

John Mitchell
 JOHN MITCHELL, DIRECTOR OF PUBLIC SERVICE

TOM HALE, DIRECTOR OF DEVELOPMENT

Ray A. Martin
 RAY MARTIN, MAYOR

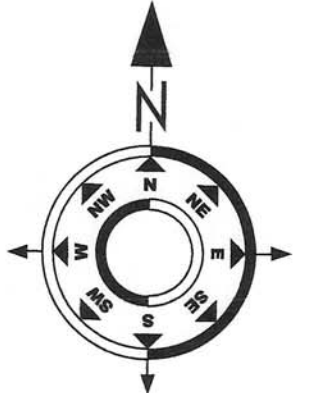
ORIGINAL PLAT SIGNED IN BLUE INK & EMPASSED

SURVEY DATA
 Basis of Bearing used in the Centerline of U.S. S 86° 48' 41" W based on NAD 83 Ohio South Zone using ODOT RTN (2018). Scale Factor Grid to Ground 1.00004822718.
 Iron pins called for as set are 5/8" Dia. Heavy (50) inches in length, driven flush with the ground, and topped with a yellow plastic plug inscribed "P.S. 8603".
 I hereby certify that this map is a true & correct survey made by me or under my supervision during field observations in August 2024.
Jonathan F. Link
 Jonathan F. Link, P.E. 8603 Date: 25 OCT 2024

