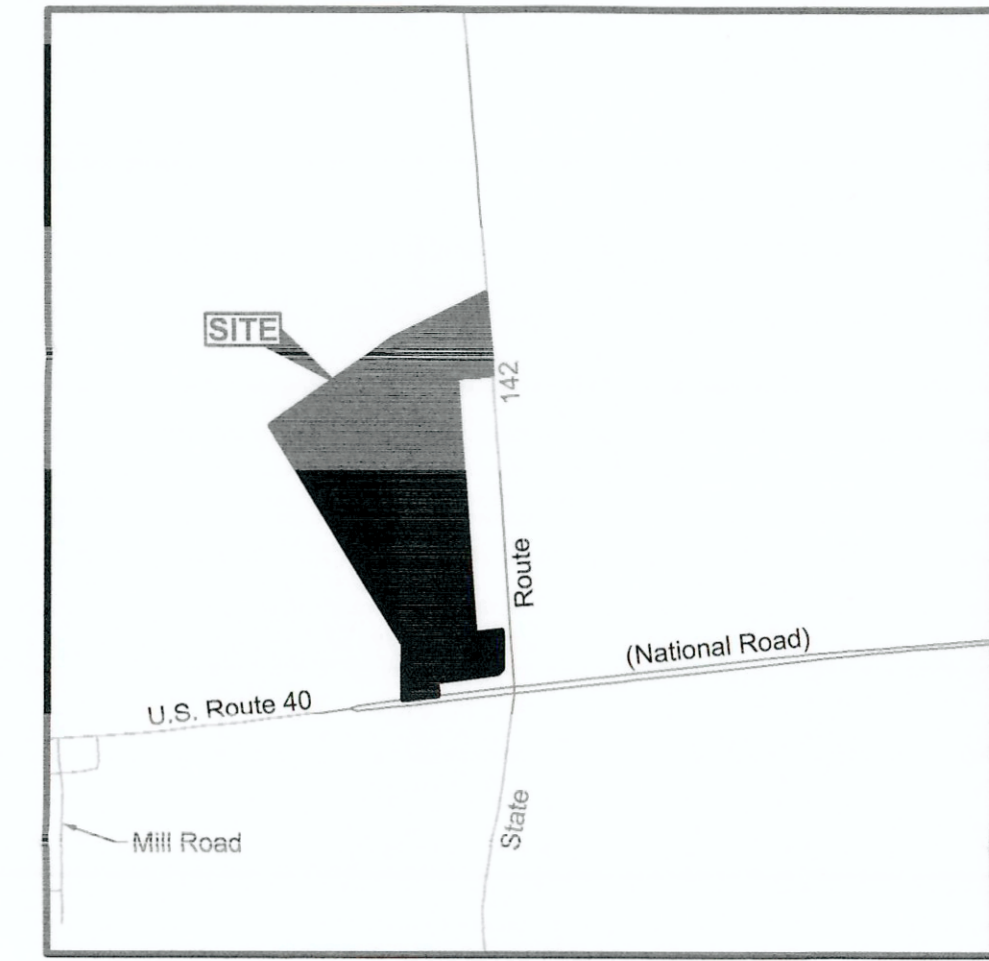


# LOT SPLIT SURVEY PLAT

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

