

2306.0754
 BOUNDARY SURVEY
 MADISON COUNTY

LEGEND

- FIRC-FOUND IRON ROD, CAPPED
- FIR-FOUND IRON ROD
- FIP-FOUND IRON PIPE
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"LANDMARK SURVEY"
- SET MAG NAIL
- MONUMENT BOX AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC.-ACRES
- B/E-BASEMENT ENTRY
- CONC.-CONCRETE
- C/L-CENTERLINE
- D/W-DRIVEWAY
- EP-EDGE OF PAVEMENT
- GAR.-GARAGE
- INSTR.-INSTRUMENT
- O.L.-ORIGINAL LOT
- O.R.-OFFICIAL RECORD
- P.N.-PARCEL NUMBER
- P.O.B.-POINT OF BEGINNING
- RES.-RESIDENCE
- R/W-RIGHT OF WAY
- PG.-PAGE
- S.F.-SQUARE FEET
- T.P.O.B.-TRUE POINT OF BEGINNING

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE PLAT OF P.J. FREY'S 1ST & 2ND ADDITION TO THE TOWN OF JEFFERSON, PLAT BOOK 1, PAGE 25, MADISON COUNTY RECORDER'S OFFICE, HOLDING FOUND AND USED MONUMENTS ALONG THE SOUTH RIGHT OF WAY OF SMITH STREET AS SHOWN HEREON, WHICH IS BEARING N 58°00'00" E.

NOTE:

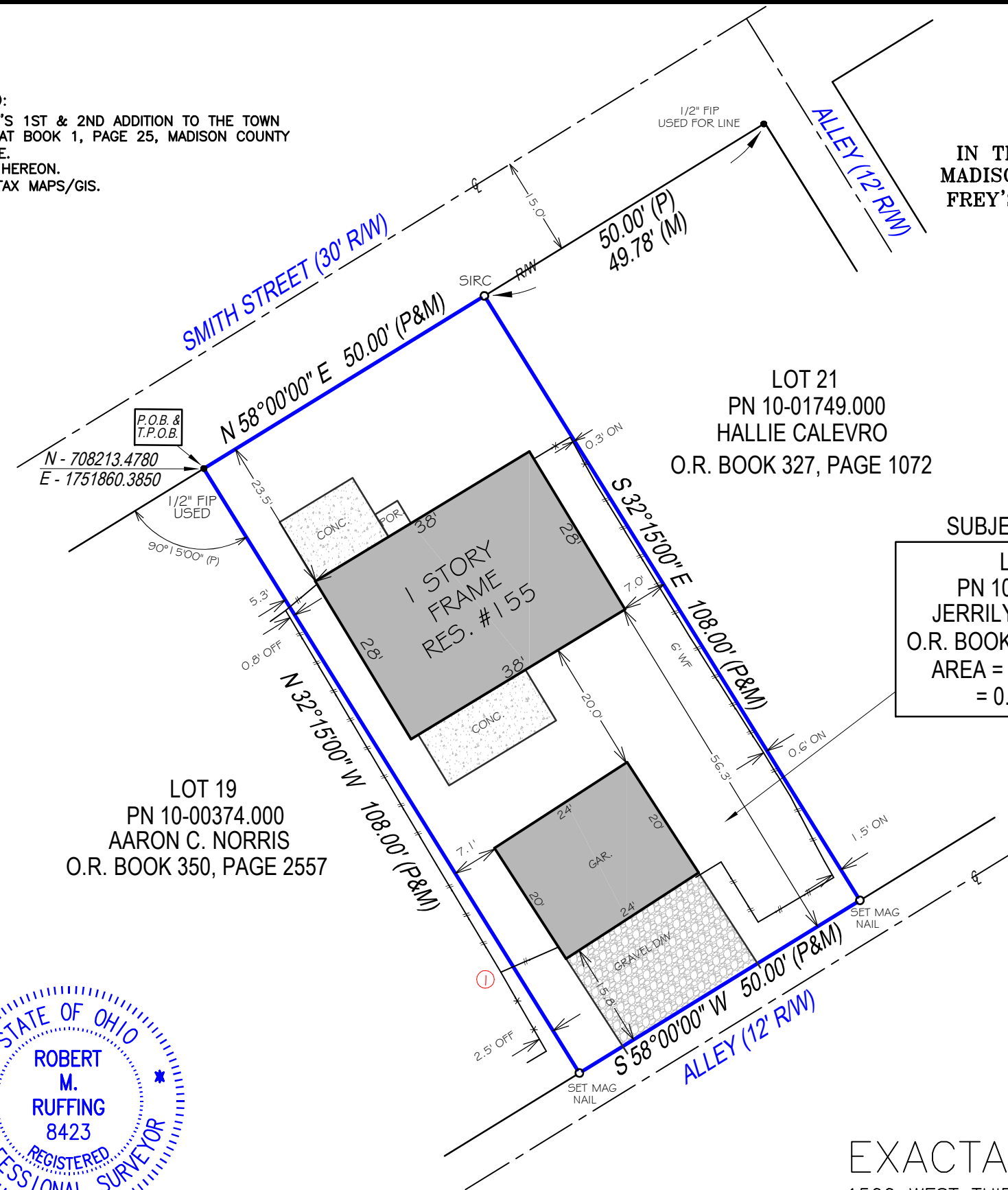
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JUNE OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DOCUMENTS USED:

- PLAT OF P.J. FREY'S 1ST & 2ND ADDITION TO THE TOWN OF JEFFERSON, PLAT BOOK 1, PAGE 25, MADISON COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- MADISON COUNTY TAX MAPS/GIS.



