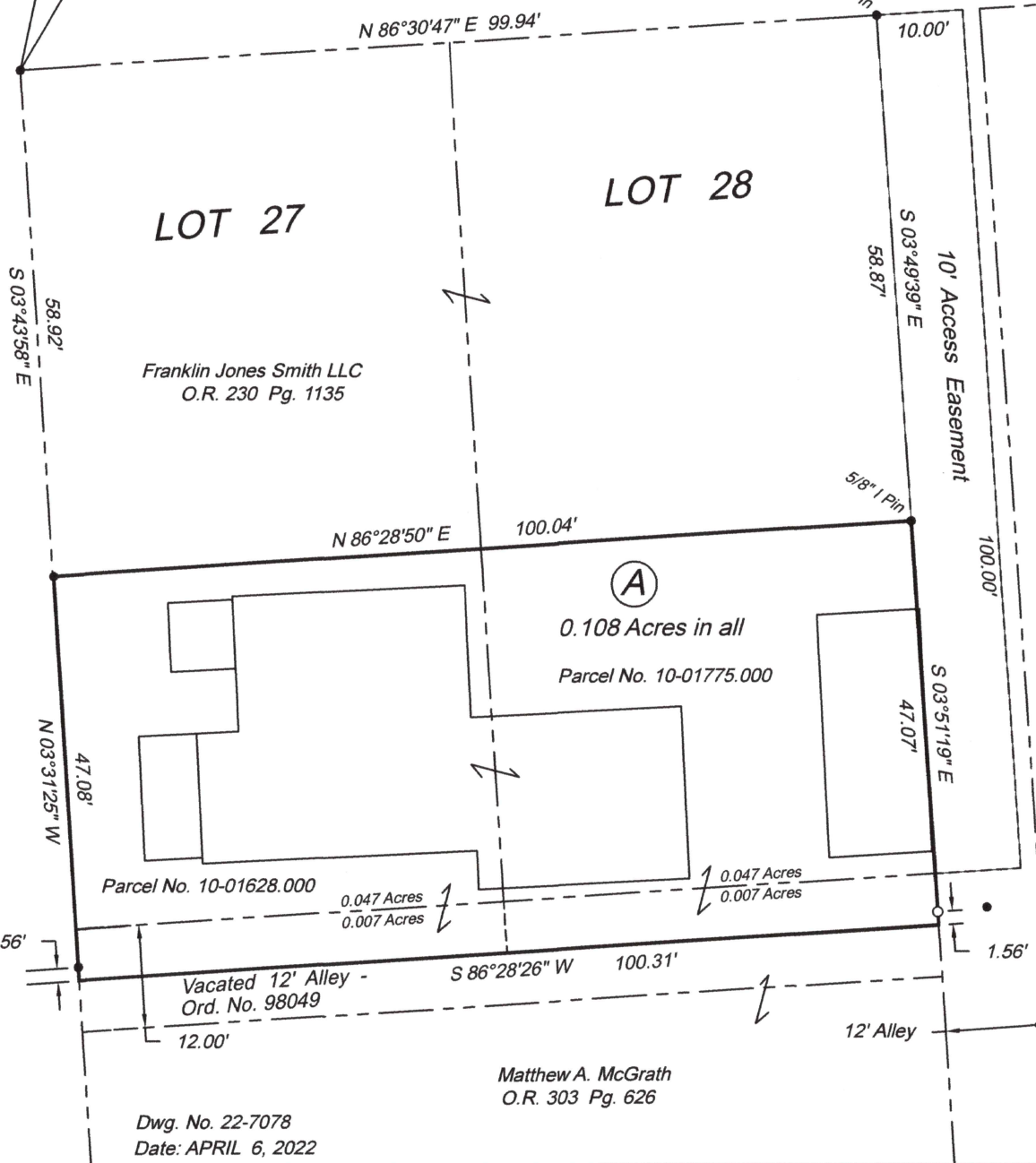


Reference Point of Beginning
 Northeast Corner of Lot 26
 5/8" Iron Pin Set
 N. 708627.0150
 E. 1753512.2867

JONES STREET 40' R/W

STATE OF OHIO
 MADISON COUNTY
 VILLAGE of WEST JEFFERSON
 C.C. JONES, J.M. JONES & Wm JONES ADDITION (*A)
 PLAT SLIDE 95 ~ PART of LOTS 27 & 28 and PART of
 VACATED ALLEY - ALLEY ORD. # 98049 - 0.014 Ac.



