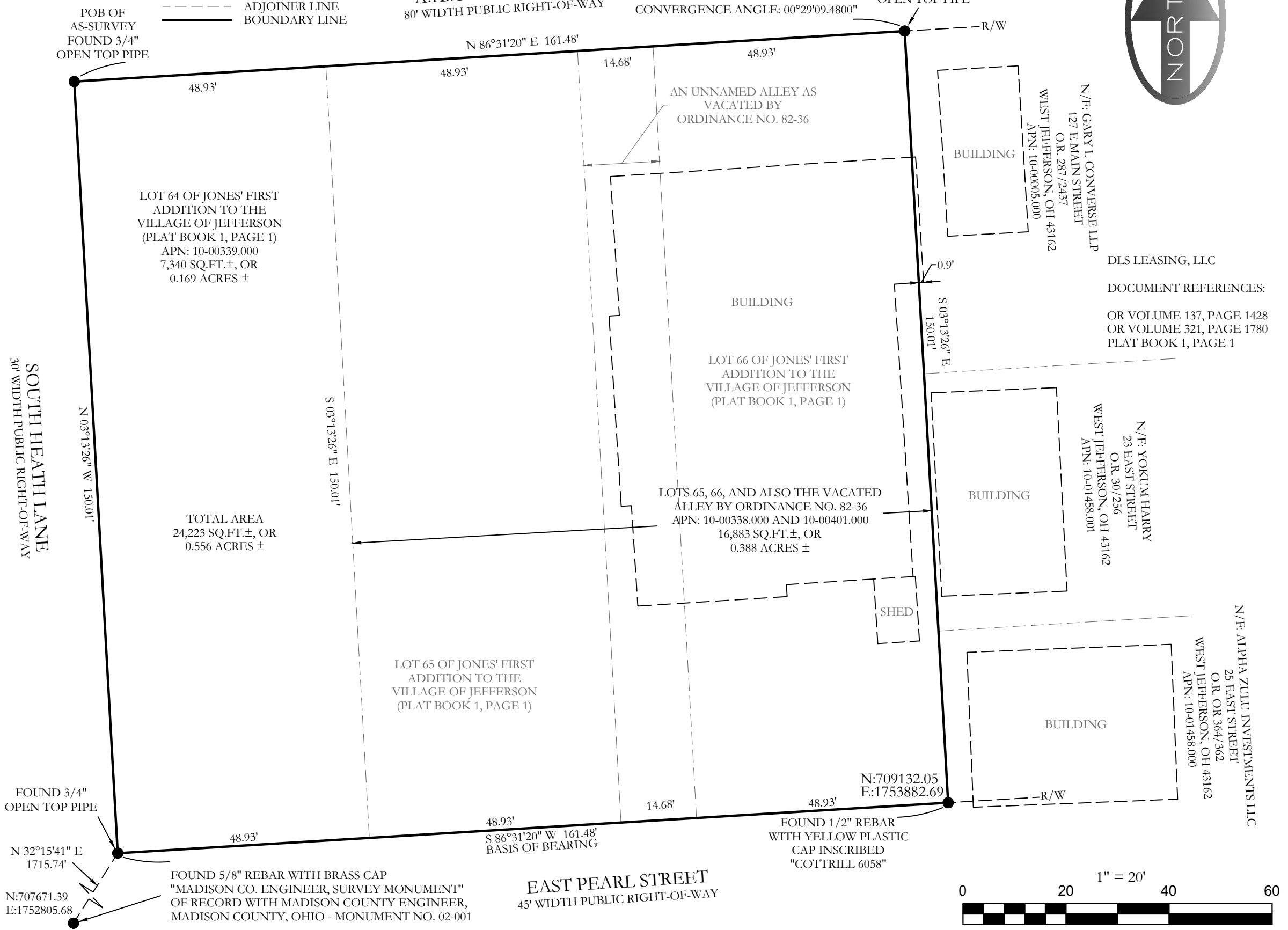


● FOUND MONUMENT (AS NOTED)
 N/F NOW OR FORMERLY
 R/W RIGHT-OF-WAY
 - - - - - RIGHT-OF-WAY
 - - - - - ADJOINER LINE
 ——— BOUNDARY LINE