SURVEY OF
 155 SMITH STREET
 WEST JEFFERSON, OHIO
 KNOWN AS
 PN 10-00754.00

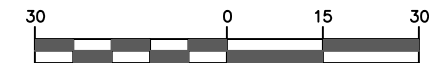
IN THE VILLAGE OF WEST JEFFERSON, COUNTY OF MADISON AND STATE OF OHIO, BEING LOT 20 IN P.J. FREY'S 1ST ADDITION TO THE TOWN OF JEFFERSON, PLAT BOOK 1, PAGE 25.

LOT 21
 PN 10-01749.000
 HALLIE CALEVRO
 O.R. BOOK 327, PAGE 1072

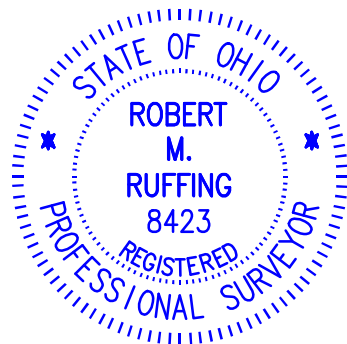
SUBJECT PARCEL

LOT 20
 PN 10-00754.000
 JERRILYN HENDLEY
 O.R. BOOK 242, PAGE 944
 AREA = 5,400.00 S.F.
 = 0.124 AC.

POINTS OF INTEREST:
 ① FENCE OVER THE PROPERTY LINE.



GRAPHIC SCALE (In Feet)
 1 inch = 30' ft.



Robert M. Ruffing
 ROBERT RUFFING, P.S.
 REGISTERED SURVEYOR NO. 8423
 DATE 7-11-2023
 REV. 7-20-2023

EXACTA LAND SURVEYORS

1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
 PHONE: (216) 751-9000
 DATE 7-11-2023
 WWW.EXACTALAND.COM
 JOB NO. 2306.0754

LEGAL DESCRIPTION

for Parcel Number 10-00754.00 (Lot 20)

at 155 Smith Street

West Jefferson, Ohio

Situated in the Village of West Jefferson, County of Madison and State of Ohio, being Lot 20 in the P.J. Frey's 1st & 2nd Addition to the Village of Town of Jefferson (Plat Book 1, Page 25, Madison County Recorder's Office), conveyed to Jerrilyn Hendley (O.R. Book 242, Page 944), bounded and described as follows:

Beginning at a found and used 1/2-inch iron pipe at the northeast corner of Lot 19 in said subdivision along the south right of way of Smith Street (30' R/W), conveyed to Aaron C. Norris (O.R. Book 350, Page 2557), also being the True Point of Beginning at the northwest corner of Lot 20, the parcel herein described, in the following 4 courses:

Course 1: Thence along said south right of way line, N 58°00'00" E, 50.00 feet to a set 5/8" x 30" capped iron rod ("LANDMARK SURVEY") at the northeast corner of Lot 20, also being the northwest corner of Lot 21, conveyed to Hallie Calevro (O.R. Book 327, Page 1072);

Course 2: Thence along the west line of said Calevro parcel (Lot 21), S 32°15'00" E, 108.00 feet to a set 5/8" x 30" capped iron rod ("LANDMARK SURVEY") at the southeast corner of Lot 20 along the north right of way of a 12-foot-wide alley, being the southwest corner of Lot 21 and the southwest corner of said Calevro parcel;

Course 3: Thence along said right of way line, S 58°00'00" W, 50.00 feet to set 5/8" x 30" capped iron rod ("LANDMARK SURVEY") at the southwest corner of Lot 20, being the southeast corner of Lot 19 and the southeast corner of said Norris parcel;

Course 4: Thence along the east line of said Norris parcel (Lot 19), N 32°15'00" W, 108.00 feet to the True Point of Beginning at the northwest corner of Lot 20, containing 5400.00 square feet, or 0.124 acres and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The basis of bearings for this survey are based on the plat of P.J. Frey's 1st & 2nd Addition to the Town of Jefferson (Plat Book 1, Page 25), holding found and used monumentation along the south line of Smith Street, which is bearing N 58°00'00" E.

The intent of this legal description is to retrace and describe this parcel based on an actual field survey performed in July 2023 by Exacta Land Surveyors, LLC.

PENDING COUNTY REVIEW – SUBJECT TO CHANGE

Prepared by Robert M. Ruffing, P.S. 8423, in July 2023.

Robert M. Ruffing 7-11-23

