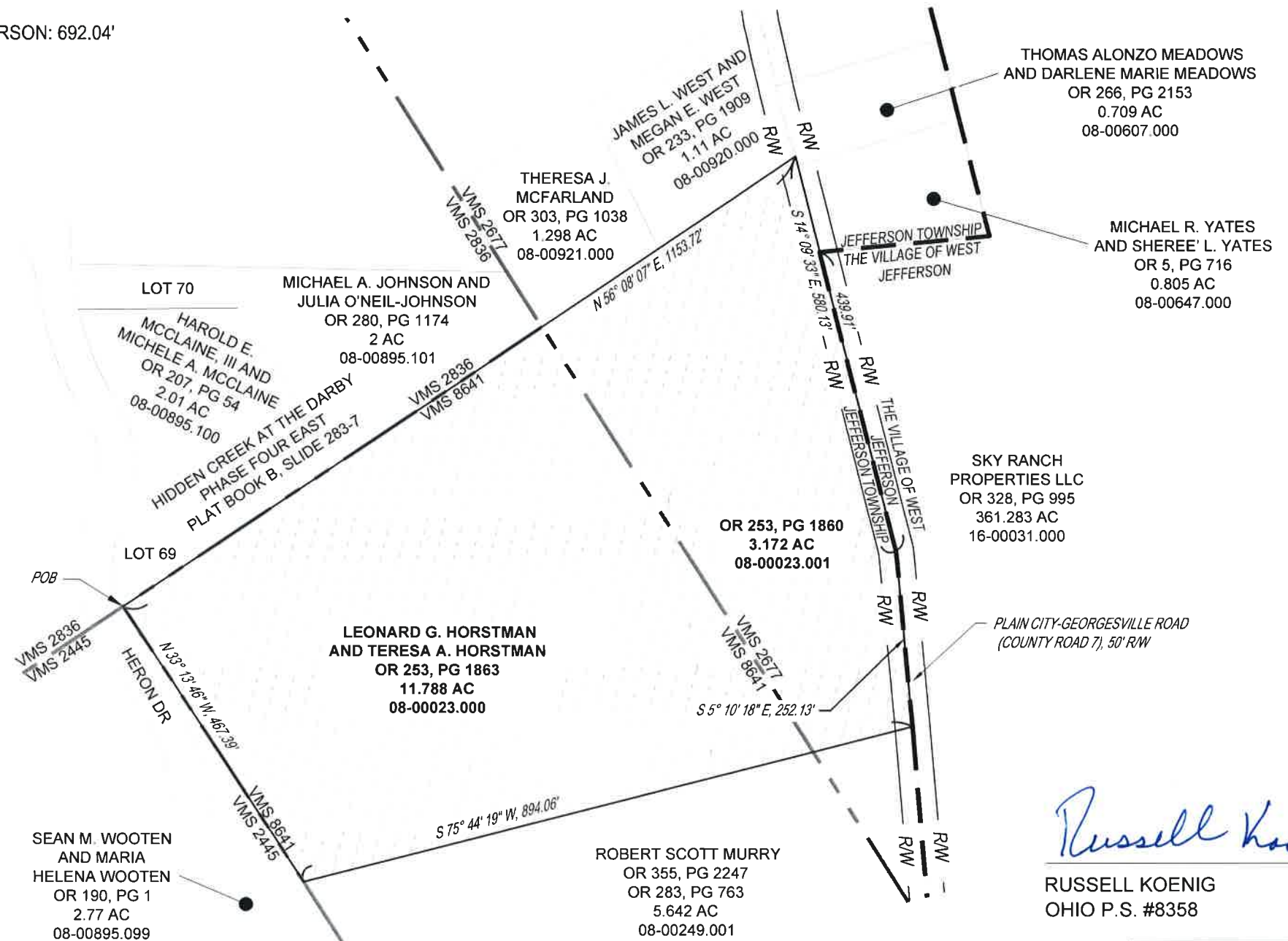
LENGTH OF COUNTY ROAD: 692.04'

LENGTH OF TOWNSHIP ROAD: 0.00'

**MAP OF ANNEXATION OF 14.96 ACRES
TO THE VILLAGE OF WEST JEFFERSON
FROM JEFFERSON TOWNSHIP
SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON,
JEFFERSON TOWNSHIP, VMS 2677 AND 8641**

BEARING SYSTEM:

SOUTHEAST LINE OF LOTS 69 AND 70 AS SHOWN ON THE HIDDEN CREEK AT DARBY, PHASE FOUR EAST PLAT, PLAT BOOK B, SLIDE 283-7



GRAPHIC SCALE (IN FEET)

LEGEND

- EXIST. CORPORATION LINE
- EXIST. PARCEL LINE
- PROP. ANNEXATION CORP. LINE
- PROP. AREA TO BE ANNEXED

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

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE MADISON COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY.



