



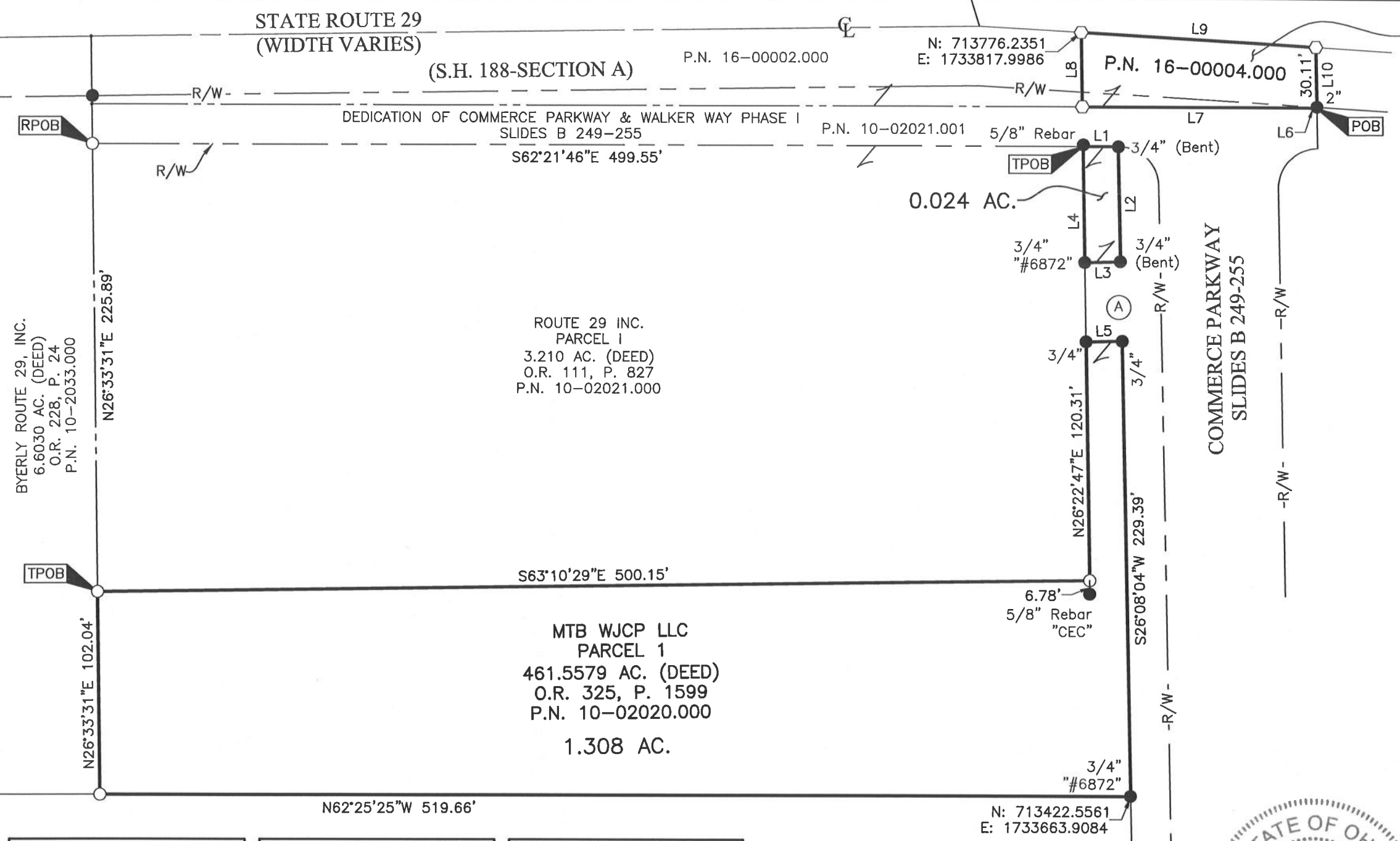
# SURVEY OF ACREAGE PARCEL

## VIRGINIA MILITARY DISTRICT

### SURVEY NUMBER 6971

## VILLAGE OF WEST JEFFERSON, COUNTY OF MADISON, STATE OF OHIO

Date:	August 2, 2021
Scale:	1" = 60'
Job No:	2021-0670
Sheet No:	1 of 1



0.092 AC. GROSS  
 - 0.081 AC. P.R.O.  
 0.011 AC. NET

(A) VILLAGE OF WEST JEFFERSON, OHIO  
 1.137 AC. (DEED)  
 O.R. 233, 244

**BASIS OF BEARINGS:**  
 The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was tied 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 South 63° 10' 27" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