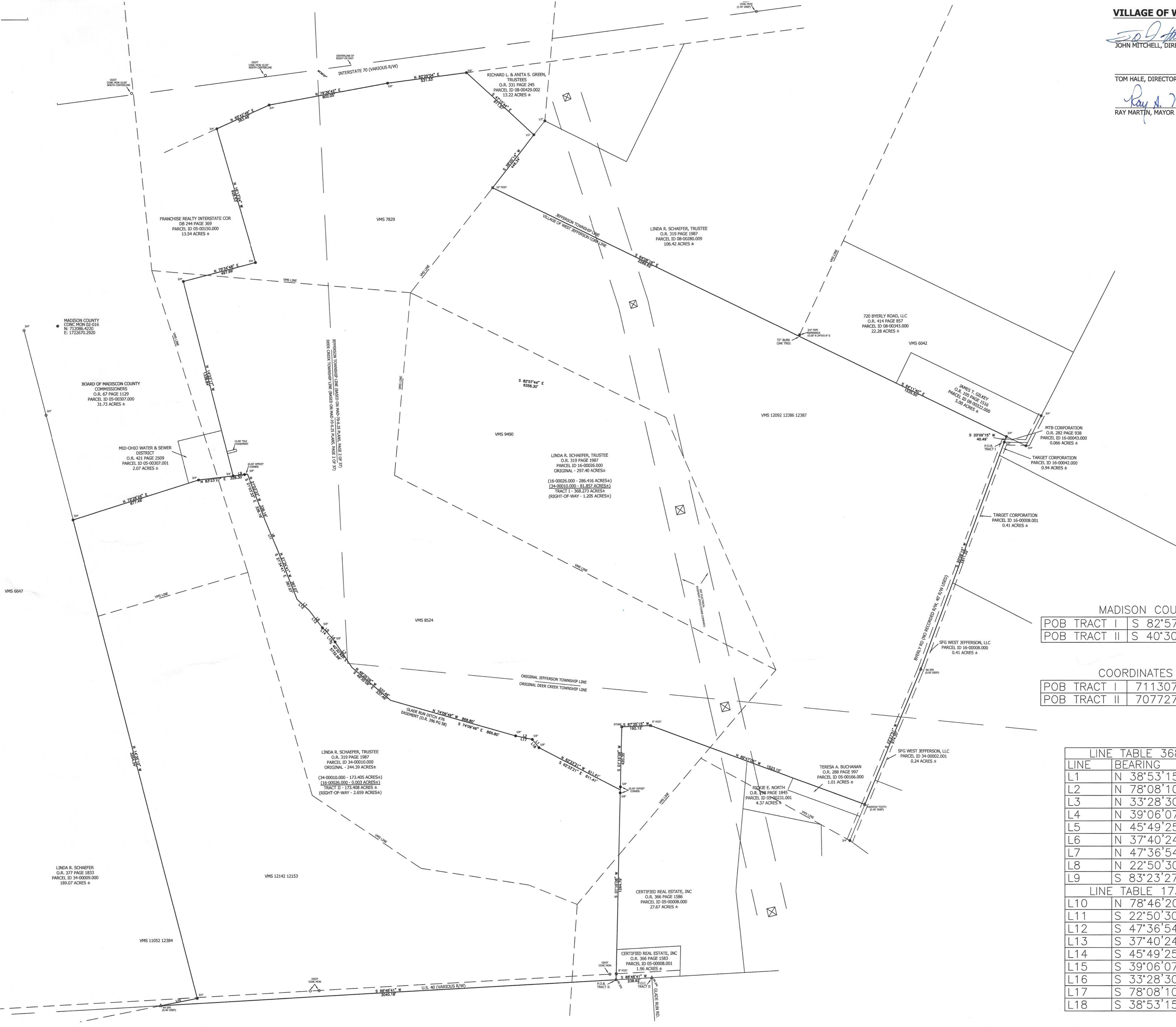


LINDA R. SCHAEFER, TRUSTEE
 541.685 ACRES
 MADISON COUNTY, VILLAGE OF WEST JEFFERSON, OHIO
 VMS LOTS 7829, 8524, 9490, 12092, 12142, 12153, 12386 & 12387

Legend
 Iron Pin Set
 Iron Pin Found
 Railroad Stone Set
 Railroad Stone Found
 P.K. Nail Set
 P.K. Nail Found
 Iron Pipe Found
 Iron Pipe Found As Noted
 Stone Found
 Stone Found As Noted
 Point in Creek



RIISING EAGLE SURVEYING, LLC
 2805 Voss Dr.
 Delaware, Ohio 43015
 Phone: 614-562-0125



MADISON COUNTY MON 02-016

POB TRACT I	S 82°57'44" E	6358.30'
POB TRACT II	S 40°30'52" E	5732.99'

COORDINATES OF P.O.B.

POB TRACT I	711307.3320	1728980.6140
POB TRACT II	707727.9090	1726394.6680

LINE TABLE 368.277 ACRE TRACT

LINE	BEARING	DISTANCE
L1	N 38°53'15" W	70.89'
L2	N 78°08'10" W	113.76'
L3	N 33°28'30" W	205.39'
L4	N 39°06'07" W	79.37'
L5	N 45°49'25" W	47.28'
L6	N 37°40'24" W	149.13'
L7	N 47°36'54" W	105.55'
L8	N 22°50'30" W	194.90'
L9	S 83°23'27" W	96.13'

LINE TABLE 173.408 ACRE TRACT

L10	N 78°46'20" E	248.09'
L11	S 22°50'30" E	194.90'
L12	S 47°36'54" E	105.55'
L13	S 37°40'24" E	149.13'
L14	S 45°49'25" E	47.28'
L15	S 39°06'07" E	79.37'
L16	S 33°28'30" E	205.39'
L17	S 78°08'10" E	113.76'
L18	S 38°53'15" E	70.89'

Linda R. Schaefer, Trustee
Tract I
368.273 Acres

Situated in the State of Ohio, County of Madison, Village of West Jefferson, in Virginia Military Surveys (VMS) 7829, 8524, 9490, 12092, 12386, and 12387, being part of Parcel Two a 541.791-acre tract (Parcel ID 16-00026.00 & 34-00010.000) of land owned by Linda R. Schaefer, Trustee as recorded in O.R. 319 Page 1987 (record reference to those of the Recorder's Office Madison County, Ohio), and being more particularly described as follows:

Beginning at a ½" Iron Pipe Found located at a Point of Intersection in the centerline of Byerly Road,

thence, southwesterly along the centerline of Byerly Road, South 20° 09' 15" West, a distance of 1611.32 feet to a Rail Road Spike Found at an angle point in Byerly Road,

thence, southerly along the centerline of Byerly Road South 22° 27' 51" West, a distance of 974.20 feet to a Harrow tooth Found, Being the northeast corner of a 1.01-acre tract owned by Teresa A. Buchanan as described in O.R. 288 Page 997,

thence, westerly along the North line of said 1.01-acre tract, North 69° 47' 05" West, a distance of 1523.15 feet to an 8-inch Wood Post, being the north corner of a 27.67-acre tract owned by Certified Real Estate Incorporated as described in O.R. 266 Page 1586,

thence, westerly along the North line of said 27.67-acre tract, south 87° 35' 15" West, distance of 192.12 feet, to a Stone Found, at the northwest corner of said 27.67-acre tract,

thence, southerly along the West line of said 27.67-acre tract, South 01° 16' 08" West, a distance 420.35 feet, to a point in the centerline of Glade run ditch, passing through a 5/8" Iron Pin Set at 400.35 feet,

The following thirteen (13) courses are along the centerline of said Glade Run Ditch and passing through said 541.791-acre tract,

