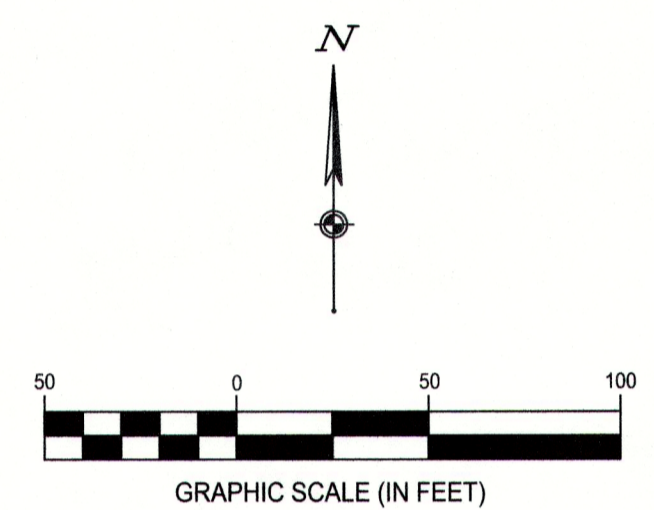
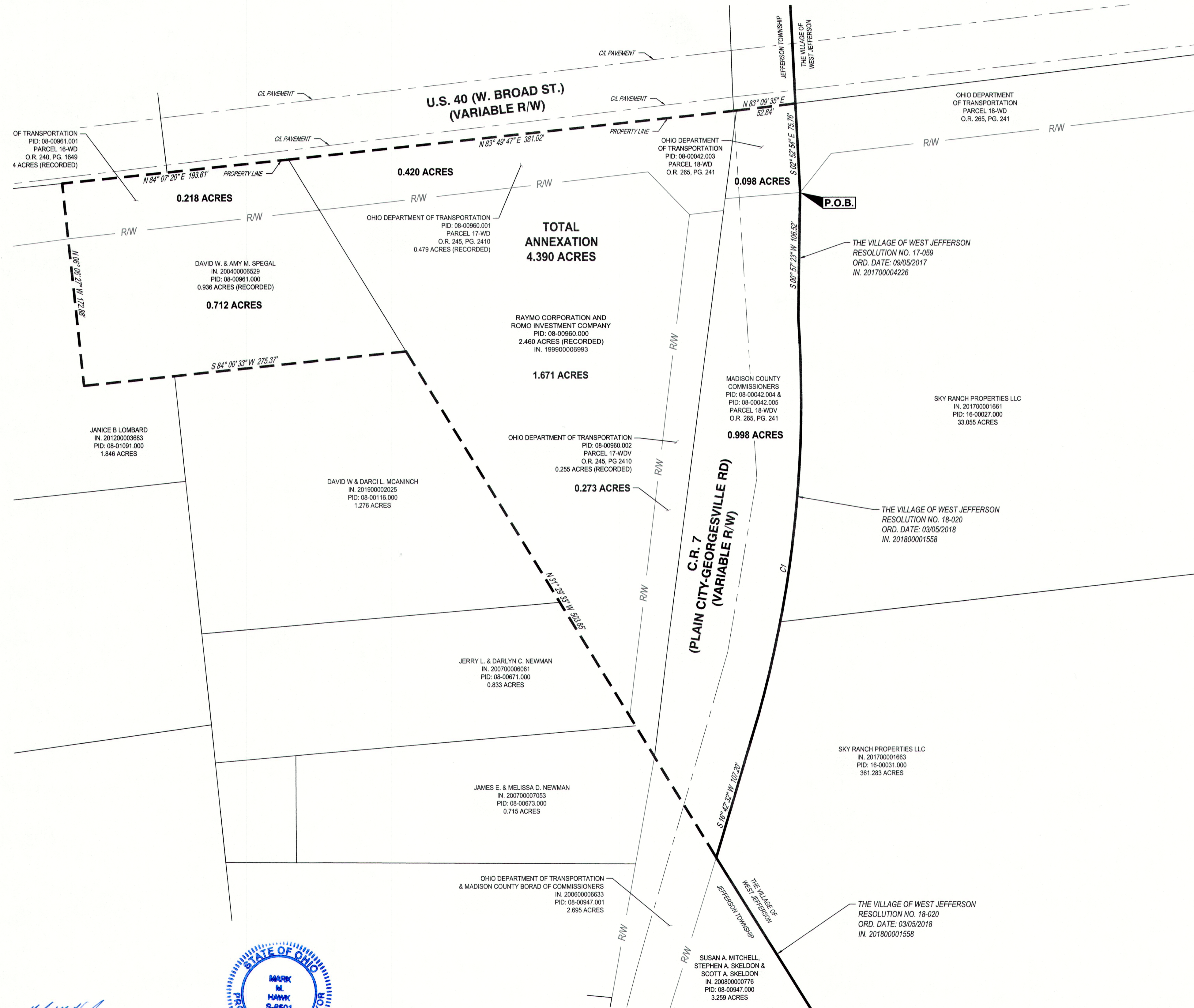