### VIRGINIA MILITARY SURVEY NUMBER 2678

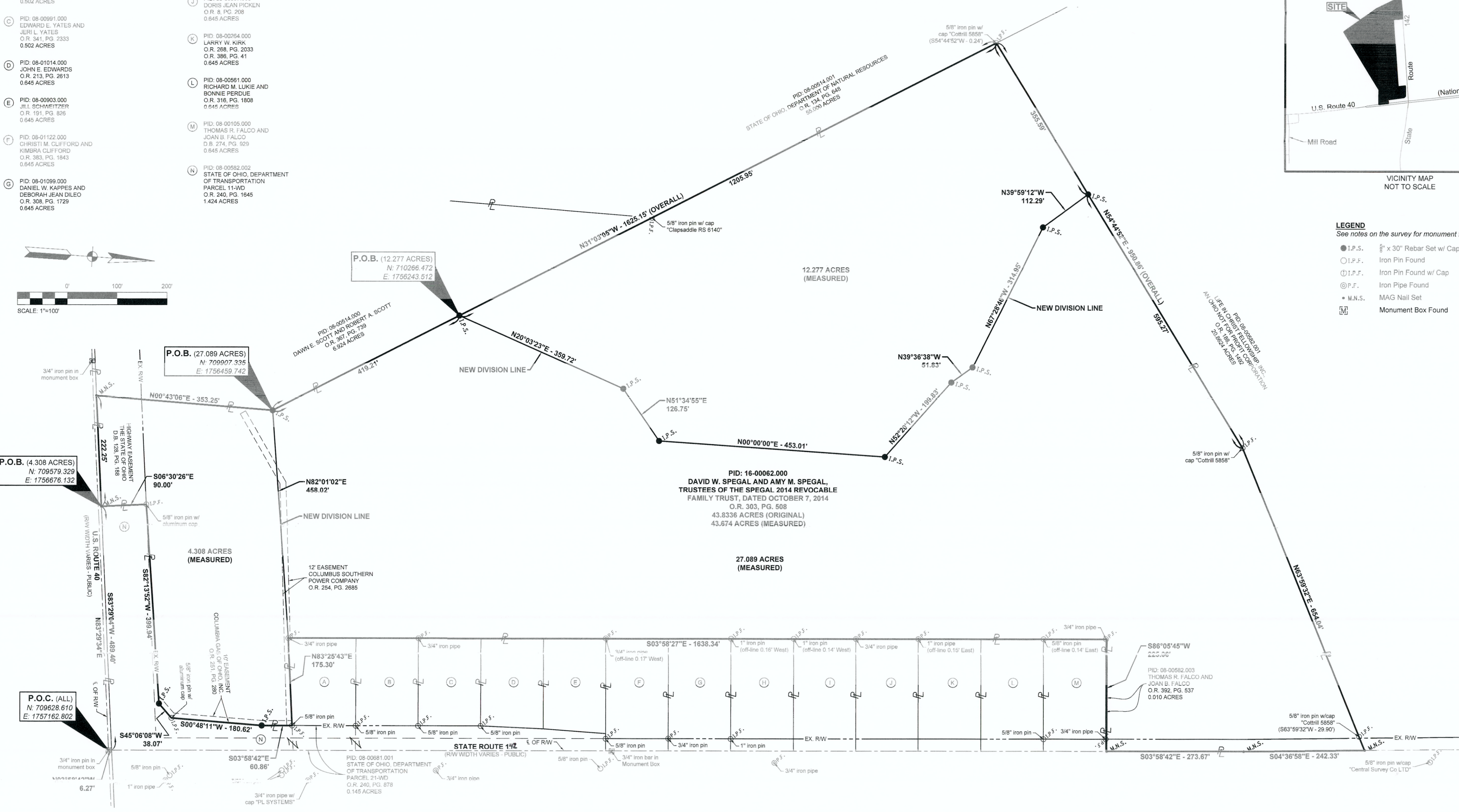
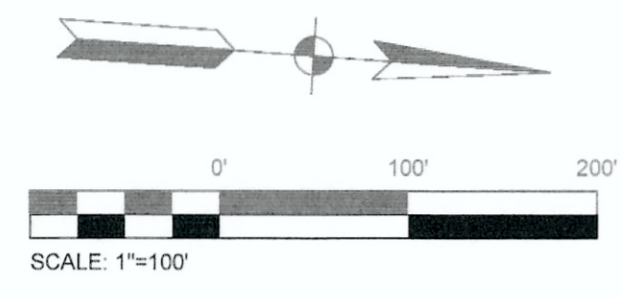


