

VICINITY MAP
NOT TO SCALE

BOUNDARY SURVEY

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

THE FOREGOING BOUNDARY SURVEY PLAT HAS BEEN PREPARED BY ROLLING & HOCEVAR, INC., FROM AN ACTUAL FIELD SURVEY OF THE PREMISES ON SEPTEMBER 2020 UNDER THE DIRECT SUPERVISION OF ANDREW G. PLANET, REGISTERED PROFESSIONAL SURVEYOR NO. 7802. IRON PINS AS BEING SET ARE 5/8" REBAR, 30" LONG WITH A PLASTIC CAP STAMPED "ROLLING-HOCEVAR". MAG-SPIKES SET ARE 6" LONG MAG-NAILS WITH A 1" DIAMETER HEAD STAMPED "MAG-SPIKE".

ANDREW G. PLANET, REGISTERED PROFESSIONAL SURVEYOR
DATE: 9-29-2020
PROFESSIONAL SURVEYOR NO. 7802



Survey Prepared By:
Rolling & Hocevar, Inc.
257 S. Court St. #6
Medina, Ohio
Phone: 330-723-1828
Fax: 330-723-6637

PID: 16-00001.000
ROGER L. TIMMONS, TRUSTEE OF THE ROGER L. TIMMONS AMENDED AND RESTATED LIVING TRUST
DATED FEBRUARY 28, 2016
250.732 ACRES
INST. NO. 20160001462
04/06/2016

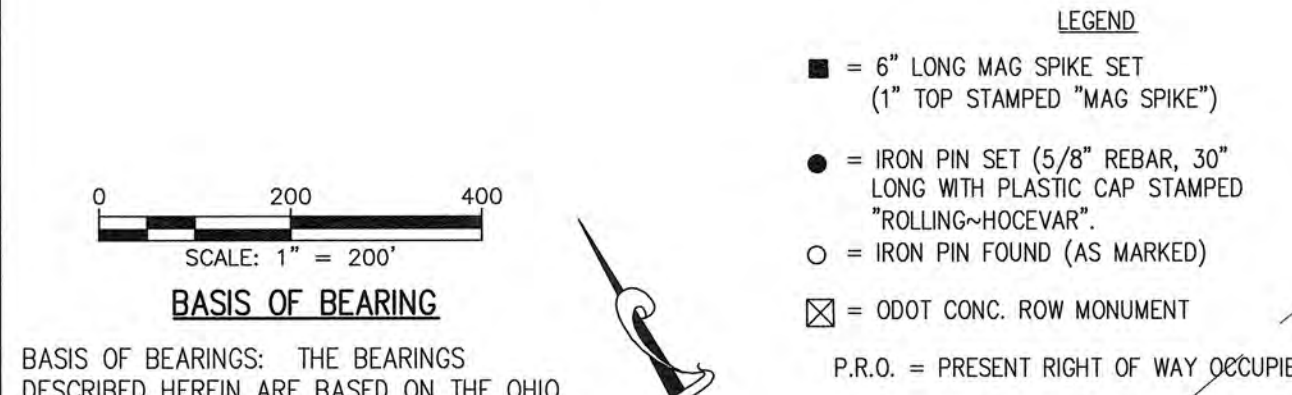
EXISTING VILLAGE OF WEST JEFFERSON CORPORATION LINE
ORDINANCE NO. 19-054
OR BOOK 352, PAGE 567
05/23/2019

