

Scale: 1" = 20'

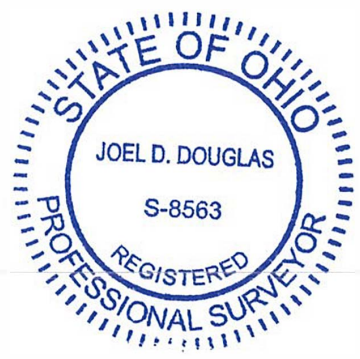
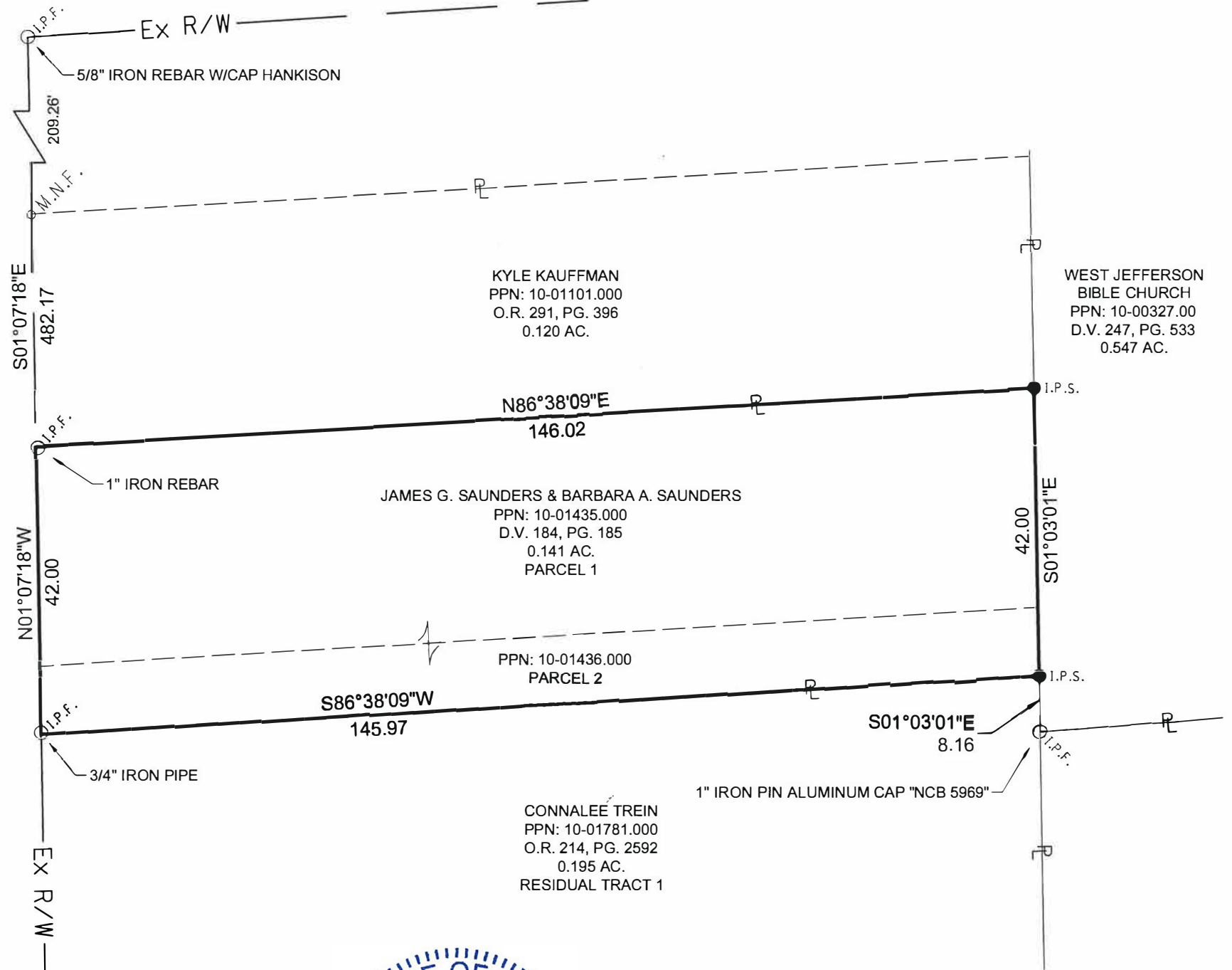
**LEGEND**

- I.P.F. Iron Rebar Found
- I.P.S. 5/8-inch Rebar Set, 30 inches in length with a yellow Cap Stamped: "DLZ Ohio Inc."
- M.N.F. Magnetic Nail Found

**SOUTH STREET  
(33' R/W)**

**HEATH LANE  
(31.5' R/W)**

**FRANKLIN AVENUE  
(35' R/W)**



**Certification:**

I hereby certify that the attached plat was prepared from an actual ground survey performed in September 2021, made by me or under my direct supervision and the information is correct to the best of my knowledge.