**Redwood**  
A DIVISION OF  
**STRUCTUREPOINT**  
INC.

LOT SPLIT SURVEY PLAT  
FOR  
**REDWOOD - WEST JEFFERSON**  
JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO

2550 Corporate Exchange Dr., Ste. 300 Columbus, Ohio 43231  
TEL: 614.901.2205 | FAX: 614.901.2208  
www.structuredpoint.com

- A** PID: 08-00681.000  
MICHAEL J. O'REILLY AND LINDA D. O'REILLY,  
TRUSTEES, OR HIS/HER/THEIR SUCCESSOR(S),  
OF THE MICHAEL J. O'REILLY AND LINDA D.  
O'REILLY REVOCABLE TRUST AGREEMENT  
DATED NOVEMBER 14, 2018  
O.R. 346, PG. 1816  
0.529 ACRES
- B** PID: 08-00537.000  
NANCY M. HUMPHREY  
O.R. 351, PG. 2693  
0.502 ACRES
- C** PID: 08-00991.000  
EDWARD E. YATES AND  
JERI L. YATES  
O.R. 341, PG. 2333  
0.502 ACRES
- D** PID: 08-01014.000  
JOHN E. EDWARDS  
O.R. 213, PG. 2613  
0.645 ACRES
- E** PID: 08-00903.000  
JILL SCHWEITZER  
O.R. 191, PG. 826  
0.645 ACRES
- F** PID: 08-01122.000  
CHRISTI M. CLIFFORD AND  
KIMBRA CLIFFORD  
O.R. 383, PG. 1843  
0.645 ACRES
- G** PID: 08-01099.000  
DANIEL W. KAPPES AND  
DEBORAH JEAN DILEO  
O.R. 308, PG. 1729  
0.645 ACRES
- H** PID: 08-00237.000  
WILLIAM D. ANDERS AND  
MICHELLE ANDERS  
O.R. 302, PG. 1720  
0.645 ACRES
- I** PID: 08-00593.000  
DONNA M. MATHEWY-BYERS  
O.R. 282, PG. 10  
0.645 ACRES
- J** PID: 08-00387.000  
DORIS JEAN PICKEN  
O.R. 8, PG. 208  
0.645 ACRES
- K** PID: 08-00264.000  
LARRY W. KIRK  
O.R. 288, PG. 2333  
O.R. 386, PG. 41  
0.645 ACRES
- L** PID: 08-00581.000  
RICHARD M. LUKIE AND  
BONNIE PERDUE  
O.R. 318, PG. 1608  
0.645 ACRES
- M** PID: 08-00105.000  
THOMAS R. FALCO AND  
JOAN B. FALCO  
D.S. 274, PG. 929  
0.645 ACRES
- N** PID: 08-00582.000  
STATE OF OHIO, DEPARTMENT  
OF TRANSPORTATION  
PARCEL 11-WD  
O.R. 240, PG. 1645  
1.424 ACRES



- LEGEND**  
See notes on the survey for monument found details
- I.P.S. 3/8" x 30" Rebar Set w/ Cap "ASI PS 8438"
  - I.P.F. Iron Pin Found
  - ⊙ I.P.F. Iron Pin Found w/ Cap
  - ⊗ I.P.F. Iron Pipe Found
  - M.N.S. MAG Nail Set
  - ⊠ M.B.F. Monument Box Found

**BASIS OF BEARINGS**  
BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 83 DEGREES 29 MINUTES 34 SECONDS EAST FOR THE CENTERLINE OF RIGHT-OF-WAY FOR U.S. ROUTE 40 (R/W WIDTH VARIES), AS MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

**COORDINATES NOTE**  
COORDINATES SHOWN HEREON ARE GROUND COORDINATES. TO OBTAIN GRID COORDINATES, APPLY THE COMBINED SCALE FACTOR OF 0.9999945169 ABOUT (709866.564, 1768891.492).

**FLOOD ZONE INFORMATION**  
FLOOD INSURANCE RATE MAP HAVING COMMUNITY-PANEL NUMBER 39097C0159D (EFFECTIVE DATE JUNE 18, 2010) OF THE NATIONAL FLOOD INSURANCE PROGRAM INDICATES THIS SITE TO BE WITHIN "AE" (AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN WITH BASE ELEVATIONS DETERMINED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).