NATIONAL PIKE
 A.K.A. U.S. HIGHWAY 40
 A.K.A. MAIN STREET
 80' WIDTH PUBLIC RIGHT-OF-WAY

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WHICH BEARS S 86°31'20" W PER GPS COORDINATE OBSERVATIONS
 LATITUDE: 39°56'40.8706"
 LONGITUDE: -83°15'57.1729"
 CONVERGENCE ANGLE: 00°29'09.4800"



LOT 64 OF JONES' FIRST ADDITION TO THE VILLAGE OF JEFFERSON (PLAT BOOK 1, PAGE 1)
 APN: 10-00339.000
 7,340 SQ.FT.±, OR
 0.169 ACRES ±

TOTAL AREA
 24,223 SQ.FT.±, OR
 0.556 ACRES ±

AN UNNAMED ALLEY AS VACATED BY ORDINANCE NO. 82-36

LOT 66 OF JONES' FIRST ADDITION TO THE VILLAGE OF JEFFERSON (PLAT BOOK 1, PAGE 1)

LOTS 65, 66, AND ALSO THE VACATED ALLEY BY ORDINANCE NO. 82-36
 APN: 10-00338.000 AND 10-00401.000
 16,883 SQ.FT.±, OR
 0.388 ACRES ±

LOT 65 OF JONES' FIRST ADDITION TO THE VILLAGE OF JEFFERSON (PLAT BOOK 1, PAGE 1)

N/F: GARY L. CONVERSE LLP
 127 E MAIN STREET
 O.R. 287/2437
 WEST JEFFERSON, OH 43162
 APN: 10-00005.000

DLS LEASING, LLC

DOCUMENT REFERENCES:
 OR VOLUME 137, PAGE 1428
 OR VOLUME 321, PAGE 1780
 PLAT BOOK 1, PAGE 1

N/F: YOKUM HARRY
 23 EAST STREET
 O.R. 30/256
 WEST JEFFERSON, OH 43162
 APN: 10-01458.001

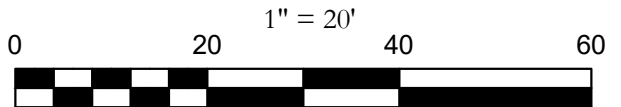
N/F: ALPHA ZULU INVESTMENTS LLC
 25 EAST STREET
 O.R. OR 364/362
 WEST JEFFERSON, OH 43162
 APN: 10-01458.000

FOUND 3/4" OPEN TOP PIPE
 N 32°15'41" E
 1715.74'
 N:707671.39
 E:1752805.68

FOUND 5/8" REBAR WITH BRASS CAP "MADISON CO. ENGINEER, SURVEY MONUMENT" OF RECORD WITH MADISON COUNTY ENGINEER, MADISON COUNTY, OHIO - MONUMENT NO. 02-001

EAST PEARL STREET
 45' WIDTH PUBLIC RIGHT-OF-WAY

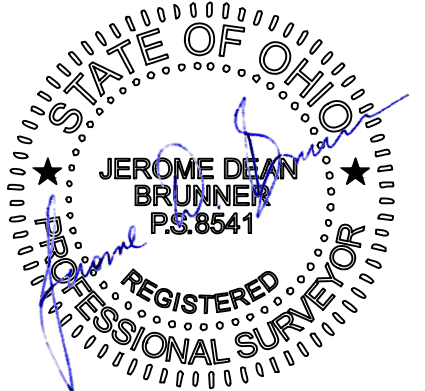
FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "COTTRILL 6058"
 N:709132.05
 E:1753882.69



PLAT OF SURVEY

121 EAST MAIN STREET
 LOTS 64, 65, & 66
 JONES' FIRST ADDITION
 COUNTY OF MADISON
 STATE OF OHIO

I hereby certify that this plat depicts an actual field survey performed by Jerome D. Brunner, P.S. #8541.



