

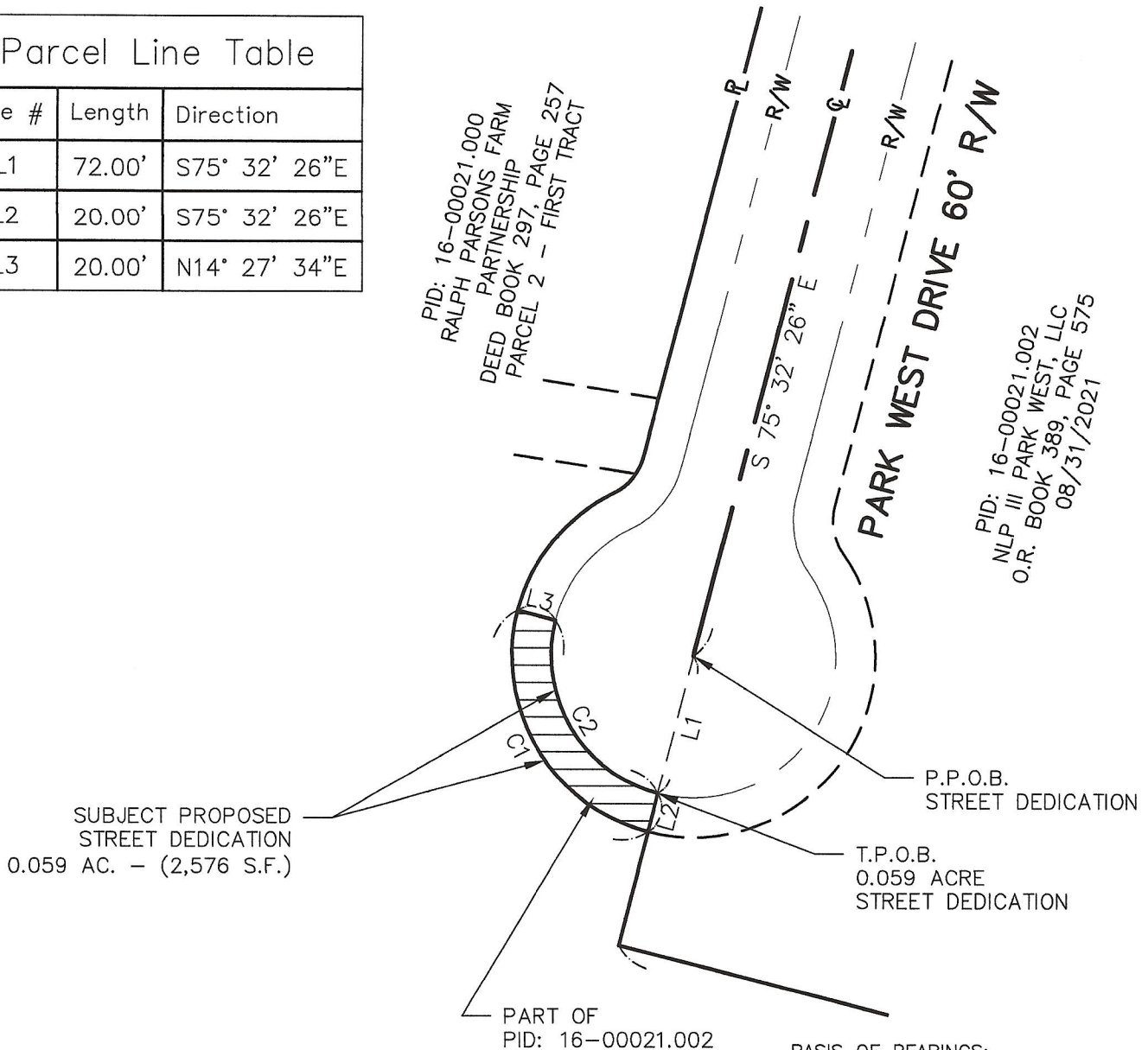
Situated in the State of Ohio, County of Madison, Village of West Jefferson, Virginia Military Survey No. 6653 and 12143, also being part of a 59.138 acre tract (Parcel No. 16-00021.002) out of that original 62.715 acre tract as described in a deed to NLP III PARK WEST, LLC, of record in Official Record Deed Book 389, Page 575

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	144.51'	92.00'	090° 00' 00"	S59° 27' 34"W	130.11'	92.00'
C2	113.10'	72.00'	090° 00' 00"	N59° 27' 34"E	101.82'	72.00'

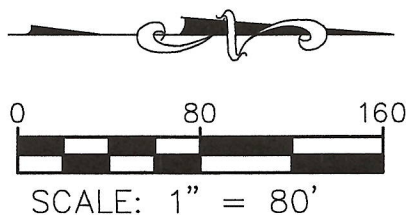
Parcel Line Table

Line #	Length	Direction
L1	72.00'	S75° 32' 26"E
L2	20.00'	S75° 32' 26"E
L3	20.00'	N14° 27' 34"E



PID: 16-00021.002
 NLP III PARK WEST, LLC
 O.R. BOOK 389, PAGE 575
 08/31/2021

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°32'26" East and monumented as described herein, is designated the "basis of bearing" for this survey.



NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THIS PLAT WAS PREPARED BY ROLLING & HOCEVAR, INC., AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN MAY, 2021.

Andrew G. Planet 11-19-2021

ANDREW G. PLANET, P.S. No. 7802

DATE



257 South Court Street
 Suite 6
 Medina, Ohio 44256
 Phone: (330) 723-1828
 RH Proj. No. 32,014

DESCRIPTION OF A STREET DEDICATION
FOR ROAD RIGHT-OF-WAY
0.059 ACRES
From the Land of NLP III PARK WEST, LLC
South of Park West Drive

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 59.138 acre tract (Parcel 16-00021.002) out of that original 62.715 acre tract in a deed to NLP III PARK WEST, LLC of record in Official Record Book 389, Page 575, all references to records are on file in the Recorder's Office, Madison County, Ohio, said 0.059 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°32'26" East, a distance of 72.00 feet to an iron pin set in the Easterly Right-of-Way line of said Park West Drive and being the **True Place of Beginning** of the 0.059 acre tract herein described;

Thence South 75°32'26" East, a distance of 20.00 feet to a 5/8-inch iron pin found with cap marked "CESCO" at an angle point in the Southerly line of said 59.138 acre tract;

Thence along the Southerly line of said 59.138 acre tract, along a curve to the right with a radius of 92.00 feet, a tangent length of 92.00 feet, a delta of 90°00'00", the chord of which bears South 59°27'34" West, for a distance of 130.11 feet, along said arc for a distance of 144.51 feet to an iron pin set;

Thence North 14°27'34" East, a distance of 20.00 feet to an iron pin set in the Southerly Right-of-Way line of said Park West Drive;

Thence along the Southerly Right-of-Way line of said Park West Drive, along a tangent curve to the left with a radius of 72.00 feet, a tangent length of 72.00 feet, a delta of 90°00'00", the chord of which bears North 59°27'34" East, for a distance of 101.82 feet, along said arc for a distance of 113.10 feet to an iron pin set and the **Point of Beginning**, containing **0.059 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. That portion of the centerline of Park West Drive, having a bearing of South 75°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 November, 2021. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "ROLLING~HOCEVAR".

Rolling & Hocevar, Inc.



11-19-2021

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