**SURVEY NOTE:**  
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

- = I.P. FND.
  - = I.P. SET
  - ◊ = MAG. NAIL SET
- I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S62°21'46"E	17.71'
L2	S26°08'04"W	58.04'
L3	N63°51'56"W	17.95'
L4	N26°22'47"E	58.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S63°51'56"E	18.12'
L6	N59°01'40"W	4.01'
L7	N62°21'46"W	113.65'
L8	N26°22'47"E	37.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S59°00'52"E	117.87'
L10	S26°08'04"W	30.85'

SEALY COMMERCE PARKWAY, L.L.C.  
 FIELDS LAND & CATTLE, LTD.  
 ANOTHER ATTIC AT SONCY, LTD.  
 THE LOCATION, LOCATION, LOCATION, LTD.  
 70.051 AC. (DEED)  
 O.R. 357, P. 412  
 P.N. 10-02020.007



By Heather L. King 8/18/21  
 Heather L. King  
 Professional Surveyor No. 8307  
 hking@emht.com Date

J:\20210670\DWG\04SHEETS\BOUNDARY\20210670-VS-BNDY-03.DWG plotted by KING, HEATHER on 8/18/2021 10:10:45 AM last saved by H KING on 8/18/2021 10:10:26 AM

**1.308 ACRES**

Situate in the State of Ohio, County of Madison, Village of West Jefferson, lying in Virginia Military District Survey Number 6971, being part of a remainder of that 461.5579 acre tract conveyed as Parcel 1 to MTB WJCP LLC by deed of record in Official Record 325, Page 1599, (all references are to the records of the Recorder's Office, Madison County, Ohio) being more particularly described as follows:

Beginning, for reference, at an iron pin set at the northerly terminus of the southwesterly line of that portion of roadway dedicated by Slides B 249-255, in the southeasterly line of that 6.6030 acre tract conveyed to Byerly Route 29, Inc. by deed of record in Official Record 228, Page 24, and at the northwesterly corner of a remainder of that 3.210 acre tract conveyed to Route 29 Inc. by deed of record in Official Record 111, Page 827;

Thence South 62° 21' 46" West, with the line common to said 3.210 and 6.6030 acre tracts, a distance of 225.89 feet to an iron pin set at a common corner of said remainder of said 461.5579 acre tract and said 3.210 acre tract, being the TRUE POINT OF BEGINNING;

Thence South 63° 10' 29" East, with the line common to said remainder of said 461.5579 acre tract and said 3.210 acre tract, a distance of 500.15 feet to an iron pin set at the southeasterly corner of said 3.210 acre tract (witness a 5/8 inch rebar capped "CEC" found South 26° 22' 47" West, a distance of 6.78 feet);

Thence North 26° 22' 47" East, with said common line, a distance of 120.31 feet to a 3/4 inch iron pipe found at the common corner of said remainder of said 461.5579 acre tract and that 1.137 acre tract conveyed to Village of West Jefferson, Ohio by deed of record in Official Record 233, Page 244;

Thence South 63° 51' 56" East, with the line common to said remainder of said 461.5579 acre tract and said 1.137 acre tract, a distance of 18.12 feet to a 3/4 inch iron pipe found;

Thence South 26° 08' 04" West, with said common line, a distance of 229.39 feet to a 3/4 inch iron pipe capped "#6872" found at the common corner of said remainder of said 461.5579 acre tract and that 70.051 acre tract conveyed to Sealy Commerce Parkway, L.L.C., Fields Land & Cattle, LTD., Another Attic at Soncy, LTD., and The Location, Location, Location, LTD, by deed of record in Official Record 357, Page 412;

Thence North 62° 25' 25" West, with a line common to said remainder of said 461.5579 acre tract and said 70.051 acre tract, a distance of 519.66 feet to an iron pin set at the common corner of said remainder of said 461.5579 acre tract and said 6.6030 acre tract;

Thence North 26° 33' 31" East, with the line common to said remainder of said 461.5579 acre tract and said 6.6030 acre tract, a distance of 102.04 feet to the TRUE POINT OF BEGINNING, containing 1.308 acres, more or less, and being part of Auditor Parcel Number 10-02020.000.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was tied 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 South 63° 10' 27" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307, in July, 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Heather L. King*  
Heather L. King  
Professional Surveyor No. 8307