1. thence, North 62° 33' 21" West, a distance of 611.41 feet to a 5/8" Iron Pin Set,
2. thence, North 38° 53' 15" West, a distance of 70.89 feet to a 5/8" Iron Pin Set,
3. thence, North 78° 08' 10" West, a distance of 113.76 feet to a 5/8" Iron Pin Set,
4. thence, North 74° 09' 49" West, a distance of 866.80 feet to a point,
5. thence, North 49° 35' 09" West, a distance of 337.46 feet to a point,
6. thence, North 33° 28' 30" West, a distance of 205.39 feet to a 5/8" Iron Pin Set,
7. thence, North 39° 06' 07" West, a distance of 79.37 feet to a point,
8. thence, North 45° 49' 25" West, a distance of 47.28 feet to a 5/8" Iron Pin Set,
9. thence, North 37° 40' 24" West, a distance of 149.13 feet to a point,
10. thence, North 47° 36' 54" West, a distance of 105.55 feet to a point,
11. thence, North 21° 34' 41" West, a distance of 367.07 feet to a point,
12. thence, North 22° 50' 30" West, a distance of 194.90 feet to a point,
13. thence, North 21° 03' 33" West, a distance of 336.16 feet to a point,

thence, westerly passing through said 541.791-acre tract, South 83° 23' 27" West, a distance of 96.13 feet to a ¾" Iron Pipe Found, being the southeast corner of a 2.07-acre tract owned by Mid-Ohio Water & Sewer District as described in O.R. 287 Page 008, passing through a 5/8" Iron Pin Set at 20.00 feet,

thence, northerly along the east line of said 2.07-acre tract, North 14° 23' 17" West, a distance 1338.84 to a ¾" Iron Pipe Found at the northeast corner of a 31.73-acre tract owned by the Board of Madison County

Commissioners as described in O.R. 67 Page 1129, also being in the south line of a 13.54-acre tract owned by Franchise Realty Interstate Corporation as described in D.B. 244 Page 369,

thence, easterly along the south line of said 13.54-acre tract, North 75° 34' 48" East, a distance of 497.99 feet to a ¾" Iron Pipe Found, being the southeast corner of said 13.54-acre tract,

thence, northerly along the east line of said 13.54-acre tract, North 16° 13' 24" West, a distance of 928.53 feet to a ¾" Iron Pipe Found in the south Right-of-Way of Interstate 70,

thence, easterly along the south Right-of-Way of said Interstate 70, North 65° 42' 48" East a distance of 383.48 feet to a ¾" Iron Pipe Found,

thence, easterly along the south Right-of-Way of said Interstate 70, North 79° 38' 42" East, a distance of 802.05 feet to a 5/8" Iron Pin Set,

thence, easterly along the south Right-of-Way of said Interstate 70, North 82° 29' 04" East, a distance of 531.33 feet to a 5/8" Iron Pin Set at the northwest corner of a 13.22-acre tract owned by Richard L. and Anita S. Green, Trustees as described in O.R. 331 Page 245,

thence, southerly along the west line of said 13.22-acre tract, South 47° 15' 44" East, a distance of 611.57 feet to a 5/8" Iron Pin Set at the southwest corner of said 13.22-acre tract, also being in the north line of a 106.42-acre tract owned by Linda R. Schaefer as described in O.R. 319 Page 1987 (Parcel 1),

thence, westerly along the north line of said 106.42-acre tract, South 38° 00' 14" West, a distance of 446.34 feet to a 10" Wood Post at the northwest corner of said 106.42-acre tract,

thence, southerly along the west line of said 106.42-acre tract, South 64° 08' 18" East, a distance of 2269.62 feet to a 72" Burr Oak Tree, referenced by a ¾" Iron Pipe Found North 24° 55' 14" East a distance of 10.00 feet, being the southwest corner of said 106.42-acre tract, also being the northwest corner of a 22.28-acre tract owned by 720 Byerly Road, LLC as described in O.R. 414 Page 857,

thence, southerly along the west line of said 22.28-acre tract, South 64° 11' 40" East, a distance of 1535.50 feet to a ¾" Iron Pipe Found, being in the west line a 5.00-acre tract owned by James T. Gilkey as described in O.R. 105 Page 1516,

thence, southwesterly along the centerline of Byerly Road extended, South 20° 09' 15" West, a distance of 40.49 feet to a ½" Iron Pipe Found, being the Point of Beginning, containing 368.273 acres (1.204 acres within the Right-of-Way, 286.416 acres in 16-00026.00 and 81.857 acres in 34-00010.000) of land more or less.

Subject, however, to all legal restrictions and right-of-way of previous record.

The Basis of Bearings is the bearing for the centerline of Byerly Road of South 20°09'15" West, based on NAD 83 Ohio South Zone using ODOT RTN (Geoid 2018), and is the reference meridian for the forgoing description. Iron pins called for as set are 5/8" Dia., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "P.S. 8603."