(A) = JDC Real Estate Investments LLC
 O.R. 385 Pg. 1868
 Parcel No. 10-01628.000 &
 Parcel No. 10-01775.000
 0.108 Acres in all

NORTH is based on the Ohio State
 Plane Coordinates - South Zone

Pertinent Data:
 Madison Co. Tax Maps
 Local Surveys of the Area
 Plats of Record and
 Deeds of Record
 Ordinances of Record

○ = 5/8 x 30" Rebar with a 2" Aluminum ID cap
 stamped "Boeshart S-6512" set
 ● = Existing 5/8" Iron Pin Found

0 10 20 40
 Scale: 1" = 20'

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT
 SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH
 CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY
 DIRECT SUPERVISION IN APRIL, 2022.

Paul J. Boeshart
 PAUL J. BOESHART, PLS ~ REG. NO. S-6512
 94 CANYON VILLA DRIVE
 HEBRON, OH 43025
 PHONE: 740-928-4130 CELL: 740-616-0812



Dwg. No. 22-7078
 Date: APRIL 6, 2022

Matthew A. McGrath
 O.R. 303 Pg. 626

4-18-22

PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

April 6, 2022

Job No. 22-7078

Surveyor's Description – **All of Parcel No. 10-01628.000 ~ 0.047 Acres**
All of Parcel No. 10-01775.000 ~ 0.047 Acres
Part of Vacated Alley in Ord. No. 98049 ~ 0.007 Ac
Part of Vacated Alley in Ord. No. 98049 ~ 0.007 Ac

0.108 ACRES in all

The parcel herein described is known as being the same lands conveyed to **JDC Real Estate Investments** as described in Official Record 385 on Page 1868 found recorded in the Madison County Recorder's Office in London, Ohio and is situated in the Village of West Jefferson, being part of Lots 27 & 28 in C.C. Jones, J. M. Jones & Wm Jones Addition (Plat Slide 95) and the north half of the vacated 12 foot alley in Alley Ordinance No. 98049 on the south side of Lots 27 & 28, also, know as being a part of V.M.S. 2836 in the Virginia Military Survey of Madison County, Ohio and is better described as follows:

Beginning for a reference at an existing 5/8" iron pin at the intersection of the south line of Jones Street (40' R/W) and the east line of Chester Street (33' R/W), also marking the Northwest Corner of Lot 27 in the C.C. Jones, J. M. Jones & Wm Jones Addition (Plat Slide 95);

Thence, with the east line of the said Chester Street, **South 3 degrees 43 minutes 58 seconds East, 58.92 feet** to an existing 5/8" iron pin and the **True Point of Beginning** for the herein described parcel;

Thence, leaving the said road and with the south line of Franklin Jones Smith LLC (O.R. 230 Pg. 1135), **North 86 degrees 28 minutes 50 seconds East, 100.04 feet** to an existing 5/8" iron pin on the east line of the said Lot 28;

Thence, with the east line of Lot 28, the same being the west line of an alley 12 feet in width, **South 3 degrees 51 minutes 19 seconds East**, passing a set 5/8" iron pin at 45.51 feet, a total distance of **47.07 feet** to a point in the center of a vacated alley 12 feet in width (Ord. No. 98049);


Thence, with the center of the said vacated alley, **South 86 degrees 28 minutes 26 seconds West, 100.31 feet** to a point on the east line of the said Chester Street;

Thence, with the east line of the said Chester Street, **North 3 degrees 31 minutes 25 seconds West**, passing an existing 5/8" iron pin at 1.56 feet, a total distance of **47.08 feet** to the **True Point of Beginning**.

Containing **0.108 ACRES**, of which, 0.047 Acres are in Lot 27, 0.047 Acres are in Lot 28, 0.014 Acres are in Vacated Alley (Ord. No. 98049 and being subject to all legal roads, easements and restrictions of record.

North is based on the Ohio State Plane Coordinates – South Zone. The bearings, used in this description, show the relationship of the angles of the property lines and are not based on true bearings. Iron pins set are 5/8" x 30" re-bar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512".

I, Paul J. Boeshart, (Reg. No. S-6512), hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in March and April, 2022.


Paul J. Boeshart, P.L.S.
Registration No. S-6512

