



# SURVEY OF ACREAGE PARCEL

## VIRGINIA MILITARY DISTRICT

### SURVEY NUMBER 6971

## VILLAGE OF WEST JEFFERSON, COUNTY OF MADISON, STATE OF OHIO

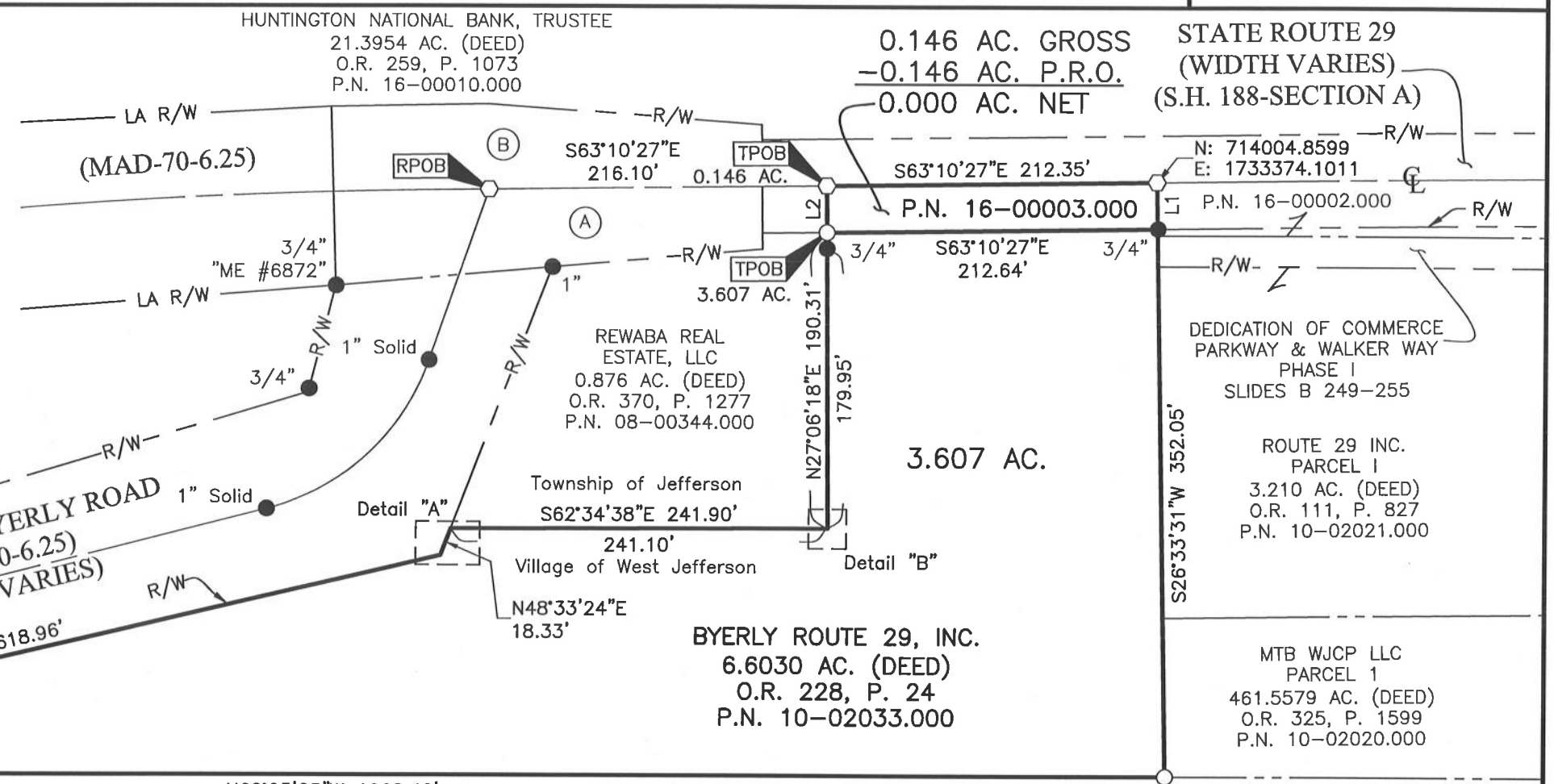
Date:	August 2, 2021
Scale:	1" = 100'
Job No:	2021-0670
Sheet No:	1 of 1