PID: 08-00294.001
STATE OF OHIO, DEPARTMENT OF NATURAL RESOURCES
138.849 ACRES
O.R. 319, PG. 2636
07/20/2016

PID: 10-02000.000
NANCY J. LOOBY
121.743 ACRES (PART OF TRACT No. 3)
DEED BOOK 222, PG. 55
11/04/1974

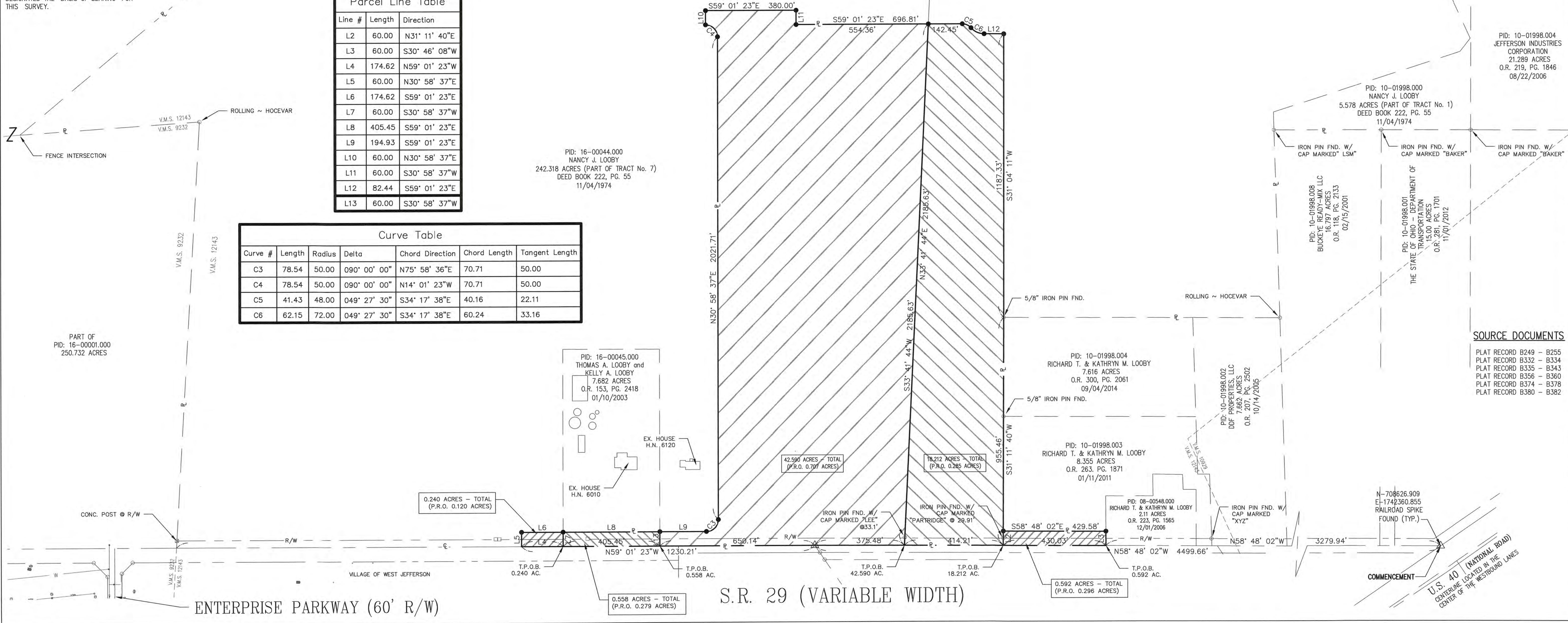
PID: 10-02000.001
THE NATURE CONSERVANCY
93.847 ACRES
O.R. 47, PG. 542
01/13/1997

PID: 10-01998.004
JEFFERSON INDUSTRIES CORPORATION
21.289 ACRES
O.R. 219, PG. 1846
08/22/2006



Line #	Length	Direction
L2	60.00	N31° 11' 40"E
L3	60.00	S30° 46' 08"W
L4	174.62	N59° 01' 23"W
L5	60.00	N30° 58' 37"E
L6	174.62	S59° 01' 23"E
L7	60.00	S30° 58' 37"W
L8	405.45	S59° 01' 23"E
L9	194.93	S59° 01' 23"E
L10	60.00	N30° 58' 37"E
L11	60.00	S30° 58' 37"W
L12	82.44	S59° 01' 23"E
L13	60.00	S30° 58' 37"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent Length
C3	78.54	50.00	090° 00' 00"	N75° 58' 36"E	70.71	50.00
C4	78.54	50.00	090° 00' 00"	N14° 01' 23"W	70.71	50.00
C5	41.43	48.00	049° 27' 30"	S34° 17' 38"E	40.16	22.11
C6	62.15	72.00	049° 27' 30"	S34° 17' 38"E	60.24	33.16



