





DESCRIPTION OF 94.716 ACRES  
From the Lands of Parsons NORTH OF U.S. Route 40

Situated in the State of Ohio, County of Madison, Village of West Jefferson, and part of Virginia Military Survey Numbers 6653 and 12143, also being part of a 125.1299 acre tract (Parcel No. 16-00021.000) out of that 203.69 acre tract as described in Parcel Number Two – First Tract in a deed to Ralph Parsons Farm Partnership of record in Official Record Book 297, Page 257 and all of a 2.3571 acre tract (Parcel No. 16-00023.000) as described in a deed to Ralph L. Parsons, III and Meschelle A. Parsons of record in Official Record Book 254, Page 331, all references to records are on file in the Recorder's Office, Madison County, Ohio, said 94.716 acre tract being more particularly described as follows:

**Commencing** at a MAG Spike found at the center of the cul-de-sac of Park West Drive having a 60-foot wide Right-of-Way at its Easterly terminus as shown by the Street Dedication Plat as recorded in Plat Record B434 and B435; said Mag Spike having Ohio State Plane Coordinates: Northing 709,252.319, Easting 1,734,237.872 and based upon NAD83 (2011);

Thence South  $75^{\circ}32'19''$  East, a distance of 92.00 feet to a 5/8-inch iron pin found with cap marked "CESCO" at an angle point in the Southerly line of a 59.138 acre tract as described in a deed to NLP III Park West, LLC of record in Official Record Book 389, Page 575 and being the **True Place of Beginning** of the 94.716 acre tract herein described;

Thence South  $75^{\circ}32'26''$  East, along the Southerly line of said 59.138 acre tract, a distance of 59.50 feet to a 5/8-inch iron pin found with cap marked "CESCO" at the Southeast corner thereof;

Thence North  $14^{\circ}27'34''$  East, along the Easterly line of said 59.138 acre tract, a distance of 1125.94 feet to a 5/8-inch iron pin found with cap marked "CESCO" at the Northeast corner thereof, the same being a point in the Southerly line of a 63.2135 acre tract as described in a deed to Granite (100 Enterprise Parkway) LLC of record in Official Record Book 353, Page 2546;

Thence South  $75^{\circ}32'26''$  East, along the Southerly line of said 63.2135 acre tract, a distance of 90.67 feet to a 5/8-inch iron pin found with cap marked "BRH" at the Southeast corner thereof, the same being the Northwest corner of a 2.453 acre tract as described in a deed to West Jefferson I, LLC of record in Official Record Book 364, Page 1776;

Thence South  $59^{\circ}01'57''$  East, along the Southerly line of said 2.453 acre tract, a distance of 918.43 feet to 5/8-inch iron pin found with cap marked "BRH" at the Southeast corner thereof, the same being a point in the Westerly line of a 61.664 acre tract as described in a deed to West Jefferson I, LLC of record in Official Record Book 364, Page 1776;

Thence South  $01^{\circ}01'20''$  West, along the Westerly line of said 61.664 acre tract and the Westerly line of a 39.931 acre tract as described in a deed to Granite (10 Enterprise Pkwy) LLC of record in Official Record Book 353, Page 2539, having passed through a 5/8-inch iron pin found with cap marked "Rolling-Hocevar" at 1562.87 feet for a total distance of 1602.87 feet to a point in the centerline of 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"

Thence South  $86^{\circ}29'03''$  West, along the centerline of said U.S. Route 40, a distance of 199.80 feet to an angle point as witnessed by a stone right-of-way monument found 40-feet Northerly thereof;

Thence South  $86^{\circ}41'57''$  West, along the centerline of said U.S. Route 40, a distance of 1568.46 feet to an angle point as witnessed by a stone right-of-way monument found 40-feet Northerly thereof;

Thence South  $86^{\circ}48'10''$  West, along the centerline of said U.S. Route 40, a distance of 1013.93 feet to a point thereon;

Thence North  $03^{\circ}11'50''$  West, having passed through an iron pin set at 40.00 feet for a total distance of 592.13 feet to an iron pin set at an angle point;

Thence North  $14^{\circ}27'34''$  East, a distance of 927.43 feet to an iron pin set in the Southerly line of said 59.138 acre tract;

Thence South  $75^{\circ}32'26''$  East along the Southerly line of said 59.138 acre tract, a distance of 1243.11 feet to a 5/8-inch iron pin found with cap marked "CESCO" at a point of curvature;

Thence along the Southerly line of said 59.138 acre tract, along a tangent curve to the right with a radius of 28.00 feet, a tangent length of 12.90 feet, a delta of  $49^{\circ}27'30''$ , the chord of which bears South  $50^{\circ}48'41''$  East, for a distance of 23.43 feet, along said arc for a distance of 24.17 feet to a 5/8-inch iron pin found with cap marked "CESCO" at a point of reverse curvature;

Thence along the Southerly line of said 59.138 acre tract, along a tangent curve to the left with a radius of 92.00 feet, a tangent length of 249.09 feet, a delta of  $139^{\circ}27'23''$ , the chord of which bears North  $84^{\circ}11'23''$  East, for a distance of 172.60 feet, along said arc for a distance of 223.93 feet to a 5/8-inch iron pin found with cap marked "CESCO" and the **Point of Beginning**, containing **94.716 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 Park West Drive, having a bearing of South  $75^{\circ}32'26''$  East 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, 2021. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "ROLLING~HOCEVAR".

Rolling & Hocevar, Inc.

 12-20-2021

Andrew G. Planet  
Professional Surveyor No. 7802  
(RHI #32,014)

