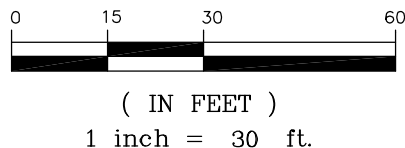


GRAPHIC SCALE



ROGER T. ESSIG,
BRADLEY C. ESSIG &
ELIZABETH W. ESSIG
226.077 ACRES
O.R. 285, PG. 1014
SURVEY PLAT 20-81

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- ✕ EXISTING FENCE LINE

SURVEY OF
0.473 ACRES

LYING IN
LOTS 49, 50 AND 51
MILO SAWYER'S RAILROAD ADDITION
PLAT BOOK 1, PAGE 46
PART OF ALLEY VACATED BY
ORDINANCE NUMBER 69-1525
PART OF WASHINGTON STREET VACATED BY
VACATED BY ORDINANCE NUMBER 72-1682
CITY OF WEST JEFFERSON, COUNTY OF MADISON,
STATE OF OHIO

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). 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 NORTHERLY LINE OF BURNHAM STREET, HAVING A BEARING OF S 54°55'16" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

FLOOD NOTE:

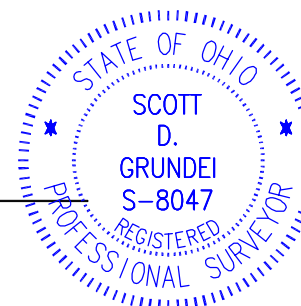
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39097C0159D, WITH AN EFFECTIVE DATE OF 6/18/2010, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL OF 2021 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundeil 5/25/21
SCOTT D. GRUNDEIL, P.S. DATE
REGISTERED SURVEYOR NO. 8047



LS LANDMARK SURVEY
GI GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

DATE: 5/4/21

FILE NO. 2104.0110

N 55°01'59" E 130.00'

** 8'X12' SHED EXTENDS OVER PROPERTY LINE

20' ALLEY VACATED BY ORD. NO. 69-1525

MATTHEW S. SMITH & LINDA K. SMITH D.V. 3, PG. 77

WASHINGTON STREET 50' VACATED BY ORD. NO. 72-1682

LOT 51

(PID 10-00499.00)

JENNIE M. COLLINS
O.R. 344, PG. 2057
0.473 ACRES

LOT 50

(PID 10-00500.00)

RESIDENCE #126

LOT 49

(PID 10-00501.00)

S 54°55'16" W 125.00'

BURNHAM STREET 30'

N=710211.009
E=1752150.743

POINT OF BEGINNING

DRAWN BY: DJH

**DESCRIPTION OF 0.473 ACRES
LYING EAST OF JACKSON STREET
AND NORTH OF BURNHAM STREET**

Situated in the State of Ohio, County of Madison, City of West Jefferson, being part of lots 49, 50 and 51 of Milo Sawyer's Railroad Addition, as shown and delineated in Plat Book 1, Page 46, part of a 20 feet wide alley vacated by Ordinance Number 69-1525, and part of Washington Street (50 feet wide, P.B. 1, Pg. 46) vacated by Ordinance Number 72-1682, and being conveyed to Jennie M. Collins, by deed of record in Official Record 344, Page 2057, Recorder's Office, Madison County, Ohio and being bounded and more particularly described as follows:

Beginning, at a MAG nail set, at the northwesterly intersection of Burnham Street (30 feet wide, P.B. 1, Pg. 46) and a 10 feet wide alley (P.B. 1, Pg. 46), and southeasterly corner of said lot 49;

Thence South 54°55'16" West, a distance of 125.00 feet, along the southerly line of said lot 49, the northerly line of said Burnham Street, and across said vacated Washington Street, to a MAG nail set, at the southwesterly corner of said Collins tract, the southeasterly corner of a tract of land conveyed to Charles B. Trein, by deed of record in Official Record 319, Page 1583, and in the centerline of said vacated Washington Street;

Thence North 35°00'58" West, a distance of 164.25 feet, along the line common to said Collins and Trein tracts, the centerline of said vacated Washington Street, and across said vacated 20 wide alley, to a rebar set, at the northerly common corner of said Collins and Trein tracts, on the northerly line of said vacated 20 feet wide alley, and on the southerly line of a 226.077 acre tract conveyed to Roger T. Essig, Bradley C. Essig, and Elizabeth W. Essig, by deed of record in Official Record 285, Page 1014;

Thence North 55°01'59" East, a distance of 130.00 feet, along the line common to said Collins tract and said 226.077 acre tract, to a rebar set, at the north westerly corner of said Collins tract, and the southwesterly corner of a tract of land conveyed to Matthew S. Smith and Linda K. Smith, by deed of record in Deed Volume 3, Page 77;

Thence South 35°00'58" East, a distance of 20.00 feet, along the line common to said Collins and Smith tracts, across said 20 feet wide vacated alley, to a rebar set, at the southerly common corner of said Collins and Smith tracts, in the centerline of said 10 feet wide alley;

Thence South 55°01'59" East, a distance of 5.00 feet, along the southerly line of said vacated 20 feet wide alley, and across said 10 feet wide alley, to a rebar set, at the northwesterly corner of said lot 51, and at the southwesterly intersection of said vacated 20 feet wide alley and said 10 feet wide alley;

Thence South 35°00'58" East, a distance of 144.01 feet, along the line common to said lots 51, 50 and 49, and said 10 feet wide alley, to the **Point of Beginning**, containing 0.473 acres more or less and being subject to all easements, restrictions and rights-of-way of record.

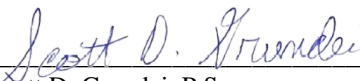
The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the northerly line of Burnham Street, having a bearing of South 54°55'16" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in April of 2021.



LANDMARK SURVEY GROUP, INC.



Scott D. Grundei, P.S. 5/25/21
Registered Surveyor No. 8047 Date