SOURCE DOCUMENTS
PLAT RECORD B249 - B255
PLAT RECORD B332 - B334
PLAT RECORD B335 - B343
PLAT RECORD B356 - B360
PLAT RECORD B374 - B378
PLAT RECORD B380 - B382

BOUNDARY SURVEY
DUKE REALTY OHIO
S.R. 29
WEST JEFFERSON, OHIO

NO.	REVISIONS	DATE
1.	REVIEW COMMENTS	08-25-20
2.	TAX MAP APPROVED	09-29-20

JOB NO. 31,710
DRAWN BY DAP
DESIGNED BY
CHECKED BY AGP
FIELD BOOK KO BL
FIELD CREW
DATE 09/10/20
SCALE NONE
SHEET 1 OF 1

DESCRIPTION OF 42.590 ACRES
From the Land of Nancy J. Looby NORTH OF S.R. 29

Situated in the State of Ohio, County of Madison, Village of West Jefferson, and part of Virginia Military Survey No. 12143, also being part of a 242.318 acre tract (Parcel No. 16-00044.000) out of that 250 acre tract as described in Tract Number 7 in a deed to Nancy J. Looby of record in Deed Book 222, Page 55, all references to records are on file in the Recorder's Office, Madison County, Ohio, said 42.590 acre tract 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", said railroad spike having Ohio State Plane Coordinates: Northing 708,626.909, Easting 1,742,360.855 and based upon NAD83 (2011);

Thence North $58^{\circ} 48' 02''$ West, along the centerline of said State Route 29, a distance of 4124.18 feet to a point thereon, the same being the Southwest corner of a 121.743 acre tract out of that 140 acre tract as described in Tract Number 3 in a deed to Nancy J. Looby, of record in Deed Book 222, Page 55 and being the **True Place of Beginning** of the 42.590 acre tract herein described:

Thence continuing North $58^{\circ} 48' 02''$ West, along the centerline of said State Route 29, a distance of 375.48 feet to a railroad spike found at an angle point;

Thence North $59^{\circ} 01' 23''$ West, along the centerline of said State Route 29, a distance of 650.14 feet to a point thereon the same being the Southeast corner of 7.682 acre tract as described in a deed to Thomas A. Looby and Kelly A. Looby of record in Official Record 153, Page 2418;

Thence North $30^{\circ} 58' 37''$ East, along the easterly line of said 7.682 acre tract, a distance of 60.00 feet to an iron pin set thereon;

Thence South $59^{\circ} 01' 23''$ East, parallel to the centerline of said State Route 29, a distance of 194.93 feet to an iron pin set at a point of curvature;

Thence along a tangent curve to the left with a radius of 50.00 feet, a tangent length of 50.00 feet, a delta of $90^{\circ} 00' 00''$, the chord of which bears North $75^{\circ} 58' 36''$ East for a distance of 70.71 feet, along said arc for a distance of 78.54 feet to an iron pin set at a point of tangency;

Thence North $30^{\circ} 58' 37''$ East, a distance of 2021.71 feet to an iron pin set;

Thence along a tangent curve to the left with a radius of 50.00 feet, a tangent length of 50.00 feet, a delta of $90^{\circ} 00' 00''$, the chord of which bears North $14^{\circ} 01' 23''$ West for a distance of 70.71 feet, along said arc for a distance of 78.54 feet to an iron pin set;

Thence North $30^{\circ} 58' 37''$ East, a distance of 60.00 feet to an iron pin set;

Thence South $59^{\circ} 01' 23''$ East, a distance of 380.00 feet to an iron pin set;

Thence South $30^{\circ} 58' 37''$ West, a distance of 60.00 feet to an iron pin set;

Thence South $59^{\circ} 01' 23''$ East, a distance of 554.36 feet to an iron pin set in the westerly line of said 121.743 acre tract;

Thence along the westerly line of said 121.743 acre tract, bearing South $33^{\circ} 41' 44''$ West, a distance of 2185.63 feet to the Southwest corner thereof and the **Point of Beginning**, containing **42.590 Acres** more or less but subject to all legal highways and all covenants and agreements of record.

