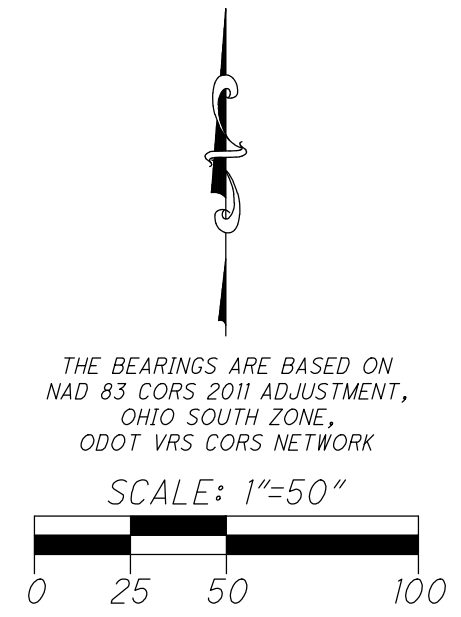
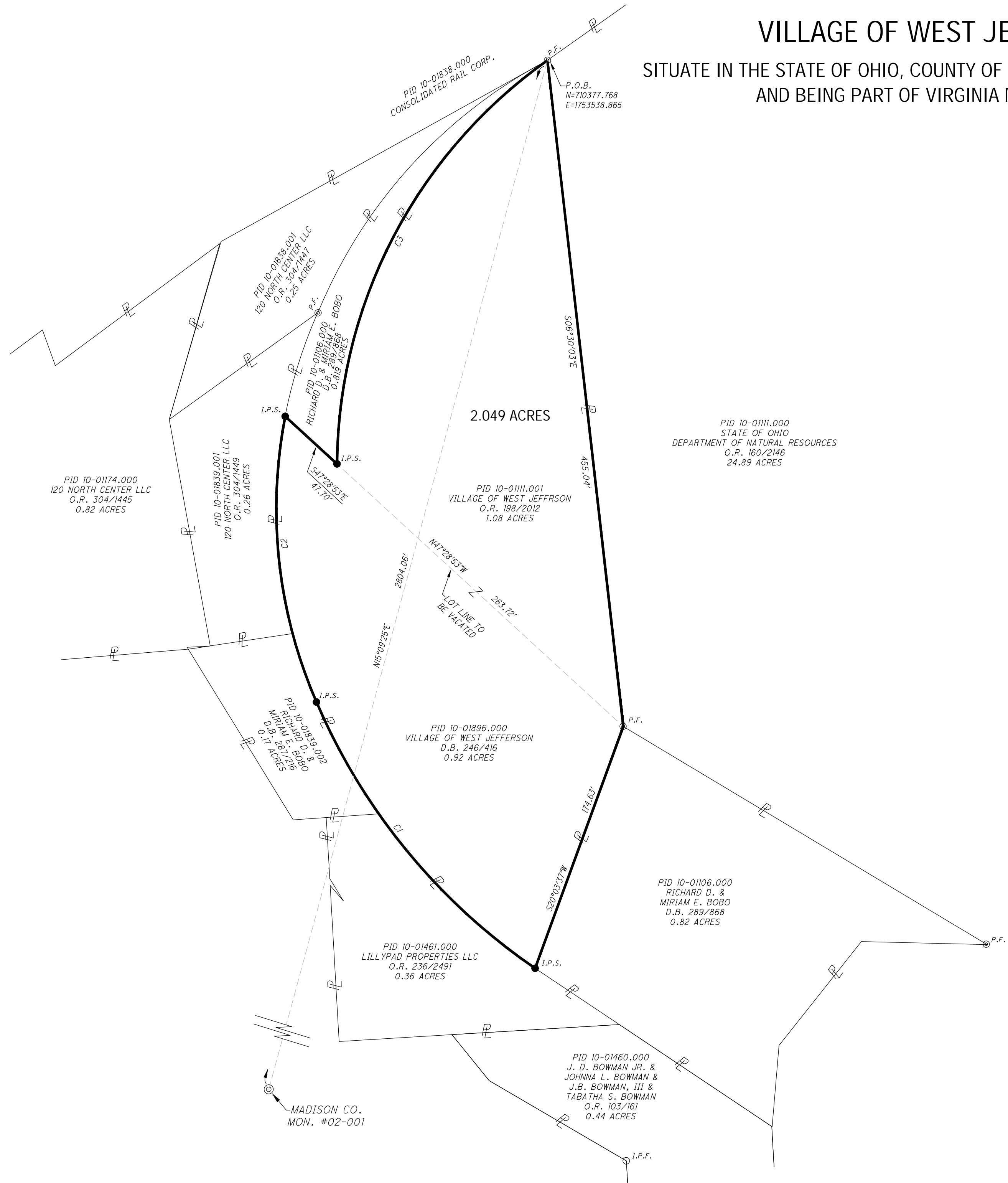