**ZONING INFORMATION**  
THE SITE IS CURRENTLY ZONED PLANNED MIXED USE DISTRICT (PMU), PER THE VILLAGE OF WEST JEFFERSON RESOLUTION NUMBER 22-044, PASSED JUNE 6, 2022.

**RECORD SURVEYS, PLATS & R/W PLANS USED**  
1-02, 64-20, 67-04, 89-83, 74-95, JE-21-B, JE-22E, FRA-40-0-0.5, MAD-40-14.8, MAD-40-14.89, MAD-40-14, MAD-142-11.21, MAD-142-11.22

LOT SPLIT APPROVAL  
VILLAGE OF WEST JEFFERSON, OHIO

*[Signature]* 11-29-2022  
TOM HALL  
DIRECTOR OF PLANNING & DEVELOPMENT

*[Signature]* 11-29-22  
RAY MARTIN  
MAYOR

*[Signature]* 11-29-2022  
JOHN MITCHELL  
DIRECTOR OF PUBLIC SERVICE

THIS LOT SPLIT PLAT WAS PREPARED BASED ON AN ACTUAL SURVEY OF THE PREMISES PERFORMED UNDER MY SUPERVISION IN JUNE 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AMERICAN STRUCTUREPOINT, INC.

*[Signature]* 11/29/2022  
BRIAN P. BINGHAM  
REGISTERED PROFESSIONAL SURVEYOR NO. 8438



REVISION	DATE	SHEET NO.	DESCRIPTION

DATE:	10/28/2022
DRAWN BY:	M/M
CHECKED BY:	B/B
JOB NUMBER:	2020.00934



### DESCRIPTION OF 27.089 ACRE LOT SPLIT

Situated in the State of Ohio, County of Madison, Village of West Jefferson, located in Virginia Military Survey Number 2678, and being a part of that **original 43.8336 acre tract** of land described in a deed to **David W. Spegal and Amy M. Spegal, Trustees of the Spegal 2014 Revocable Family Trust, dated October 7, 2014**, of record in **Official Record 303, Page 508** (herein referenced as the "**Spegal tract**"), all records referenced herein are on file at the Office of the Recorder for Madison County, Ohio, and being more further bounded and described as follows:

Commencing for reference at a 3/4-inch iron pin found in a monument box assembly at the existing centerline of right-of-way intersection for U.S. Route 40 (R/W width varies) and State Route 142 (R/W width varies);

Thence **North 03 degrees 58 minutes 42 seconds West**, along the existing centerline of right-of-way for State Route 142, a distance of **6.27 feet** to the southeast corner of that 1.424 acre right-of-way tract described as Parcel 11-WD in a deed to State of Ohio, Department of Transportation, of record in Official Record 240, Page 1645, being also on the original centerline of right-of-way for U.S. Route 40;

Thence **South 83 degrees 29 minutes 04 seconds West**, along the original centerline of right-of-way for U.S. Route 40, along the south line of said Parcel 11-WD, and along the south line of said Spegal tract, a distance of **711.65 feet** to a MAG nail set at the southwest corner of said Spegal tract, being the southeast corner of that 6.924 acre tract of land described in a deed to Dawn E. Scott and Robert A. Scott, of record in Official Record 367, Page 739;

Thence **North 00 degrees 43 minutes 06 seconds East**, across U.S. Route 40, along the west line of said Spegal tract, along the east line of said 6.924 acre tract, a distance of **353.25 feet** to an iron pin set at a southwest corner of said Spegal tract, being a southeast corner of said 6.924 acre tract, said iron pin being the **TRUE POINT OF BEGINNING** for this description;

Thence **North 31 degrees 03 minutes 05 seconds West**, continuing along the west line of said Spegal tract and the east line of said 6.924 acre tract, a distance of **419.21 feet** to an iron pin set;