**BASIS OF BEARINGS:**

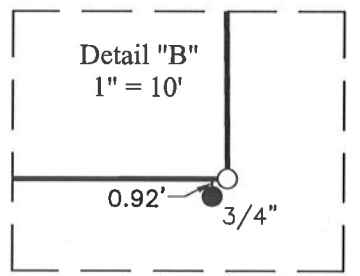
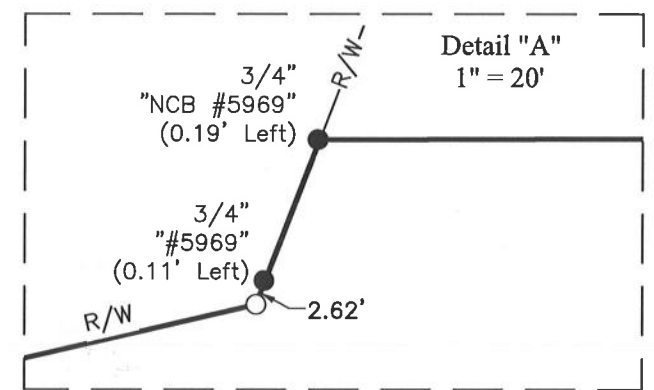
The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference 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.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°33'31"W	30.00'
L2	N27°06'18"E	30.00'



- = 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.



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-01.DWG plotted by KING, HEATHER on 8/18/2021 10:10:07 AM last saved by KING on 8/18/2021 10:09:45 AM

**0.146 ACRE**

Situate in the State of Ohio, County of Madison, Village of West Jefferson, lying in Virginia Military District Survey Number 6971, being part of the remainder of that 6.6030 acre tract conveyed to Byerly Route 29, Inc. by deed of record in Official Record 228, Page 24, (all references are to the records of the Recorder's Office, Madison County, Ohio) being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the intersection of the centerline of State Route 29 with the centerline of Relocated Byerly Road, as defined by Ohio Department of Transportation Right-of-Way Plan MAD-70-6.25, being in the line common to that 0.316 acre tract conveyed as Parcel 40WD to State of Ohio by deed of record in Deed Book 181, Page 164 and that 0.317 acre tract conveyed as Parcel 45-AWD to State of Ohio by deed of record in Deed Book 190, Page 104;

Thence South 63° 10' 27" East, with the centerline of State Route 29, as defined by Ohio Department of Transportation Right-of-Way Plans MAD-70-6.25 and S.H. 188-Section A, a distance of 216.10 feet to a magnetic nail set at the common corner of said 6.6030 acre tract and that 0.876 acre tract conveyed to Rewaba Real Estate, LLC by deed of record in Official Record 370, Page 1277, being the TRUE POINT OF BEGINNING;

Thence South 63° 10' 27" East, continuing with the centerline of State Route 29 (S.H. 188-Section A), the northeasterly line of said 6.6030 acre tract, a distance of 212.35 feet to a magnetic nail set at the northerly common corner of said 6.6030 acre tract and 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;

Thence South 26° 33' 31" West, across the right-of-way of said State Route 29 (S.H. 188-Section A), with the line common to said 6.6030 and 3.210 acre tracts, a distance of 30.00 feet to 3/4 inch iron pipe found in the southerly right-of-way line of said State Route 29 (S.H. 188-Section A);

Thence North 63° 10' 27" West, across said 6.6030 acre tract, with the southwesterly right-of-way line of said State Route 29, a distance of 212.64 feet to an iron pin set in the line common to said 6.6030 and 0.876 acre tracts;

Thence North 27° 06' 18" East, across the right-of-way of said State Route 29 (S.H. 188-Section A), with said common line, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.146 acres, more or less, being all of Auditor Parcel Number 16-00003.000 and all within the present right-of-way occupied by 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  
Professional Surveyor No. 8307