VILLAGE OF WEST JEFFERSON SURVEY

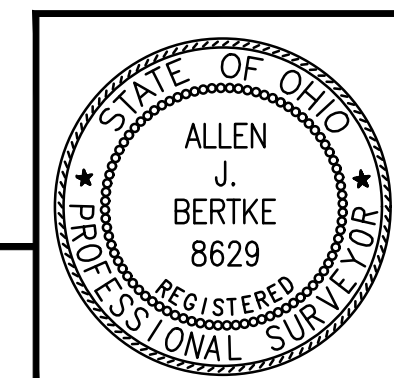
SITUATE IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON,
AND BEING PART OF VIRGINIA MILITARY SURVEY NO. 2836



| CURVE | RADIUS | Δ | LENGTH | CHORD | |
|-------|---------|-----------|---------|---------|-------------|
| | | | | LENGTH | BEARING |
| C1 | 418.16' | 32°27'58" | 236.95' | 233.79' | N39°24'04"W |
| C2 | 328.13' | 34°34'24" | 198.00' | 195.01' | N06°15'13"W |
| C3 | 338.30' | 54°19'45" | 320.78' | 308.90' | N27°32'49"E |

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- ⊙ P.F. IRON PIPE FOUND
- I.P.F. IRON PIN FOUND
- ⊙ CONCRETE MONUMENT FOUND



PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

| | |
|--------------|------------|
| DATE: | 07-21-2023 |
| DRAWN BY: | RMF |
| JOB NUMBER: | MADWJE2301 |
| SHEET NUMBER | 1 OF 1 |

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629 08-21-2023 DATE

LEGAL DESCRIPTION

BEING ALL OF PARCEL 10-01111.001 AND PARCEL 10-01896.000 OWNED BY THE VILLAGE OF WEST JEFFERSON AS CONVEYED IN OFFICIAL RECORD 198, PAGE 2012 AND OFFICIAL RECORD 246, PAGE 416 OF THE MADISON COUNTY DEED RECORDS, SITUATE IN VIRGINIA MILITARY SURVEY NO. 2836 AND BEING IN THE VILLAGE OF WEST JEFFERSON, JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pipe found at the northwest corner of a 24.89-acre tract of land owned by the State of Ohio Department of Natural Resources as conveyed in Official Record 160, Page 2146 and being on the south line of the Consolidated Rail Corporation tract;

thence, South $06^{\circ}30'03''$ East, 455.04 feet, along the west line of said 24.89-acre State of Ohio tract to an iron pipe found at the northwest corner of a tract of land owned by Richard D. and Miriam E. Bobo as conveyed in Deed Book 289, Page 868;

thence, South $20^{\circ}03'37''$ West, 174.63 feet, along the west line of said Bobo tract to an iron pin with cap set on the north line of a tract of land owned by Lillypad Properties LLC as conveyed in Official Record 236, Page 2491;

thence, on a curve to the right with a radius of 418.16 feet, an arc distance of 236.95 feet, a delta angle of $32^{\circ}27'58''$, and a chord bearing North $39^{\circ}24'04''$ West, 233.79 feet, along the north line of said Lillypad Properties tract to an iron pin with cap set on the east line of a 0.17-acre tract of land owned by Richard D. and Miriam E. Bobo as conveyed in Deed Book 287, Page 216;

thence, on a curve to the right with a radius of 328.13 feet, an arc distance of 198.00 feet, a delta angle of $34^{\circ}34'24''$, and a chord bearing North $06^{\circ}15'13''$ West, 195.01 feet, along the east line of said 0.17-acre Bobo tract to an iron pin with cap set on the east line of a 0.26-acre tract of land owned by 120 North Center LLC as conveyed in Official Record 304, Page 1449;

thence, South $47^{\circ}28'53''$ East, 47.70 feet, to an iron pin with cap set;

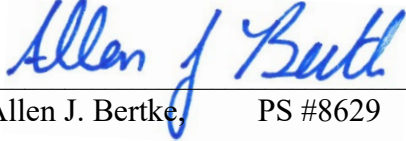
thence, on a curve to the right with a radius of 338.30 feet, an arc distance of 320.78 feet, a delta angle of $54^{\circ}19'45''$, and a chord bearing North $27^{\circ}32'49''$ East, 308.90 feet, to the place of beginning.

Containing 2.049 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated July 21, 2023.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."


Allen J. Bertke, PS #8629



8/21/2023
Date