

**Burnham Street**  
30' Wide

48  
WINN PROPERTIES 1, LLC  
O.R. Vol. 377, Pg. 213

60  
Chad Russell Patterson  
O.R. Vol. 296, Pg. 1171

59  
Chad Russell Patterson  
O.R. Vol. 296, Pg. 1171

58  
Chad Russell Patterson  
O.R. Vol. 296, Pg. 1171

45  
Orr Real Estate Investments, LLC  
O.R. Vol. 406, Pg. 1330

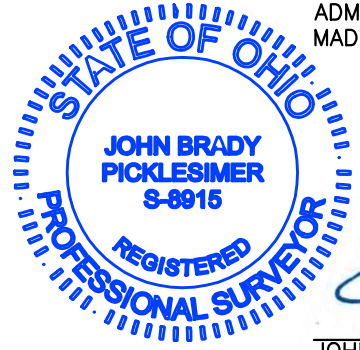
BEING ALL OF LOT 46 AND THE SOUTH 1/2 OF LOT 47 IN JEFFERSON RAILROAD ADDITION (P.B. 1, PAGE 14), AND THE APPLICABLE PORTION(S) OF AN ALLEY VACATED IN ORDINANCE 15-073 (O.R. VOL. 315, PAGE 1343) AS DESCRIBED IN O.R. VOL. 347, PAGE 514, CONVEYED TO ASIA A. DODARO AND KAITLIN R. DAVIS, IN THE MADISON COUNTY RECORDER'S OFFICE

IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8915". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

BEARING REFERENCE:  
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. THE EAST LINE OF WASHINGTON STREET, HAVING A BEARING OF N35°16'01"W, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

REFERENCE DOCUMENTS:  
P.B. 1, PG. 14  
O.R. VOL. 347, PG. 514  
O.R. VOL. 315, PG. 1343  
SURVEY 32-31  
SURVEY JE-11D

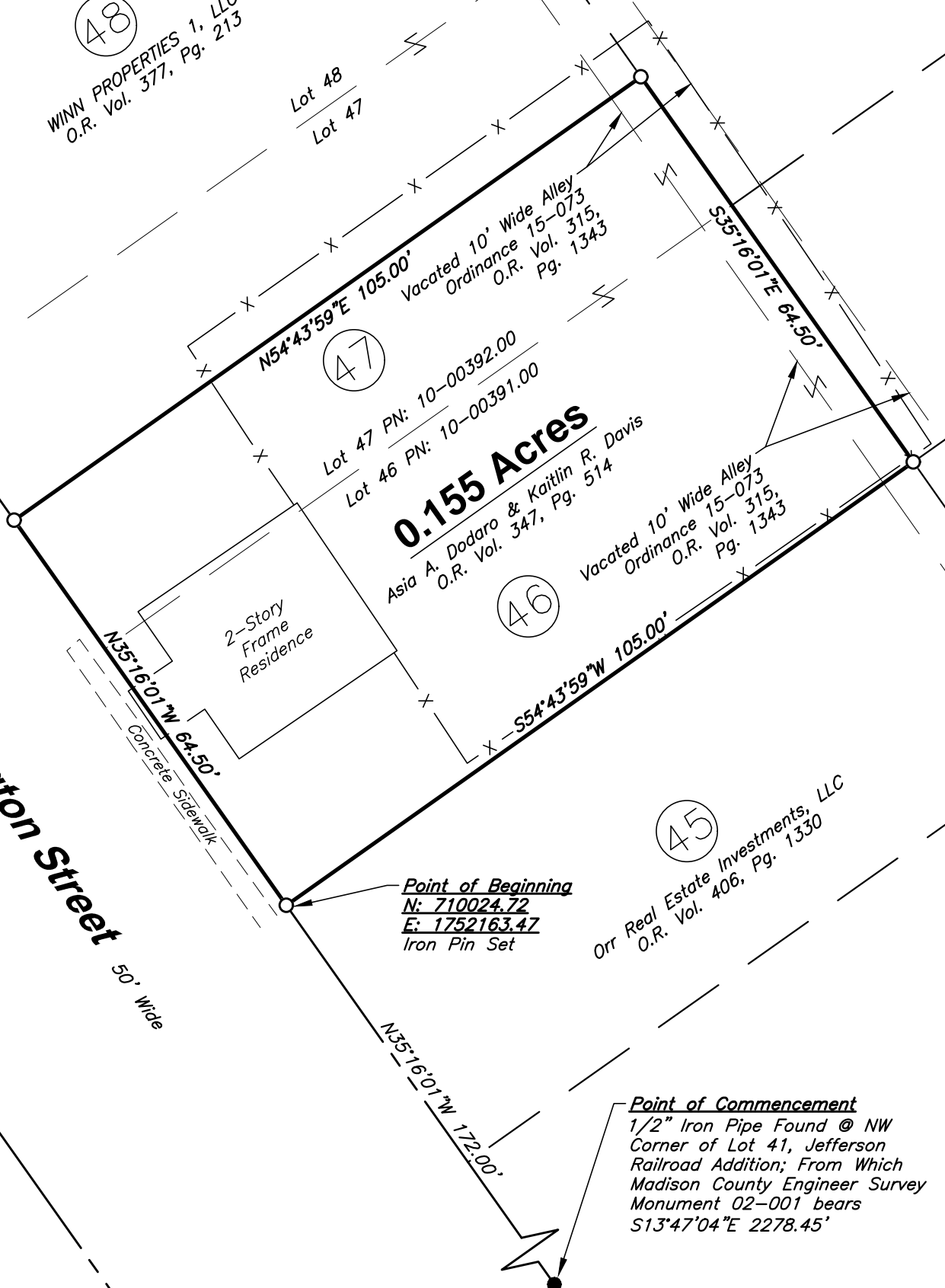
I HEREBY CERTIFY THAT THE ATTACHED PLAT, IS A TRUE REPRESENTATION OF A SURVEY PERFORMED AUGUST - SEPTEMBER 2024 BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH OHIO ADMINISTRATIVE CODE 4733-37 AND MEETS OR EXCEEDS MADISON COUNTY CONVEYANCE STANDARDS.