8/18/21  
Date

### 3.607 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 the remainder of that 6.6030 acre tract conveyed to Byerly Route 29, Inc. by deed of record in Official Record 228, Page 24, (all references are to the records of the Recorder's Office, Madison County, Ohio) being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the intersection of the centerline of State Route 29 with the centerline of Relocated Byerly Road, as defined by Ohio Department of Transportation Right-of-Way Plan MAD-70-6.25, being in the line common to that 0.316 acre tract conveyed as Parcel 40WD to State of Ohio by deed of record in Deed Book 181, Page 164 and that 0.317 acre tract conveyed as Parcel 45-AWD to State of Ohio by deed of record in Deed Book 190, Page 104;

Thence South  $63^{\circ} 10' 27''$  East, with the centerline of State Route 29, as defined by Ohio Department of Transportation Right-of-Way Plans MAD-70-6.25 and S.H. 188-Section A, a distance of 216.10 feet to a point at the common corner of said 6.6030 acre tract and that 0.876 acre tract conveyed to Rewaba Real Estate, LLC by deed of record in Official Record 370, Page 1277;

Thence South  $27^{\circ} 06' 18''$  West, across the right-of-way of said State Route 29 (S.H. 188-Section A), with the line common to said 6.6030 and 0.876 acre tracts, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said State Route 29 (S.H. 188-Section A), being the TRUE POINT OF BEGINNING;

Thence South  $63^{\circ} 10' 27''$  East, across said 6.6030 acre tract, with the southwesterly right-of-way line of said State Route 29 (S.H. 188-Section A), a distance of 212.64 feet to a 3/4 inch iron pipe found in the line common to said 6.6030 acre tract and that 3.210 acre tract conveyed as Parcel I to Route 29 Inc. by deed of record in Official Record 111, Page 827;

Thence South  $26^{\circ} 33' 31''$  West, with the southeasterly line of said 6.6030 acre tract, the northwesterly lines of said 3.210 acre tract, a portion of right-of-way dedicated by that subdivision entitled "Dedication of Commerce Parkway & Walker Way Phase I", of record in Slides B 249-255, 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, a distance of 352.05 feet to an iron pin set in the northeasterly line of that 70.051 acre tract conveyed to Sealy Commerce Parkway, L.L.C., Fields Land & Cattle, LTD., Another Attic at Soncy, LTD., and The Location, Location, Location, LTD., by deed of record in Official Record 357, Page 412;

Thence North  $62^{\circ} 25' 25''$  West, with the line common to the remainder of said 6.6030 acre tract and said 70.051 acre tract, a distance of 1068.42 feet to 3/4 inch iron pipe capped "#6872" found in the southerly right-of-way line of said Relocated Byerly Road;

Thence South  $75^{\circ} 36' 15''$  East, with the southwesterly right-of-way line of said Relocated Byerly Road, a northeasterly line of said 6.6030 acre tract, a distance of 618.96 feet to an iron pin set;

Thence North  $48^{\circ} 33' 24''$  East, with the southeasterly right-of-way line of said Relocated Byerly Road, the northwesterly line of said 6.6030 acre tract, (passing a 3/4 inch iron pipe capped "#5969" found at 2.62 feet (0.11 feet left)) a total distance of 18.33 feet to a 3/4 inch iron pipe capped "NCB #5969" found at a common corner of said 6.6030 and 0.876 acre tracts;

Thence South  $62^{\circ} 34' 38''$  East, with the line common to said 6.6030 and 0.876 acre tracts, (passing at 241.10 feet a 3/4 inch iron pipe found (0.92 feet right)) a total distance of 241.90 feet to an iron pin set at the southeasterly corner of said 0.876 acre tract;

Thence North  $27^{\circ} 06' 18''$  East, with said common line, (passing a 3/4 inch iron pipe found at a distance of 179.95 feet) a total distance of 190.31 feet to the TRUE POINT OF

3.607 ACRES

-2-

BEGINNING, containing 3.607 acres, more or less, and being all of Auditor Parcel Number 10-02033.000.

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.

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.

A handwritten signature in black ink that reads "Heather L. King".

8/18/21

Heather L. King  
Professional Surveyor No. 8307

Date