Thence across said Spegal tract and along a new division line for the following seven (7) described courses:

1. **North 20 degrees 03 minutes 23 seconds East**, a distance of **359.72 feet** to an iron pin set;
2. **North 51 degrees 34 minutes 55 seconds East**, a distance of **126.75 feet** to an iron pin set;
3. **North 00 degrees 00 minutes 00 seconds East**, a distance of **453.01 feet** to an iron pin set;
4. **North 52 degrees 20 minutes 12 seconds West**, a distance of **199.83 feet** to an iron pin set;
5. **North 39 degrees 36 minutes 38 seconds West**, a distance of **51.83 feet** to an iron pin set;
6. **North 67 degrees 28 minutes 46 seconds West**, a distance of **314.95 feet** to an iron pin set;
7. **North 39 degrees 59 minutes 12 seconds West**, a distance of **112.29 feet** to an iron pin set on the north line of said Spegal tract, being the south line of that 20.8624 acre tract of land described in a deed to Life in Christ Fellowship, Inc., an Ohio Not For Profit Corporation, of record in Official Record 188, Page 1492;

Thence **North 54 degrees 44 minutes 52 seconds East**, along the north line of said Spegal tract, along the south line of said 20.8624 acre tract, a distance of **595.27 feet** to a 5/8-inch iron pin found with a cap inscribed "Cottrill 5858";

Thence **North 63 degrees 59 minutes 32 seconds East**, continuing along the north line of said Spegal tract and the south line of said 20.8624 acre tract, passing a 5/8-inch iron pin found with a cap inscribed "Cottrill 5858" at a distance of 624.14 feet, a total distance of **654.04 feet** to a MAG nail set at the northeast corner of said Spegal tract, being the southeast corner of said 20.8624 acre tract, and being on the existing centerline of right-of-way for State Route 142;

Thence **South 04 degrees 36 minutes 58 seconds East**, along the east line of said Spegal tract, along the existing centerline of right-of-way for State Route 142, a distance of **242.33 feet** to a MAG nail set at an angle point in said centerline;

Thence **South 03 degrees 58 minutes 42 seconds East**, continuing along the east line of said Spegal tract and along the existing centerline of right-of-way for State Route 142, a distance of **273.67 feet** to a MAG

nail set at the southeast corner of the remainder of said Spegal tract, being the northeast corner of that 0.010 acre tract of land described in a deed to Thomas R. Falco and Joan B. Falco, of record in Official Record 392, Page 537;

Thence **South 86 degrees 05 minutes 45 seconds West**, along the south line of the remainder of said Spegal tract, along the north line of said 0.010 acre tract, a distance of **225.00 feet** to the southwest corner of the remainder of said Spegal tract, being the northwest corner of said 0.010 acre tract;