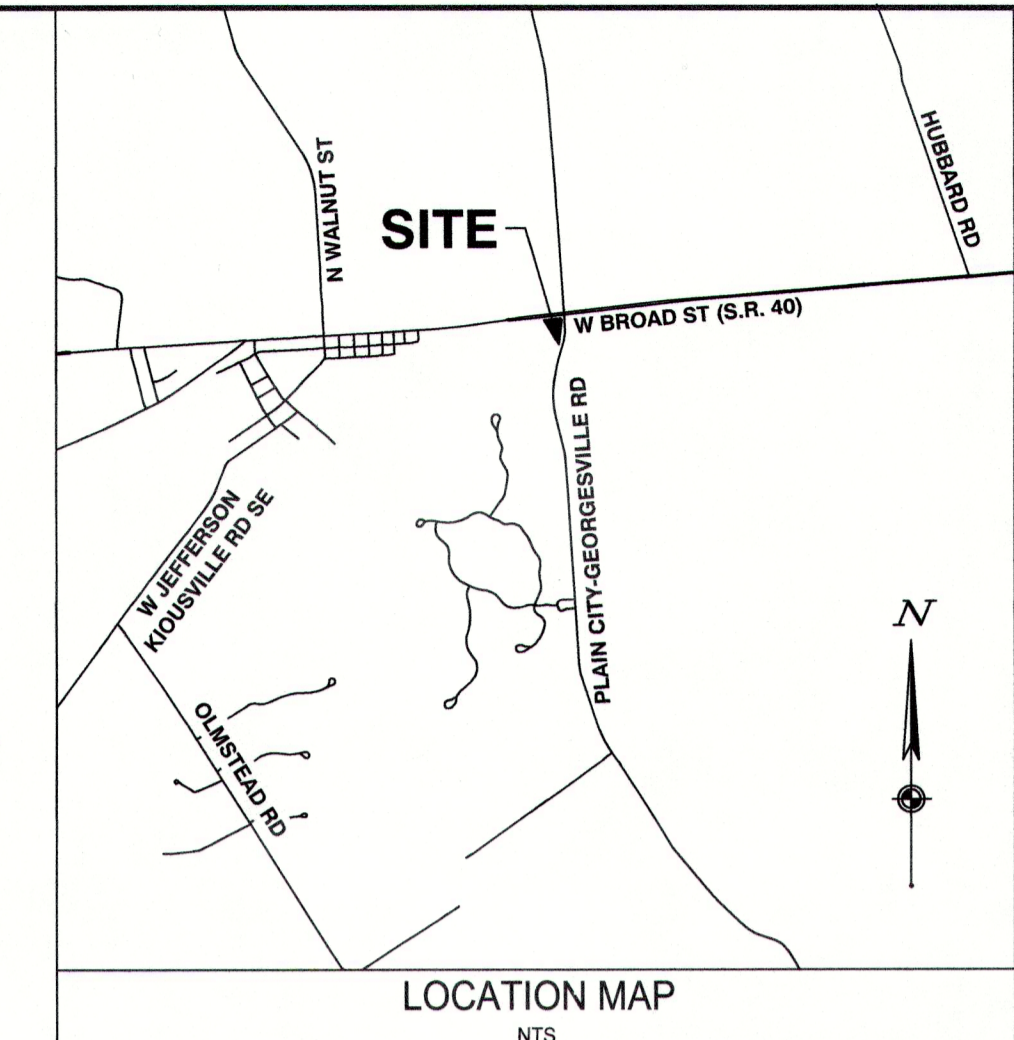