Basis of Bearings: The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of State Route 29, having a bearing of North 58°48'02" West and monumented as described herein, is designated the "basis of bearing" for this survey.

The foregoing description has been prepared by Rolling & Hocevar, Inc., from an actual field survey of the premises in September, 2020. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "ROLLING~HOCEVAR".

Rolling & Hocevar, Inc.



Andrew G. Planet
Professional Surveyor No. 7802



DESCRIPTION OF 18.212 ACRES
From the Land of Nancy J. Looby NORTH OF S.R. 29

Situated in the State of Ohio, County of Madison, Village of West Jefferson, and part of Virginia Military Survey No. 12143, also being part of a 121.743 acre tract (Parcel No. 10-02000.000) out of that 140 acre tract as described in Tract Number 3 in a deed to Nancy J. Looby, of record in Deed Book 222, Page 55, all references to records are on file in the Recorder's Office, Madison County, Ohio, said 18.212 acre tract 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", said railroad spike having Ohio State Plane Coordinates: Northing 708,626.909, Easting 1,742,360.855 and based upon NAD83 (2011);

Thence North $58^{\circ} 48' 02''$ West, along the centerline of said State Route 29, a distance of 3709.97 feet to a point thereon, the same being the Southwest corner of a 8.355 acre tract as described in a deed to Richard T. Looby and Kathryn M. Looby, of record in Official Record 263, Page 1871 and being the **True Place of Beginning** of the 18.212 acre tract herein described:

Thence continuing North $58^{\circ}48'02''$ West, along the centerline of said State Route 29, a distance of 414.21 feet to a point thereon, the same being the Southeast corner of that 242.318 acre tract out of that 250 acre tract as described in Tract Number 7 in a deed to Nancy J. Looby of record in Deed Book 222, Page 55;

Thence North $33^{\circ}41'44''$ East, along the easterly line of said 242.318 acre tract, a distance of 2185.63 feet to an iron pin set thereon;

Thence South $59^{\circ}01'23''$ East, a distance of 142.45 feet to an iron pin set at a point of curvature;

Thence along a tangent curve to the right with a radius of 48.00 feet, a tangent length of 22.11 feet, a delta of $49^{\circ}27'30''$, the chord of which bears South $34^{\circ}17'38''$ East for a distance of 40.16 feet, along said arc for a distance of 41.43 feet to an iron pin set at a point of reverse curvature;

Thence along a tangent curve to the left with a radius of 72.00 feet, a tangent length of 33.16 feet, a delta of $49^{\circ}27'30''$, the chord of which bears South $34^{\circ}17'38''$ East for a distance of 60.24 feet, along said arc for a distance of 62.15 feet to an iron pin set at a point of tangency;

Thence South $59^{\circ}01'23''$ East, a distance of 82.44 feet to an iron pin set;

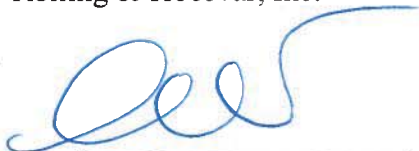
Thence South $31^{\circ}04'11''$ West, a distance of 1187.33 feet to a 5/8-inch iron pin found without cap at the Northwest corner of a 7.616 acre tract as described in a deed to Richard T. Looby and Kathryn M. Looby, of record in Official Record 300, Page 2061;

Thence South $31^{\circ}11'40''$ West, along the westerly line of said 7.616 acre tract and the westerly line of said 8.355 acre tract, a distance of 955.46 feet to the Southwest corner of said 8.355 acre tract and the **Point of Beginning**, containing **18.212 Acres** more or less but subject to all legal highways and all covenants and agreements of record.

