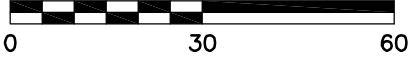




14450 St. Rt. 56 W. Mt. Sterling, OH 43143  
 (614)774-8577 FAX(740)447-9865

SCALE IN FEET

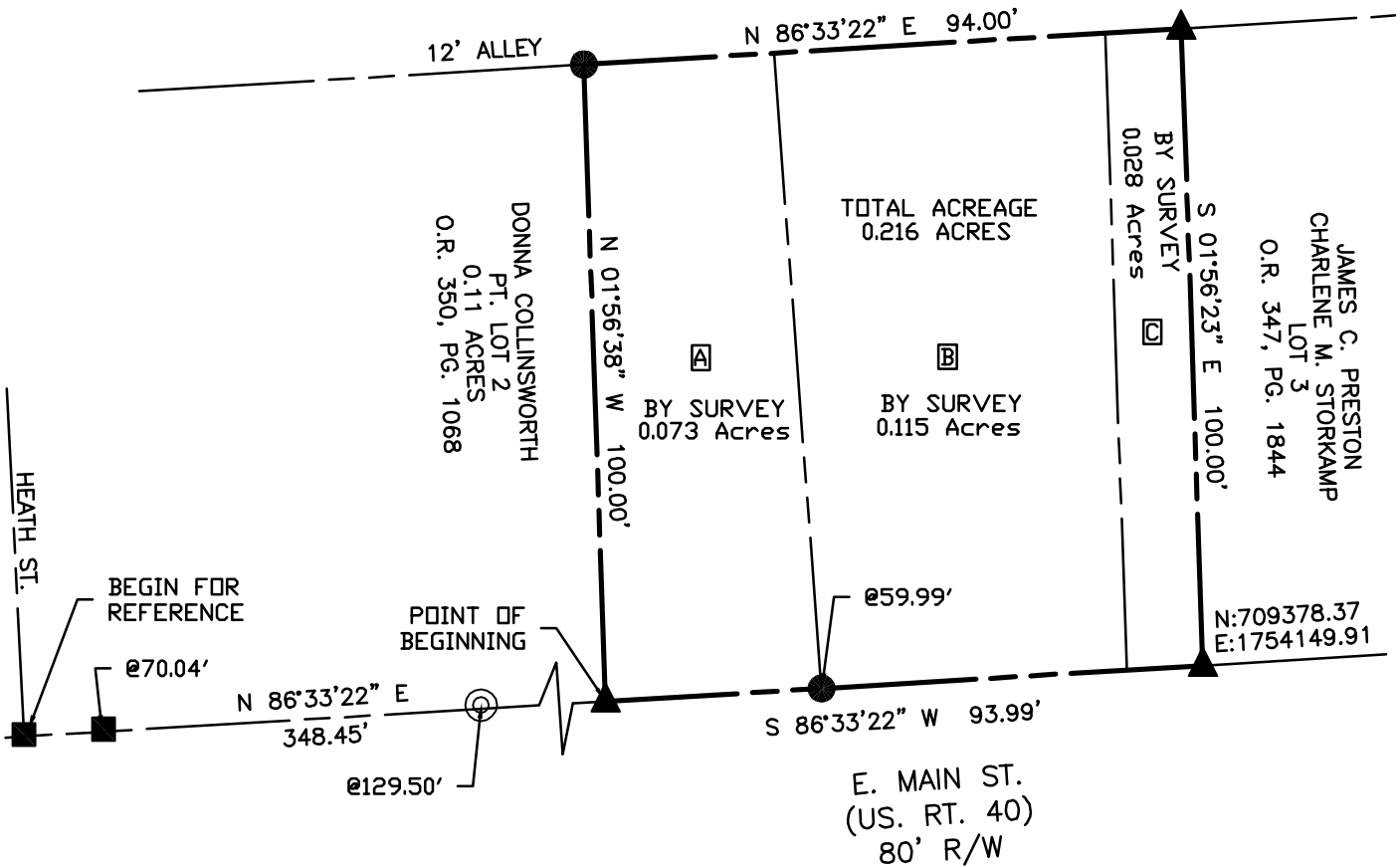


NORTH

☐ A JOHN S. JOHNSON  
 PT. LOT 2  
 0.073 ACRES  
 PARCEL 1  
 O.R. 347, PG. 2431  
 PID: 10-01120.000

☐ B JOHN S. JOHNSON  
 PT. LOT 2  
 0.114 ACRES  
 PARCEL 2  
 O.R. 347, PG. 2431  
 PID: 10-01118.000

☐ C JOHN S. JOHNSON  
 VACATED ALLEY  
 BY ORDINANCE #73-27  
 (D.B. 214, PG. 522)  
 O.R. 347, PG. 2431  
 PID: 10-01116.000



**LEGEND**

- ▲ IRON PIPE SET
- 2" METAL FENCE POST FOUND
- 3/4" IRON PIPE FOUND
- ⊙ CHISLED "X" FOUND



**SURVEYOR'S CERTIFICATE**

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN SEPTEMBER, 2021.