**PROPOSED ANNEXATION OF 4.390 ACRES
FROM: JEFFERSON TOWNSHIP
TO: THE VILLAGE OF WEST JEFFERSON**
STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON
VIRGINIA MILITARY SURVEY #2678



CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C1	20° 41' 03"	994.93'	359.18'	S6° 22' 01"W, 357.23'

LEGEND

	EXISTING VILLAGE OF WEST JEFFERSON CORPORATION LINE
	PROPOSED CORPORATION LINE
	EXISTING PARCEL LINE
	EXISTING ROAD CENTER LINE
	EXISTING RIGHT-OF-WAY

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE MADISON COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 2228.23-FT, OF WHICH 648.66-FT ARE CONTIGUOUS WITH THE VILLAGE OF WEST JEFFERSON (BY RESOLUTION NUMBERS 17-059 AND 18-020), GIVING 29.1% CONTIGUITY.

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DR, STE 400
COLUMBUS, OH 43231
PHONE: 614.794.7080
CONTACT: JEFFREY A. MILLER, PS

2022-03-14
DATE

MARK M. HAWK, P.S.
OHIO REGISTERED PROFESSIONAL
SURVEYOR NO. S-8501



ANNEXATION EXHIBIT

4.390 ACRES

JEFFERSON TOWNSHIP TO VILLAGE OF WEST JEFFERSON MADISON COUNTY, OHIO

SCALE: 1" = 50'	DATE: 10/06/2021
DESIGN:	JOB NO.: 759715
DRAWN: DAV	SHEET NO.:
CHECKED: MMH	1 OF 1

CESO
WWW.CESOINC.COM

PROPOSED ANNEXATION

Containing 4.390 Acres

From Jefferson Township to The Village of West Jefferson

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey Number 2678 and being 1.700 acres out of that original 2.460 acre tract of land as conveyed to Raymo Corporation and Romo Investment Company (PID 08-00960.00) of record in Instrument Number 199900006993, also being 0.711 acres out of the original 0.936 acre tract of land as conveyed to David W. Spegal and Amy M. Spegal (PID 08-00961.000) of record in Instrument Number 200400006529, also being part of the 0.255 acre right-of-way parcel, described as Parcel 17-WDV to the Ohio Department of Transportation (PID 08-00960.002) of record in Official Record 245, Page 2410, also being part of the 0.479 acre right-of-way parcel, described as Parcel 17-WD to the Ohio Department of Transportation (PID 08-00960.001) of record in Official Record 245, Page 2410, also being part of the 0.234 acre right-of-way parcel, described as Parcel 18-WD to the Ohio Department of Transportation (PID 08-00961.001) of record in Official Record 240, Page 1649, also being part of the 1.068 acre right-of-way parcel, described as Parcel 18-WD to the Ohio Department of Transportation (PID 08-00042.003) of record in Official Record 265, Page 241, and also being part of the 0.742 acre right-of-way parcel, described as Parcel 17-WDV to the Madison County Commissioners (PID 08-00042.004 and PID 08-00042.005) of record in Official Record 265, Page 241, all deed references refer to the Records of the Recorder's Office Madison County Ohio, and more particularly described as follows:

Beginning at the intersection of the easterly right-of-way line of County Road 7 (Plain City-Georgesville Rd), with the southerly right-of-way line of U.S. 40 (West Broad Street), also being on the westerly line of a 33.055 acre tract of land as conveyed to Sky Ranch Properties, LLC (PID16-00027.000) of record in Instrument Number 201700001661, also being a point in the westerly corporation line of the Village of West Jefferson Resolution No. 17-059, ordinance dated September 5, 2017 of record in Instrument Number 201700004226;

Thence with said westerly corporation limit, with the westerly line of said 33.055 acre tract, with said easterly right-of-way, also with the westerly corporation line of the Village of West Jefferson Resolution No. 18-020, ordinance dated March 5, 2018 of record in Instrument Number 201800001558, the following courses and distances:

South 00°57'23" West a distance of 106.52 feet to a point of curvature;

With a non-tangent curve to the right having a central angle of 20°41'03" a radius of 994.93 feet, an arc length of 359.18 feet, a chord bearing and distance of South 06°22'01" West, 357.23 feet to a point;

South 16°42'32" West a distance of 107.20 feet to an angle point in said Village of West Jefferson Corporation Line, said point also being the northern corner of a 3.259 acre tract of land as conveyed to Susan A, Mitchell, Stephen A. Skeldon and Scott A. Skeldon (PID 08-00947.000) of record in Instrument Number 200800000776;

Thence with the perimeter of the proposed corporation line, North 31°29'33" West with the westerly line of said Raymo Corporation and Romo Investment Company, with the easterly line of a 0.715 acre tract of land as conveyed to James E. & Melissa D. Newman of record in Instrument Number 200700007053, with the easterly line of a 0.833 acre tract of land as conveyed to Jerry L. & Darlyn C. Newman of record in Instrument Number 200700006061, with the easterly line of a 1.276 acre tract of land as conveyed to David W. Mcaninch and Darci L. Mcannich of record in Instrument Number 201900002025, a distance of 503.85 feet to a point at the southeasterly corner of said 0.963 acre tract;

Thence continuing with the perimeter of the proposed corporation line, South 84°00'33" West with the northerly line of said 1.276 acre tract and the northerly line of 1.846 acre tract as conveyed to Janice B. Lombard of record in Instrument Number 201200003683, a distance of 275.37 feet to a corner thereof;

Thence continuing with the perimeter of the proposed corporation line, North 06°06'27" West with an easterly line of said 1.846 acre tract a distance of 172.88 feet to a point to the northwest corner of said right-of-way Parcel 16-WD;

Thence continuing with the perimeter of the proposed corporation line and with the northerly line of said right-of-way Parcel 16-WD, Parcel 17-WD and Parcel 18-WD, the following courses:

North 84°07'20" East a distance of 193.61 feet to a point;

North 83°49'47" East a distance of 381.02 feet to a point;

North 83°09'35" East a distance of 52.84 feet to a point in said existing corporation line;

Thence with said existing corporation line and crossing said right-of-way Parcel 18-WD, South 02°52'54" East a distance of 75.76 feet to the **Point of Beginning** and containing 4.390 acres of land more or less.

Said 4.390 acres has a total perimeter of 2228.23 feet of which 648.66 feet are contiguous with Village of West Jefferson Corporation line, providing 29.1% contiguity.

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above description is for annexation purposes only and not intended to be used for the transfer of real property.



CESO, Inc.

2022-03-14

Mark M. Hawk
PS No. 8501

Date