Thence **South 03 degrees 58 minutes 27 seconds East**, along an east line of said Spegal tract, along the west line of said 0.010 acre tract, along the west line of that 0.645 acre tract of land described in a deed to Thomas R. Falco and Joan B. Falco, of record in Official Record 274, Page 929, along the west line of that 0.645 acre tract of land described in a deed to Richard M. Lukie and Bonnie Perdue, of record in Official Record 316, Page 1808, along the west line of that 0.645 acre tract of land described in a deed to Larry W. Kirk, of record in Official Record 268, Page 2033 and Official Record 386, Page 41, along the west line of that 0.645 acre tract of land described in a deed to Doris Jean Picken, of record in Official Record 8, Page 208, along the west line of that 0.645 acre tract of land described in a deed to Donna M. Matheny-Byers, of record in Official Record 282, Page 10, along the west line of that 0.645 acre tract of land described in a deed to William D. Anders and Michelle Anders, of record in Official Record 302, Page 1720, along the west line of that 0.645 acre tract of land described in a deed to Daniel W. Kappes and Deborah Jean Dileo, of record in Official Record 308, Page 1729, along the west line of that 0.645 acre tract of land described in a deed to Christi M. Clifford and Kimbra Clifford, of record in Official Record 383, Page 1843, along the west line of that 0.645 acre tract of land described in a deed to Jill Schweitzer, of record in Official Record 191, Page 826, along the west line of that 0.645 acre tract of land described in a deed to John E. Edwards, of record in Official Record 213, Page 2613, along the west line of that 0.502 acre tract of land described in a deed to Edward E. Yates and Jeri L. Yates, of record in Official Record 341, Page 2333, along the west line of that 0.502 acre tract of land described in a deed to Nancy M. Humphrey, of record in Official Record 351, Page 2693, and along the west line of that 0.529 acre tract of land described in a deed to Michael J. O'Reilly and Linda D. O'Reilly, Trustees, or his/her/their successor(s), of the Michael J. O'Reilly and Linda D. O'Reilly Revocable Trust Agreement dated November 14, 2018, of record in Official Record 346, Page 1816, (passing the following: a 3/4-inch iron pipe at a distance of 2.00 feet, a 5/8-inch iron pin at a distance of 127.19 feet, off-line 0.14 feet to the east, a 1-inch iron pipe at a distance of 377.27 feet, off-line 0.15 feet to the east, a 3/4-inch iron pipe at a distance of 502.29 feet, a 1-inch iron pin at a distance of 627.15 feet, off-line 0.14 feet to the west, a 1-inch iron pin at a distance of 752.29 feet, off-line 0.16 feet to the west, a 3/4-inch iron pipe at a distance of 1,002.81 feet, off-line 0.17 feet to the west, and a 3/4-inch iron pipe at a distance of 1,377.33 feet), for a total distance of **1,638.34 feet** to a 3/4-inch iron pipe found at a northwest corner of said Spegal tract, being a southwest corner of said 0.529 acre O'Reilly tract;

Thence **South 82 degrees 01 minutes 02 seconds West**, across said Spegal tract and along a new division line, a distance of **458.02 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total area of **27.089 acres** (0.293 acres of which are located within the present road occupied), all of which are located within Madison County Auditor's Parcel Number 16-00062.000.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap "ASI PS 8438".

Bearings described hereon are based on the bearing of North 83 degrees 29 minutes 34 seconds East for the existing centerline of right-of-way for U.S. Route 40 (R/W width varies), as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

  
Brian P. Bingham  
Registered Professional Surveyor No. 8438



11/29/2022  
Date

### DESCRIPTION OF 12.277 ACRE LOT SPLIT

Situated in the State of Ohio, County of Madison, Village of West Jefferson, located in Virginia Military Survey Number 2678, and being a part of that **original 43.8336 acre** tract of land described in a deed to **David W. Spegal and Amy M. Spegal, Trustees of the Spegal 2014 Revocable Family Trust, dated October 7, 2014**, of record in **Official Record 303, Page 508** (herein referenced as the "**Spegal tract**"), all records referenced herein are on file at the Office of the Recorder for Madison County, Ohio, and being more further bounded and described as follows:

Commencing for reference at a 3/4-inch iron pin found in a monument box assembly at the existing centerline of right-of-way intersection for U.S. Route 40 (R/W width varies) and State Route 142 (R/W width varies);

Thence **North 03 degrees 58 minutes 42 seconds West**, along the existing centerline of right-of-way for State Route 142, a distance of **6.27 feet** to the southeast corner of that 1.424 acre right-of-way tract described as Parcel 11-WD in a deed to State of Ohio, Department of Transportation, of record in Official Record 240, Page 1645, being also on the original centerline of right-of-way for U.S. Route 40;

Thence **South 83 degrees 29 minutes 04 seconds West**, along the original centerline of right-of-way for U.S. Route 40, along the south line of said Parcel 11-WD, and along the south line of said Spegal tract, a distance of **711.65 feet** to a MAG nail set at the southwest corner of said Spegal tract, being the southeast corner of that 6.924 acre tract of land described in a deed to Dawn E. Scott and Robert A. Scott, of record in Official Record 367, Page 739;