Basis of Bearings: The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of State Route 29, having a bearing of North $58^{\circ}48'02''$ West and monumented as described herein, is designated the "basis of bearing" for this survey.

The foregoing description has been prepared by Rolling & Hocevar, Inc., from an actual field survey of the premises in September, 2020. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "ROLLING~HOCEVAR".

Rolling & Hocevar, Inc.



Andrew G. Planet
Professional Surveyor No. 7802



9-29-2020

DESCRIPTION OF 0.592 ACRES

From the Land of Richard T. Looby and Kathryn M. Looby NORTH OF S.R. 29

Situated in the State of Ohio, County of Madison, Village of West Jefferson, and part of Virginia Military Survey No. 12143, also being part of a 8.355 acre tract (Parcel No. 10-01998.003) as described in a deed to Richard T. Looby and Kathryn M. Looby, of record in Official Record 263, Page 1871; all references to records are on file in the Recorder's Office, Madison County, Ohio, said 0.592 acre tract 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", said railroad spike having Ohio State Plane Coordinates: Northing 708,626.909, Easting 1,742,360.855 and based upon NAD83 (2011);

Thence North 58° 48' 02" West, along the centerline of said State Route 29, a distance of 3279.94 feet to a point thereon, the same being the Southwest corner of a 2.11 acre tract as described in a deed to Richard T. Looby and Kathryn M. Looby, of record in Official Record 223, Page 1565 and being the **True Place of Beginning** of the 0.592 acre tract herein described:

Thence continuing North 58° 48' 02" West, along the centerline of said State Route 29, a distance of 430.03 feet to a point thereon, the same being the Southeast corner of a 121.743 acre tract out of that 140 acre tract as described in Tract Number 3 in a deed to Nancy J. Looby, of record in Deed Book 222, Page 55;

Thence North 31°11'40" East, along the easterly line of said 121.743 acre tract, having passed through a 5/8-inch iron pin found with cap marked "Partridge" at 29.91 feet for a total distance of 60.00 feet to an iron pin set thereon;

Thence South 58°48'02" East, parallel to the centerline of said State Route 29, a distance of 429.58 feet to an iron pin set in the western line of said 2.11 acre tract;

Thence South 30°46'08" West, along the western line of said 2.11 acre tract, a distance of 60.00 feet to the Southwest corner thereof and the **Point of Beginning**, containing **0.592 Acres** more or less but subject to all legal highways and all covenants and agreements of record.

Basis of Bearings: The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of State Route 29, having a bearing of North 58°48'02" West and monumented as described herein, is designated the "basis of bearing" for this survey.

The foregoing description has been prepared by Rolling & Hocevar, Inc., from an actual field survey of the premises in September, 2020. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "ROLLING~HOCEVAR".

Rolling & Hocevar, Inc.



Andrew G. Planet
Professional Surveyor No. 7802



DESCRIPTION OF 0.558 ACRES

From the Land of Thomas A. Looby and Kelly A. Looby NORTH OF S.R. 29

Situated in the State of Ohio, County of Madison, Village of West Jefferson, and part of Virginia Military Survey No. 12143, also being part of a 7.682 acre tract (Parcel No. 16-00045.000) as described in a deed to Thomas A. Looby and Kelly A. Looby of record in Official Record 153, Page 2418; all references to records are on file in the Recorder's Office, Madison County, Ohio, said 0.558 acre tract 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", said railroad spike having Ohio State Plane Coordinates: Northing 708,626.909, Easting 1,742,360.855 and based upon NAD83 (2011);

Thence North 58° 48' 02" West, along the centerline of said State Route 29, a distance of 4499.66 feet to a railroad spike found at an angle point;