*Joel D. Douglas*  
 Joel D. Douglas  
 Professional Surveyor No. 8563

*10/6/2021*  
 Date

**BASIS OF BEARINGS:**

The bearings shown hereon are based on the grid bearing of South 01°07'18" East for the east right-of-way line of Heath Lane as determined by a GPS network of field observations performed in September, 2021 and are based off the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

Boundary Survey  
**0.141 ACRES**

Lying in  
VMS 2836  
Village of West Jefferson  
Madison County, Ohio  
Scale: 1" = 20' Date: 10/4/2021

**DLZ**  
 6121 Huntley Road - Columbus, Ohio 43229-1003  
 Ph.: (614) 888-0040 Fax: (614) 848-6712

**DESCRIPTION OF A  
0.141 ACRE TRACT  
VILLAGE OF WEST JEFFERSON, OHIO**

Situate in the State of Ohio, Madison County, Village of West Jefferson and lying in Virginia Military Survey Number 2836 and being all of Parcel 1 and Parcel 2 as conveyed to James G. Saunders and Barbara A. Saunders by deed of record Deed Volume 184, Page 185 (all records herein are from the Recorder's office, Madison County, Ohio) and being more particularly described as follows:

Begin, for reference, at a 5/8-inch rebar found with yellow cap stamped "R.E. Hankison P.L.S. 7409" located at the intersection of the south right of way of South Street (33 feet in width) and the easterly right of way of Heath Lane (31.5 feet in width);

Thence South 01°07'18" East a distance of 482.17 feet along the easterly right of way line of Heath Lane, passing a 1-inch iron pin found at 209.26 feet, a magnetic nail found at 259.02 feet (2.02 feet east), a magnetic nail found at 306.38 feet, a magnetic nail set at 448.36 feet, to a 1 inch iron pin found at the corner common to said Parcel 1 and that 0.12 acre tract as conveyed to Kyle Kauffman by deed of record in Official Record Book 291, Page 396 at the **True Point of Beginning**;

Thence North 86°38'09" East a distance of 146.02 feet along the northerly line of Parcel 1 to a 5/8-inch rebar set with yellow cap stamped "DLZ OHIO INC" on the westerly line of that 0.547-acre tract as conveyed to West Jefferson Bible Church by deed of record in Deed Book 247, Page 533;

Thence South 01°03'01" East a distance of 42.00 feet along the line common to said Parcels 1 and 2 and said 0.547-acre tract to a 5/8-inch rebar set with yellow cap stamped "DLZ OHIO INC" at a corner common to the residual of Tract I (8,482.5 Sq, Ft) as conveyed to Connalee Trein by deed of record in Official Record 214, Page 2592 and being referenced by a 1" iron pin found with an aluminum cap stamped "NCB 5969" which bears South 01°03'01" East at a distance of 8.16 feet at the southwesterly corner of said 0.547 acre tract;

Thence South 86°38'09" West a distance of 145.97 feet along the line common to the residual of Tract I (8,482.5 Sq Ft) to a 3/4-inch iron pipe found on the easterly right of way line of Heath Lane and being the southwesterly corner of said Parcel 2;


Thence North 01°07'18" West a distance of 42.00 feet along the easterly right of way line of Heath Lane to the **True Point of Beginning**, containing 4668.3 square feet, 0.107 acre, out of parcel number 10-01435.000, and 1458.6 square feet, 0.034 acre, out of parcel number 10-01436.000, in total 6126.9 square feet, 0.141 acre, more or less, subject to all easements, restrictions and rights of way of record.

The bearings shown hereon are based on the grid bearing of South 01°07'18" East for the east right-of-way line of Heath Lane as determined by a GPS network of field observations performed in September, 2021 and are based off the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

All rebar set are 5/8 inch in Diameter, 30 inches in length with a yellow cap stamped "DLZ Ohio Inc."



**DLZ Ohio, Inc.**

  
Joel D. Douglas  
Professional Survey No. S-8563

  
Date