Thence **North 00 degrees 43 minutes 06 seconds East**, across U.S. Route 40, along the west line of said Spegal tract, along the east line of said 6.924 acre tract, a distance of **353.25 feet** to an iron pin set at a southwest corner of said Spegal tract, being a southeast corner of said 6.924 acre tract;

Thence **North 31 degrees 03 minutes 05 seconds West**, continuing along the west line of said Spegal tract and the east line of said 6.924 acre tract, a distance of **419.21 feet** to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** for this description;

Thence **North 31 degrees 03 minutes 05 seconds West**, continuing along the west line of said Spegal tract and the east line of said 6.924 acre tract, along the east line of that 55.000 acre tract of land described in a deed to State of Ohio, Department of Natural Resources, of record in Official Record 134, Page 648, a distance of **1,205.95 feet** to the northwest corner of said Spegal tract (reference a 5/8-inch iron pin found with a cap inscribed "Cottrill 5858" bearing South 54 degrees 44 minutes 52 seconds West and distant 0.24 feet);

Thence **North 54 degrees 44 minutes 52 seconds East**, along the north line of said Spegal tract, along the south line of that 20.8624 acre tract of land described in a deed to Life in Christ Fellowship, Inc., an Ohio Not For Profit Corporation, of record in Official Record 188, Page 1492, a distance of **355.59 feet** to an iron pin set;

Thence across said Spegal tract and along a new division line for the following seven (7) described courses:

1. **South 39 degrees 59 minutes 12 seconds East**, a distance of **112.29 feet** to an iron pin set;
2. **South 67 degrees 28 minutes 46 seconds East**, a distance of **314.95 feet** to an iron pin set;
3. **South 39 degrees 36 minutes 38 seconds East**, a distance of **51.83 feet** to an iron pin set;
4. **South 52 degrees 20 minutes 12 seconds East**, a distance of **199.83 feet** to an iron pin set;
5. **South 00 degrees 00 minutes 00 seconds West**, a distance of **453.01 feet** to an iron pin set;
6. **South 51 degrees 34 minutes 55 seconds West**, a distance of **126.75 feet** to an iron pin set;
7. **South 20 degrees 03 minutes 23 seconds West**, a distance of **359.72 feet** to the **TRUE POINT OF BEGINNING** for this description.

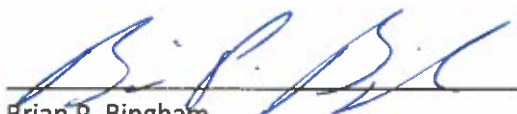
The above description contains a total area of **12.277 acres**, all of which are located within Madison County Auditor's Parcel Number 16-00062.000.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed "ASI PS 8438".

Bearings described hereon are based on the bearing of North 83 degrees 29 minutes 34 seconds East for the existing centerline of right-of-way for U.S. Route 40 (R/W width varies), as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

  
Brian P. Bingham  
Registered Professional Surveyor No. 8438



11/29/2022  
Date

### DESCRIPTION OF 4.308 ACRE LOT SPLIT

Situated in the State of Ohio, County of Madison, Village of West Jefferson, located in Virginia Military Survey Number 2678, and being a part of that **original 43.8336 acre** tract of land described in a deed to **David W. Spegal and Amy M. Spegal, Trustees of the Spegal 2014 Revocable Family Trust, dated October 7, 2014**, of record in **Official Record 303, Page 508** (herein referenced as the "**Spegal tract**"), all records referenced herein are on file at the Office of the Recorder for Madison County, Ohio, and being more further bounded and described as follows:

Commencing for reference at a 3/4-inch iron pin found in a monument box assembly at the existing centerline of right-of-way intersection for U.S. Route 40 (R/W width varies) and State Route 142 (R/W width varies);

Thence **North 03 degrees 58 minutes 42 seconds West**, along the existing centerline of right-of-way for State Route 142, a distance of **6.27 feet** to the southeast corner of that 1.424 acre right-of-way tract described as Parcel 11-WD in a deed to State of Ohio, Department of Transportation, of record in Official Record 240, Page 1645, being also on the original centerline of right-of-way for U.S. Route 40;