Russell Koening 11-21-2019
RUSSELL KOENIG
OHIO P.S. #8358
DATE

PROPOSED ANNEXATION			
14.96 AC			
350 PLAIN CITY GEORGESVILLE ROAD GALLOWAY		VMS 2677 & 8641 MADISON CO, OHIO	
SCALE: 1"=200'	DATE: 11/21/2019		
DESIGN: N/A	 WWW.CESOINC.COM	JOB NO.: 757364	
DRAWN: RAK		SHEET NO.:	
CHECKED: AWW		1 OF 1	

LEGAL DESCRIPTION

Description of 14.96 Acres +/- to be Annexed from Jefferson Township to the Village of West Jefferson

Situated in the State of Ohio, County of Madison, Jefferson Township, Virginia Military Survey numbers 2667 and 8641, and being a 14.96 acre parcel known as Madison County Auditor's Parcel numbers 08-00023.000 (11.788 acres) and 08-00023.001 (3.172 acres) conveyed to Leonard G. Horstman and Teresa A. Horstman by the instruments filed as Official Record volume 253, page 1863 and Official Record volume 253, page 1860 (hereafter referred to as "Owner", all document references are to the records of Madison County unless otherwise stated), the said 14.96 acre parcel also being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot 69 of Hidden Creek at the Darby Phase Four East of record in Plat Book B, Slide 283-7 being a 2.01 acre parcel conveyed to Harold E. McClaine, III and Michele A. McClaine by the instrument filed as Official Record volume 207, Page 54, also being a common corner to Virginia Military Survey numbers 8641, 2836, and 2445, the said point being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Owner's northerly line, partially along the southerly line of the said Hidden Creek at the Darby Phase Four East, partially along the southerly line of the said McClaine parcel, partially along the southerly line of Lot 70 of the said Hidden Creek at the Darby Phase Four East being a 2 acre parcel conveyed to Michael A. Johnson and Julia O'Neil-Johnson by the instrument filed as Official Record volume 280, Page 1174, partially along the southerly line of a 1.298 acre parcel conveyed to Theresa J. McFarland by the instrument filed as Official Record volume 303, Page 1038, partially along the southerly line of a 1.11 acre parcel conveyed to James L. West and Megan E. West by the instrument filed as Official Record volume 233, Page 1909, partially along the common line of Virginia Military Survey numbers 2836 and 8641, and partially crossing through Virginia Military Survey number 2677, North 56 degrees 08 minutes 07 seconds East for a distance of 1153.72 feet, more or less, to a point at the Owner's northeasterly corner in the centerline of right-of-way of Plain City-Georgesville Road (County Road 7, 50 feet wide) and on the westerly line of a 0.709 acre parcel conveyed to Thomas Alonzo Meadows and Darlene Marie Meadows by the instrument filed as Official Record volume 266, Page 2153;

Thence along the Owner's easterly line, along the said centerline of right-of-way line, partially along the westerly line of the said Meadows parcel, partially along the westerly line of a 0.805 acre parcel conveyed to Michael R. Yates and Sheree' L. Yates by the instrument filed as Official Record volume 5, Page 716, partially along the westerly line of a 361.283 acre parcel conveyed to Sky Ranch Properties LLC by the instrument filed as Official Record volume 328, Page 995, and partially along the West Jefferson Corporation line, South 14 degrees 09 minutes 33 seconds East for a distance of 580.13 feet, more or less, to a point;

Thence along the Owner's easterly line, along the said centerline of right-of-way line, along the westerly line of the said Sky Ranch Properties LLC parcel, and along the said West Jefferson Corporation line, South 05 degrees 10 minutes 18 seconds East for a distance of 252.13 feet, more or less, to a point at the Owner's southeasterly corner and at the northeasterly corner of a 5.642 acre parcel conveyed to Robert Scott Murry by the instruments filed as Official Record volume 355, page 2247 and Official Record volume 283, page 763;

Thence along the Owner's southerly line and along the northerly line the said Murry parcel, South 75 degrees 44 minutes 19 seconds West for a distance of 894.06 feet, more or less, to a point at the Owner's southwesterly corner, at the northwesterly corner of the said Murry parcel, on the easterly line of a 2.77 acre parcel conveyed to Sean M. Wooten and Maria Helena Wooten by the instrument filed as Official Record volume 190, page 1, and on the common line of Virginia Military Survey numbers 2445 and 8641;

Thence along the Owner's westerly line, along the easterly line of the said Wooten parcel, and along the said common line of Virginia Military Survey numbers 2445 and 8641, North 33 degrees 13 minutes 46 seconds West for a distance of 467.39 feet, more or less, to the TRUE POINT OF BEGINNING, containing 14.96 acres, more or less.

Subject to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land. This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358.

The bearings for this description are based on the southeast line of Lots 69 and 70 as shown on the Hidden Creek at Darby, Phase Four East Plat, Plat Book B, Slide 283-7.

This description is for annexation purposes only and was prepared from the record information from the Madison County Engineer's, Recorder's, and Auditor's offices. It is not a boundary survey as defined by OAC Chapter 4733-37 and is not intended for the transfer of real property.

The above annexation contains a perimeter distance of 692.04 feet contiguous with the existing Village of West Jefferson corporation line and a total perimeter of 3347.44 feet to be annexed, with 20.7% of the perimeter length being contiguous to the Village of West Jefferson corporation line.



CESO, Inc.

Russell Koenig 11-21-2019
Russell Koenig, PS Date
Ohio Registered Professional Surveyor No. S-8358