



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

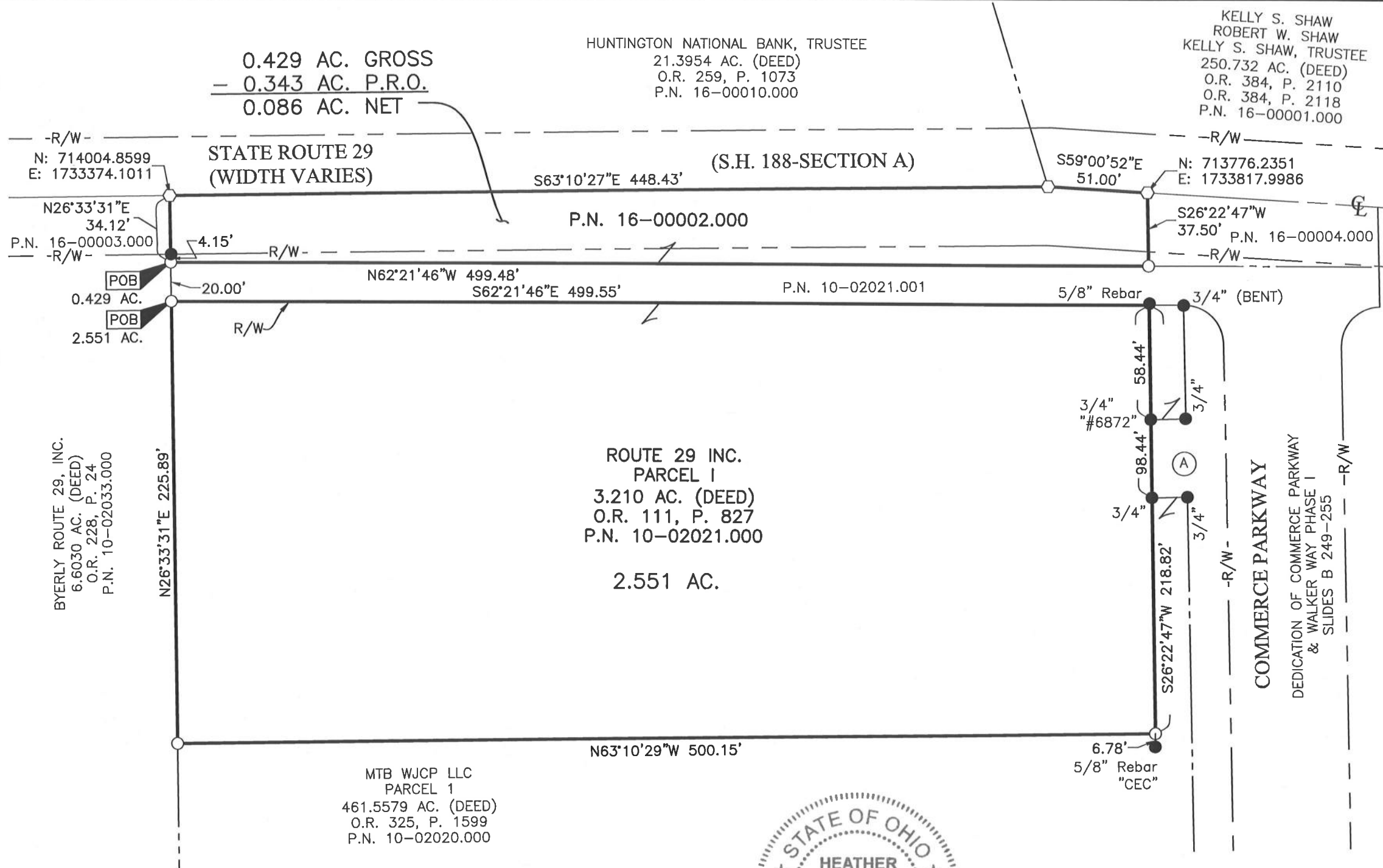
Sheet No: 1 of 1

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.