Thence **South 83 degrees 29 minutes 04 seconds West**, along the south line of said Parcel 11-WD and along the original centerline of right-of-way for U.S. Route 40, a distance of **489.40 feet** to a MAG nail set at the southwest corner of said Parcel 11-WD, being a southeast corner of said Spegal tract, said MAG nail being the **TRUE POINT OF BEGINNING** for this description;

Thence **South 83 degrees 29 minutes 04 seconds West**, continuing along the original centerline of right-of-way for U.S. Route 40, along the south line of said Spegal tract, a distance of **222.25 feet** to a MAG nail set at the southwest corner of said Spegal tract, being the southeast corner of that 6.924 acre tract of land described in a deed to Dawn E. Scott and Robert A. Scott, of record in Official Record 367, Page 739;

Thence **North 00 degrees 43 minutes 06 seconds East**, across U.S. Route 40, along the west line of said Spegal tract, along the east line of said 6.924 acre tract, a distance of **353.25 feet** to an iron pin set at a southwest corner of said Spegal tract, being a southeast corner of said 6.924 acre tract;

Thence **North 82 degrees 01 minutes 02 seconds East**, across said Spegal tract and along a new division line, a distance of **458.02 feet** to a 3/4-inch iron pipe found at a southeast corner of said Spegal tract, being the southwest corner of that 0.529 acre tract of land described in a deed to Michael J. O'Reilly and Linda D. O'Reilly, Trustees, or his/her/their successor(s), of the Michael J. O'Reilly and Linda D. O'Reilly Revocable Trust Agreement dated November 14, 2018, of record in Official Record 346, Page 1816;

Thence **North 83 degrees 25 minutes 43 seconds East**, along a north line of said Spegal tract, along the south line of said 0.529 acre tract, a distance of **175.30 feet** to a 5/8-inch iron pin found at a northeast corner of said Spegal tract, being the southeast corner of said 0.529 acre tract, being the northwest corner of said Parcel 11-WD, and being the southwest corner of that 0.145 acre right-of-way tract described as Parcel 21-WD in a deed to State of Ohio, Department of Transportation, of record in Official Record 240, Page 878, said iron pin being on the existing west right-of-way line for State Route 142;

Thence along the east line of said Spegal tract, along a west line of said Parcel 11-WD, and along the existing west right-of-way line for State Route 142, for the following three (3) described courses:

1. **South 03 degrees 58 minutes 42 seconds East**, a distance of **60.86 feet** to an iron pin set;
2. **South 00 degrees 48 minutes 11 seconds West**, a distance of **180.62 feet** to a 5/8-inch iron pin found with an aluminum cap;
3. **South 45 degrees 06 minutes 08 seconds West**, a distance of **38.07 feet** to an iron pin set at a southeast corner of said Spegal tract, being a northwest corner of said Parcel 11-WD;

Thence **South 82 degrees 13 minutes 52 seconds West**, along a south line of said Spegal tract, along a north line of said Parcel 11-WD, and along the existing north right-of-way line for U.S. Route 40, a distance of **399.94 feet** to a 5/8-inch iron pin found with an aluminum cap at a southeast corner of said Spegal tract, being a northwest corner of said Parcel 11-WD;

Thence **South 06 degrees 30 minutes 26 seconds East**, across U.S. Route 40, along an east line of said Spegal tract, along a west line of said Parcel 11-WD, a distance of **90.00 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total area of **4.308 acres** (0.448 acres of which are located within the present road occupied), all of which are located within Madison County Auditor's Parcel Number 16-00062.000.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed "ASI PS 8438".

Bearings described hereon are based on the bearing of North 83 degrees 29 minutes 34 seconds East for the existing centerline of right-of-way for U.S. Route 40 (R/W width varies), as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

  
Brian P. Bingham  
Registered Professional Surveyor No. 8438



11/29/2022  
Date