Thence North 59°01'23" West, along the centerline of said State Route 29, a distance of 650.14 feet to a point thereon the same being the Southeast corner of said 7.682 acre tract and a corner to that 242.318 acre tract out of that 250 acre tract as described in Tract Number 7 in a deed to Nancy J. Looby of record in Deed Book 222, Page 55 and being the **True Place of Beginning** of the 0.558 acre tract herein described:

Thence continuing North 59°01'23" West, along the centerline of said State Route 29, a distance of 405.45 feet to a point thereon the same being the Southwest corner of said 7.682 acre tract and another corner to said 242.318 acre tract;

Thence North 30°58'37" East, along the westerly line of said 7.682 acre tract and an easterly line of said 242.318 acre tract, a distance of 60.00 feet to an iron pin set thereon;

Thence South 59°01'23" East, parallel to the centerline of said State Route 29, a distance of 405.45 feet to an iron pin set in the easterly line of said 7.682 acre tract and a westerly line of said 242.318 acre tract;

Thence South 30°58'37" West, along the westerly line of said 242.318 acre tract and the easterly line of said 7.682 acre tract, a distance of 60.00 feet to the Southeast corner thereof and the **Point of Beginning**, containing **0.558 Acres** more or less but subject to all legal highways and all covenants and agreements of record.

Basis of Bearings: The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of State Route 29, having a bearing of North 58°48'02" West and monumented as described herein, is designated the "basis of bearing" for this survey.

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Rolling & Hocevar, Inc.



Andrew G. Planet
Professional Surveyor No. 7802



DESCRIPTION OF 0.240 ACRES
From the Land of Nancy J. Looby NORTH OF S.R. 29

Situated in the State of Ohio, County of Madison, Village of West Jefferson, and part of Virginia Military Survey No. 12143, also being part of a 242.318 acre tract (Parcel No. 16-00044.000) out of that 250 acre tract as described in Tract Number 7 in a deed to Nancy J. Looby of record in Deed Book 222, Page 55, all references to records are on file in the Recorder's Office, Madison County, Ohio, said 0.240 acre tract 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", said railroad spike having Ohio State Plane Coordinates: Northing 708,626.909, Easting 1,742,360.855 and based upon NAD83 (2011);

Thence North $58^{\circ} 48' 02''$ West, along the centerline of said State Route 29, a distance of 4499.66 feet to a railroad spike found at an angle point;

Thence North $59^{\circ} 01' 23''$ West, along the centerline of said State Route 29, a distance of 1055.59 feet to a point thereon the same being the Southwest corner of a 7.682 acre tract as described in a deed to Thomas A. Looby and Kelly A. Looby of record in Official Record 153, Page 2418 and being the **True Place of Beginning** of the 0.240 acre tract herein described:

Thence continuing North $59^{\circ} 01' 23''$ West, along the centerline of said State Route 29, a distance of 174.62 feet to a point thereon;

Thence North $30^{\circ} 58' 37''$ East, a distance of 60.00 feet to an iron pin set;

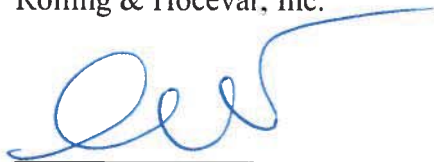
Thence South $59^{\circ} 01' 23''$ East, parallel to the centerline of said State Route 29, a distance of 174.62 feet to an iron pin set in the westerly line of said 7.682 acre tract;

Thence South $30^{\circ} 58' 37''$ West, along the westerly line of said 7.682 acre tract, a distance of 60.00 feet to the Southwest corner thereof and the **Point of Beginning**, containing **0.240 Acres** more or less but subject to all legal highways and all covenants and agreements of record.

Basis of Bearings: The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of State Route 29, having a bearing of North $58^{\circ} 48' 02''$ West and monumented as described herein, is designated the "basis of bearing" for this survey.

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Rolling & Hocevar, Inc.



Andrew G. Planet
Professional Surveyor No. 7802