*JLB*  
 Jennifer L. Blue, P.S.  
 Registered Surveyor No. 8382

DATE: 9/29/21

**SITUATE**

Situate in the State of Ohio, County of Madison, Village of West Jefferson and being part of Lot 2 of the Issac Jones Addition and being all of a 0.073 acre tract (Tract 1), all of a 0.114 acre tract (Tract 2) and all of a vacated alley (12' R/W) (Ordinance 73-27 recorded in Deed Book 214, Page 522) all being conveyed to John S. Johnson, by deed of record in Official Record 347, Page 2431.

**BASIS OF BEARINGS**

The bearings in the above description are based on the bearing of North 86°33'22" East for the north right-of-way line of E. Main Street as observed from GPS observations using the Ohio State Plane Coordinate System South Zone, 1983 adjustment

<b>0.216 ACRES</b>	
LYING IN VILLAGE OF WEST JEFFERSON MADISON COUNTY, STATE OF OHIO	
DRAWN BY: JB	JOB NUMBER 158 E. MAIN
FIELD WORK BY: JB	
DATE: 9/21	
SCALE: 1" = 30'	

**BLUE-J SURVEYING, LLC**  
**14450 State Route 56 West**  
**Mount Sterling, Oh 43143**  
**PH. 614-774-8577**

Description of 0.216 Acre Tract

Situate in the State of Ohio, County of Madison, Village of West Jefferson and being part of Lot 2 of the Issac Jones Addition and being all of a 0.073 acre tract (Tract 1), all of a 0.114 acre tract (Tract 2) and all of a vacated alley (12' R/W) (Ordinance 73-27 recorded in Deed Book 214, Page 522) all being conveyed to John S. Johnson, by deed of record in Official Record 347, Page 2431. All records hereon are from the Recorder's Office, Madison County, Ohio, said 0.216 acre tract begin more particularly described as follows:

BEGINNING FOR REFERENCE, at a 2" metal fence post found in the east right-of-way line of Heath Street with the intersection of the north right-of-way line of E. Main Street (US Rte. 40) (80' R/W)

Thence North 86°33'22" East, a distance of 348.45 feet, passing a 2" metal fence post found at a distance of 70.04 feet, and a chiseled "x" found at a distance of 129.50 feet, to an iron rebar set at the southeast corner of said 0.073 acre tract and a 0.11 acre tract (Pt. Lot 2) being conveyed to Donna Collinsworth, by deed of record in Official Record 350, Page 1068;

Thence North 01°56'38" West, a distance of 100.00 feet, along the line between said 0.073 acre tract and said 0.11 acre tract, to a ¾" iron pipe found in the south right-of-way line of an Alley (12' R/W);

Thence North 86°33'22" East, a distance of 94.00 feet, along the south right-of-way line of said Alley, to an iron pin set at the northwest corner of Lot 3, being conveyed to James C. Preston, and Charlene M. Storkamp, by deed of record in Official Record 347, Page 1844;

Thence South 01°56'23" East, a distance of 100.00 feet, along the line between said vacated Alley and Lot 3, to an iron rebar set in the north right-of-way line of E. Main Street;


Thence South 86°33'22" West, a distance of 93.99 feet, along the northerly right-of-way line of said E. Main Street, to the POINT OF BEGINNING, containing 0.216 acres of land more or less. Being subject to all easements, rights-of-way and restrictions of record.

The bearings in the above description are based on the bearing of North 86°33'22" East for the north right-of-way line of E. Main Street as observed from GPS observations using the Ohio State Plane Coordinate System South Zone, 1983 adjustment.

All set iron rebar are 5/8 inch, 30 inch long having a plastic 1" yellow I.D. cap stamped "BLUE 8382"

The description is based on an actual field survey as performed by Blue-J Surveying LLC in September, 2021 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.

**BLUE-J SURVEYING, LLC**

  
Jennifer L. Blue, P.S.  
Registered Surveyor No. 8382      **9/29/21**