*John Brady Picklesimer*  
JOHN BRADY PICKLESIMER, PS 8915

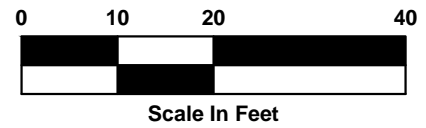
9/17/24  
DATE

**Washington Street**  
50' Wide



**Symbol Legend**

- Iron Pin Found
- Iron Pin Set



**Harral and Stevenson**  
Civil Engineering and Surveying  
2869 North Court Street  
Circleville, Ohio 43113  
Ph: 740.497.4432  
www.harralstevenson.com

**VILLAGE OF WEST JEFFERSON,  
MADISON COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 2836  
PLAT OF SURVEY**

Project No: S0965	Scale: 1" = 20'
Client: Asia Rodaro	Drawn: JBP
Date: September 17, 2024	Reviewed: JBP

**Legal Description**  
**Village of West Jefferson, Madison County, Ohio**  
**Virginia Military Survey 2836**  
**0.155 Acres**

Situated in the Village of West Jefferson, County of Madison, State of Ohio, and in Virginia Military Survey 2836, being all of Lot 46 (Auditor's Parcel Number 10-00391.00) and the south 1/2 of Lot 47 (Auditor's Parcel Number 10-00392.00) in the Jefferson Railroad Addition (Plat Book 1, Page 14), and all of the applicable portion(s) of an alley vacated in Ordinance 15-073 (Official Record Volume 315, Page 1343) as described in Official Record Volume 347, Page 514, conveyed to Asia A. Dodaro and Kaitlin R. Davis, in the Madison County Recorder's Office, being more particularly bounded and described as follows:

Commencing at a 1/2 inch Iron Pipe Found at the north west corner of Lot 41 in said Jefferson Railroad Addition, and in the east line of Washington Street (50 feet Wide);

Thence with the east line of Washington Street, N35°16'01"W 172.00 feet to an Iron Pin Set at the south west corner of Lot 46, said Iron Pin Set being the **TRUE POINT OF BEGINNING**;

Thence continuing with the east line of Washington Street, **N35°16'01"W 64.50 feet** to an Iron Pin Set at the north west corner of the south half of Lot 47;

Thence leaving Washington Street, partly with a line through Lot 47, being the north line of the south half thereof, and partly with a line through a 10 foot wide alley vacated in the above mentioned Ordinance 15-073, **N54°43'59"E 105.00 feet** to an Iron Pin Set;

Thence with the center of said vacated alley, **S35°16'01"E 64.50 feet** to an Iron Pin Set;

Thence leaving the center of said vacated alley with a new line through, and partly with the north line of Lot 45, **S54°43'59"W 105.00 feet** to the **TRUE POINT OF BEGINNING**;

Containing **0.155 Acres** more or less.

Subject to all existing rights-of-way and easements of record.

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. The portion of the east line of Washington Street, having a bearing of N35°16'01"W is designated the "basis of bearing" for this survey.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8915".

I hereby certify that the foregoing legal description, is a true representation of the conditions as they existed on the date of the field survey, August – September 2024, performed by Harral and Stevenson, LLC, under my direct supervision, and that the accuracy of said survey is consistent with Ohio Administrative Code 4733-37 and meets or exceeds Madison County conveyance standards.



John Brady Picklesimer, PS 8915  
Harral and Stevenson



September 17, 2024  
Date