Based on a field survey observation in August 2024

By: Jonathan F. Link, P.S.
Jonathan F. Link, Professional Surveyor No. 8603

25 Oct 2024
Date

End of Description

Linda R. Schaefer, Trustee
Tract II
173.408 Acres

Situated in the State of Ohio, County of Madison, Village of West Jefferson, in Virginia Military Surveys (VMS) 8524, 12142 and 12153, being part of Parcel Two a 541.791-acre tract (Parcel ID 16-00026.00 & 34-00010.000) of land owned by Linda R. Schaefer, Trustee as recorded in O.R. 319 Page 1987 (record reference to those of the Recorder's Office Madison County, Ohio), and being more particularly described as follows:

Commencing at a Rail Road Spike Found in the centerline of intersection of U.S. 40 and Glade Run Road,

thence, westerly along the centerline of U.S. 40, South 86° 48' 41" West, a distance of 238.62 feet to a Rail Road Spike Found at the southwest corner of a 1.96 acres tract owned by Certified Real Estate, Inc. as described in O.R. 366 Page 1583, also being the **True Point of Beginning**,

thence, westerly along the centerline of said U.S. 40, South 86° 48' 41" West, a distance of 3040.18 feet to a Rail Road Spike Found, being in the south line of a 189.07-acre tract owned by Linda R. Schaefer, Trustee as recorded in O.R. 377 Page 1833,

thence, along the South line of said 189.07-acre tract, North 78° 46' 20" East, a distance of 248.09 feet to a ¾" Iron Pipe Found at the southeast corner of said 189.07-acre tract,

thence, northerly along the East line of said 189.07-acre tract, North 14° 35' 10" West, distance of 3294.34 feet to a ¾" Iron Pipe Found at the southwest corner of a 31.73 -acre tract owned by the Board of Madison County Commissioners as described in O.R. 67 Page 1129,

thence, easterly along the South line of said 31.73-acre tract, North 72° 26' 26" East, a distance 877.46 feet, to a ¾" Iron Pipe Found, being in the South line of a 2.07-acre tract owned by Mid-Ohio Water & Sewer District as described in O.R. 287 Page 008,

thence, easterly along the South line of said 2.07-acre tract and passing through said 541.791-acre tract, North 83° 23' 27" East, a distance of 328.30 feet to a point in the centerline of Glade Run Ditch, passing through a ¾" Iron Pipe Found at 232.37 feet and passing through a 5/8" Iron Pin Set at 208.50 feet,

The following thirteen (13) courses are along the centerline of said Glade Run Ditch and passing through said 541.791-acre tract,

1. thence, South 21° 03' 33" East, a distance of 336.16 feet to a point,
2. thence, South 22° 50' 30" East, a distance of 194.90 feet to a point,
3. thence, South 21° 34' 41" East, a distance of 367.07 feet to a point,
4. thence, South 47° 36' 54" East, a distance of 105.55 feet to a point,
5. thence, South 37° 40' 24" East, a distance of 149.13 feet to a 5/8" Iron Pin Set,
6. thence, South 45° 49' 25" East, a distance of 47.28 feet to a point,
7. thence, South 39° 06' 07" East, a distance of 79.37 feet to a 5/8" Iron Pin Set,
8. thence, South 33° 28' 30" East, a distance of 205.39 feet to a point,
9. thence, South 49° 35' 09" East, a distance of 337.46 feet to a point,
10. thence, South 74° 09' 49" East, a distance of 866.80 feet to a 5/8" Iron Pin Set,
11. thence, South 78° 08' 10" East, a distance of 113.76 feet to a 5/8" Iron Pin Set,
12. thence, South 38° 53' 15" East, a distance of 70.89 feet to a 5/8" Iron Pin Set,

13. thence, South 62° 33' 21" East, a distance of 611.41 feet to a point, in the West line of a 27.67-acre tract owned by Certified Real Estate, Inc as described in O.R. 266 Page 1586,

thence, southerly along the west line of said 27.67-acre tract, South 01° 16' 08" West, a distance of 1264.79 feet to a Rail Road Spike Found in the centerline of U.S. 40, being the Place of Beginning, passing through a 10-inch Wood Post at a distance of 1224.85 feet, containing 173.408 acres (2.659 acres within the Right-of-Way, 173.405 acres in 34-00010.000 and 0.003 acres in 16-00026.00) of land more or less.

Subject, however, to all legal restrictions and right-of-way of previous record.

The Basis of Bearings is the bearing for the centerline of U.S. 40 of South 86° 48' 41" West, based on NAD 83 Ohio South Zone using ODOT RTN (Geoid 2018), and is the reference meridian for the forgoing description. Iron pins called for as set are 5/8" Dia., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "P.S. 8603."

Based on a field survey observation in August 2024

By: Jonathan F. Link, P.S.
Jonathan F. Link, Professional Surveyor No. 8603

25 OCT 2024
Date

End of Description