*8/18/21*  
Date

0.092 ACRE

Situate in the State of Ohio, County of Madison, Village of West Jefferson, lying in Virginia Military District Survey Number 6971, being part of a remainder of that 461.5579 acre tract conveyed as Parcel 1 to MTB WJCP LLC by deed of record in Official Record 325, Page 1599, (all references are to the records of the Recorder's Office, Madison County, Ohio) being more particularly described as follows:

BEGINNING at the northerly terminus of the southeasterly right-of-way line of Commerce Parkway, as dedicated in Slide B 249-255, the southwesterly line of a remainder of said 461.5579 acre tract (witness a 2 inch iron pipe found North 26° 08' 04" East, a distance of 0.74 feet);

Thence North 59° 01' 40" West, with the northeasterly line of said Commerce Parkway, the southwesterly line of said remainder of said 461.5579 acre tract, a distance of 4.01 feet to a point;

Thence North 62° 21' 46" West, with a northeasterly line of said Commerce Parkway, the southwesterly line of said remainder of said 461.5579 acre tract, a distance of 113.65 feet to a magnetic nail set at the common corner of said remainder of said 461.5579 acre tract and a remainder of that 3.210 acre tract conveyed to Route 29 Inc. by deed of record in Official Record 111, Page 827;

Thence North 26° 22' 47" East, with the line common to said remainder tracts, partially across the right-of-way of State Route 29, as defined by Ohio Department of Transportation Right-of-Way Plan S.H. 188-Section A, a distance of 37.50 feet to a magnetic nail set in the centerline thereof;

Thence South 59° 00' 52" East, with the centerline of said State Route 29, the northeasterly line of said remainder of said 461.5579 acre tract, a distance of 117.87 feet to a magnetic nail set;

Thence South 26° 08' 04" West, partially across said State Route 29, (passing at 30.11 feet a 2 inch iron pipe found) a total distance of 30.85 feet to the POINT OF BEGINNING, containing 0.092 acre, more or less, being all of Auditor Parcel Number 16-00004.000 and all within the present right-of-way occupied by State Route 29.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was tied 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 South 63° 10' 27" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307, in July, 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Heather L. King*  
Heather L. King  
Professional Surveyor No. 8307

*8/18/21*  
Date

**0.024 ACRE**

Situate in the State of Ohio, County of Madison, Village of West Jefferson, lying in Virginia Military District Survey Number 6971, being part of a remainder of that 461.5579 acre tract conveyed as Parcel 1 to MTB WJCP LLC by deed of record in Official Record 325, Page 1599, (all references are to the records of the Recorder's Office, Madison County, Ohio) being more particularly described as follows:

Beginning, for reference, at an iron pin set at the northerly terminus of the southwesterly line of that portion of roadway dedicated by Slides B 249-255, in the southeasterly line of that 6.6030 acre tract conveyed to Byerly Route 29, Inc. by deed of record in Official Record 228, Page 24, and at the northwesterly corner of a remainder of that 3.210 acre tract conveyed to Route 29 Inc. by deed of record in Official Record 111, Page 827;

Thence South 62° 21' 46" East, with the southwesterly line of said dedicated portion of roadway, a distance of 499.55 feet to 5/8 inch rebar found at the common corner of a remainder of said 461.5579 and 3.210 acre tracts, being the TRUE POINT OF BEGINNING;

Thence South 62° 21' 46" East, continuing with said southwesterly line, the northeasterly line of a remainder of said 461.5579 acre tract, a distance of 17.71 feet to 3/4 inch iron pipe (bent) found at a common corner of a remainder of said 461.5579 acre tract and that 1.137 acre tract conveyed to Village of West Jefferson, Ohio by deed of record in Official Record 233, Page 244;

Thence South 26° 08' 04" West, with the line common to a remainder of said 461.5579 acre tract and said 1.137 acre tract, a distance of 58.04 feet to a 3/4 inch iron pipe (bent) found;

Thence North 63° 51' 56" West, with said common line, a distance of 17.95 feet to an 3/4 inch iron pipe capped "#6872" found in the southeasterly line of said 3.210 acre tract;

Thence North 26° 22' 47" East, with the line common to a remainder of said 461.5579 acre tract and said 3.210 acre tract, a distance of 58.50 feet to the TRUE POINT OF BEGINNING, containing 0.024 acre, more or less, and being part of Auditor Parcel Number 10-02020.000.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was tied 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 South 63° 10' 27" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307 in July, 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King  
Professional Surveyor No. 8307

8/18/21

Date