Date: 11/21/2022

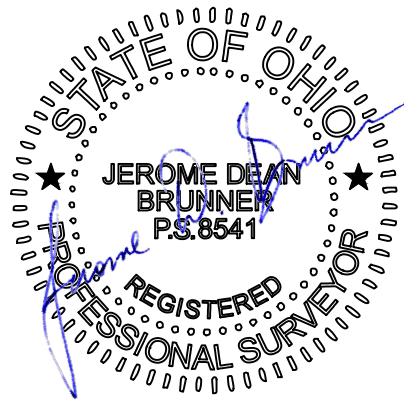
JEROME D. BRUNNER
 PROFESSIONAL SURVEYOR NO. 8541
 STATE OF OHIO
 OHIO C.O.A.: 05185
 3825 N. SHILOH DRIVE
 FAYETTEVILLE, ARKANSAS 72703
 OFFICE: 479.443.4506
 FAX: 479.582.1883
 www.BLEWINC.com

FIRM:



DRAWN BY & DATE: TS 11/15/2022	REVIEWED BY: LT	SURVEYED BY: JB
COUNTY & STATE: Madison County, Ohio	JOB NUMBER: 22-8806.01	
LOCATION: 121 East Main Street, West Jefferson, Ohio 43162		

FOR THE USE AND BENEFIT OF:
 West Jefferson Animal Hospital



JEROME D. BRUNNER
PROFESSIONAL SURVEYOR NO. 8541
STATE OF OHIO
OHIO C.O.A.: 05185
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

A tract of land being situated in the state of Ohio, County of Madison, and in the village of Jefferson. said tract of land being lots numbered sixty-four(64), sixty-five(65), sixty-six(66), and a 15 foot wide strip of land between lots sixty-five(65) and sixty-six(66) of Jones' First Addition to the Village of Jefferson, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 1, recorder's office, Madison County, Ohio. said tract of land being further described as follows:

Beginning at a found 3/4-inch open-top pipe, being the Northwest corner of lot sixty-four(64), also being the intersection of the South right-of-way line of Highway Forty(40), also known as National Pike, and the East right-of-way line of South Heath Lane, and being the Northwest corner of the herein described tract;

Thence, run N 86°31'20" E, along the South right-of-way line of Highway Forty(40), a distance of 161.48 feet, to a found 3/4-inch open-top pipe at the Northeast corner of lot sixty-six(66), also being the Northeast corner of the herein described tract;

Thence, S 03°13'26" E, a distance of 150.01 feet, to a found 1/2-inch rebar with cap inscribed "COTTRILL 6058", being the Southeast corner of lot sixty-six(66), also being a point on the North right-of-way line of East Pearl Street, and being the Southeast corner of the herein described tract;

Thence, S 86°31'20" W, along the North right-of-way line of East Pearl Street, a distance of 161.48 feet, to a found 3/4-inch open-top pipe, being at the intersection of the North right-of-way line of East Pearl Street and the East right-of-way line of South Heath Lane, also being the Southwest corner of lot sixty-four(64), and being the Southwest corner of the herein described tract of land;

Thence, run N 03°13'26" W, along the East right-of-way line of South Heath Lane, also being the West line of lot sixty-four(64), a distance of 150.01 feet, to the point of beginning, containing therein 0.556 acres(24223 square feet) more or less, and intending to describe the same property conveyed to DLS Leasing, LLC, by virtue of deed filed March 6, 2002, and recorded in OR Volume 137, Page 1428, and by deed filed September 27, 2016, and recorded in OR Volume 321, Page 1780, of the Madison County Records.

This description is based on a field survey performed November 10, 2022, by Jerome D. Brunner, P.S. # 8541.