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

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ◆ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



GRAPHIC SCALE (in feet)



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

U:\20210670\DWG\04SHEETS\BOUNDARY\20210670-VS-BNDY-02.DWG plotted by KING, HEATHER on 8/18/2021 10:09:25 AM last saved by KING on 8/18/2021 10:09:06 AM

0.429 ACRE

Situate in the State of Ohio, County of Madison, Village of West Jefferson, lying in Virginia Military District Survey Number 6971, being all of a remainder of that 3.210 acre tract conveyed as Parcel I to Route 29 Inc. by deed of record in Official Record 111, Page 827, (all references are to the records of the Recorder's Office, Madison County, Ohio) being more particularly described as follows:

BEGINNING at an iron pin set at the northerly terminus of the northeasterly line of that portion of roadway dedicated by Slides B 249-255, being the westerly corner of said remainder of said 3.210 acre tract and 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;

Thence North 26° 33' 31" East, with the line common to said 3.210 and 6.6030 acre tracts, partially across said State Route 29, as defined by Ohio Department of Transportation Right-of-Way Plan S.H. 188-Section A, (passing a 3/4 inch iron pipe found at 4.15 feet) a total distance of 34.12 feet to a magnetic nail set in the centerline of State Route 29 (width varies), being the northerly corner of said 3.210 acre tract;

Thence South 63° 10' 27" East, with the centerline of said State Route 29, the northeasterly line of said 3.210 acre tract, a distance of 448.43 feet to a magnetic nail set at an angle point in said centerline;

Thence South 59° 00' 52" East, continuing with said centerline, a distance of 51.00 feet to a magnetic nail set at the easterly corner of said 3.210 acre tract;

Thence South 26° 22' 47" West, with the southeasterly line of said 3.210 acre tract, partially across said State Route 29, a distance of 37.50 feet to an iron pin set in the northeasterly line of said dedicated portion of roadway;

Thence North 62° 21' 46" West, with the northeasterly line of said dedicated portion of roadway, the southwesterly line of said remainder of said 3.210 acre tract, a distance of 499.48 feet to the POINT OF BEGINNING, containing 0.429 acre, more or less, being all of Auditor Parcel Number 16-00002.000. Of said 0.429 acre tract, 0.343 acres lies within the present right-of-way occupied of said 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

2.551 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 3.210 acre tract conveyed as Parcel I to Route 29 Inc. by deed of record in Official Record 111, Page 827, (all references are to the records of the Recorder's Office, Madison County, Ohio) being more particularly described as follows:

BEGINNING at an iron pin set at the northerly terminus of the southwesterly line of that portion of roadway dedicated by Slides B 249-255, being northerly corner of said remainder of said 3.210 acre tract and 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;

Thence South 62° 21' 46" East, with the southwesterly line of said dedicated portion of roadway, a northeasterly line of said remainder of said 3.210 acre tract, a distance of 499.55 feet to a 5/8 inch rebar found at the easterly common corner of said remainder of said 3.210 acre tract and 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;

Thence South 26° 22' 47" West, with the southeasterly line of said 3.210 acre tract, the northwesterly line of remainders of said 461.5579 acre tract and that 1.137 acre tract conveyed to the Village of West Jefferson, Ohio by deed of record in Official Record 233, Page 244, (passing a 3/4 inch iron pipe capped "#6872" found at a distance of 58.44 feet and a 3/4 inch iron pipe found at a distance of 98.44 feet) a total distance of 218.82 feet to an iron pin set at the southerly 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 63° 10' 29" West, with the line common to said 3.210 acre tract and a remainder of said 461.5579 acre tract, a distance of 500.15 feet to an iron pin set in the southeasterly line of said 6.6030 acre tract;

Thence North 26° 33' 31" East, with the line common to said 3.210 and 6.6030 acre tracts, a distance of 225.89 feet to the POINT OF BEGINNING, containing 2.551 acres, more or less, being all of Auditor Parcel Number 10-02021.000.

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.

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