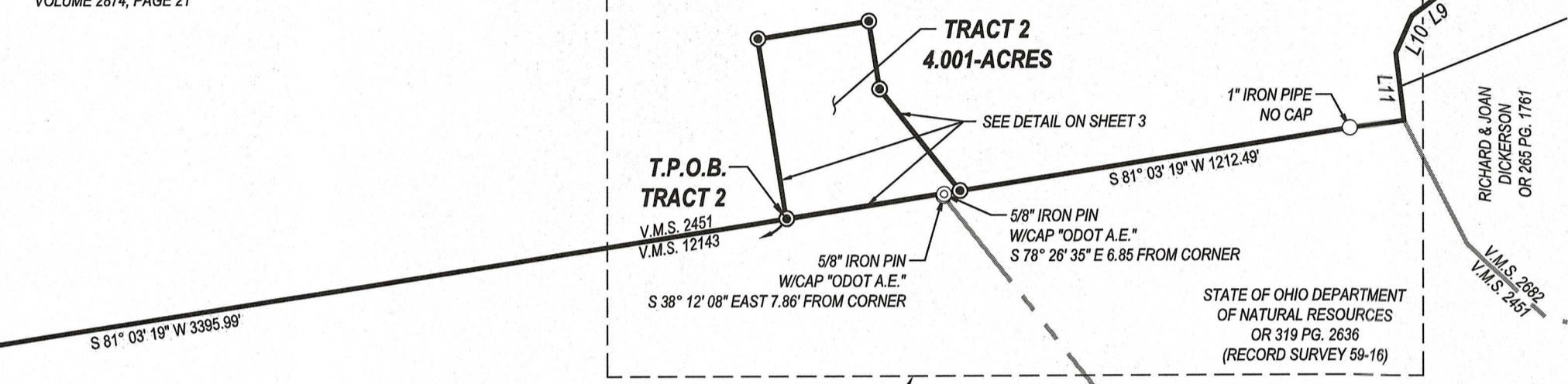
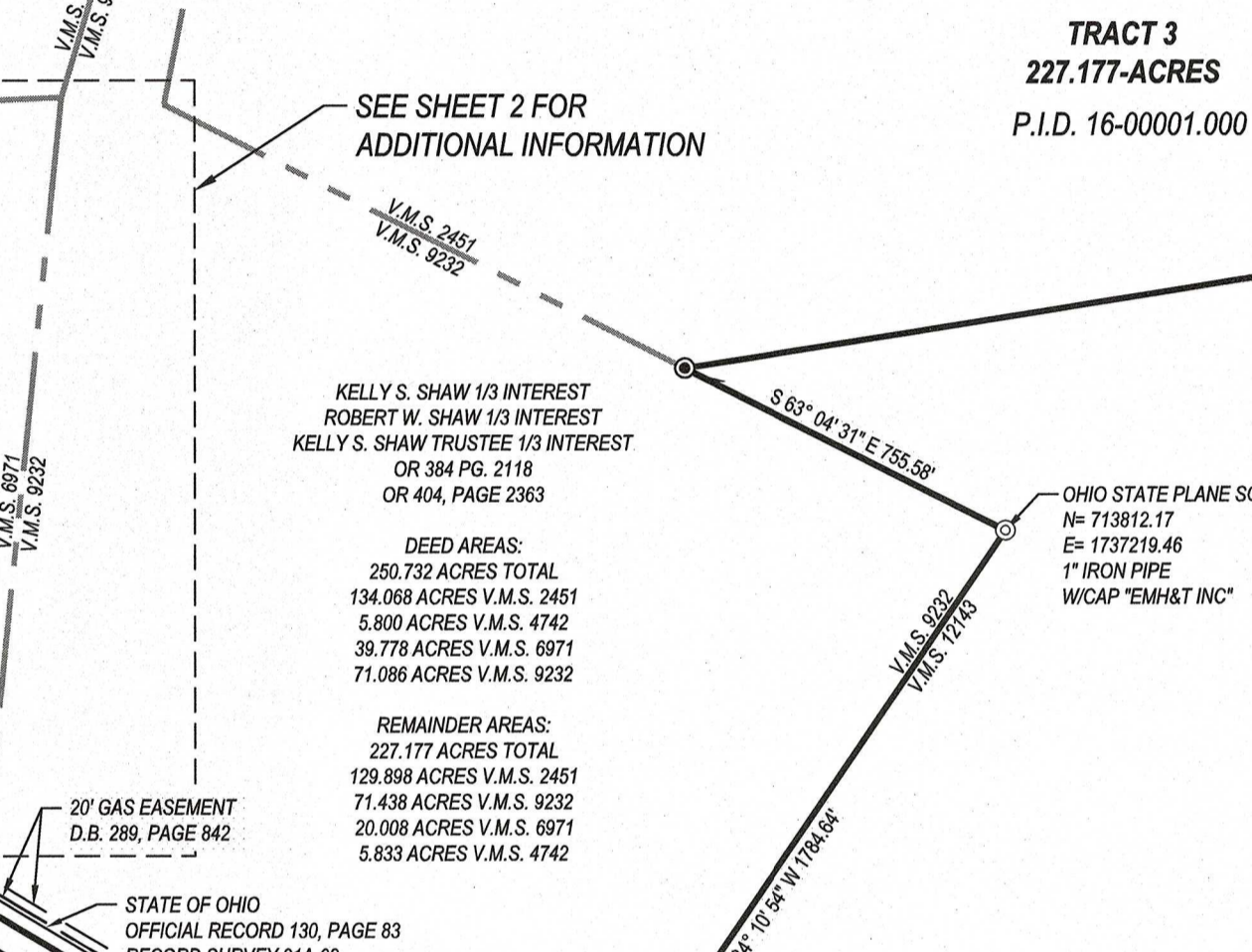
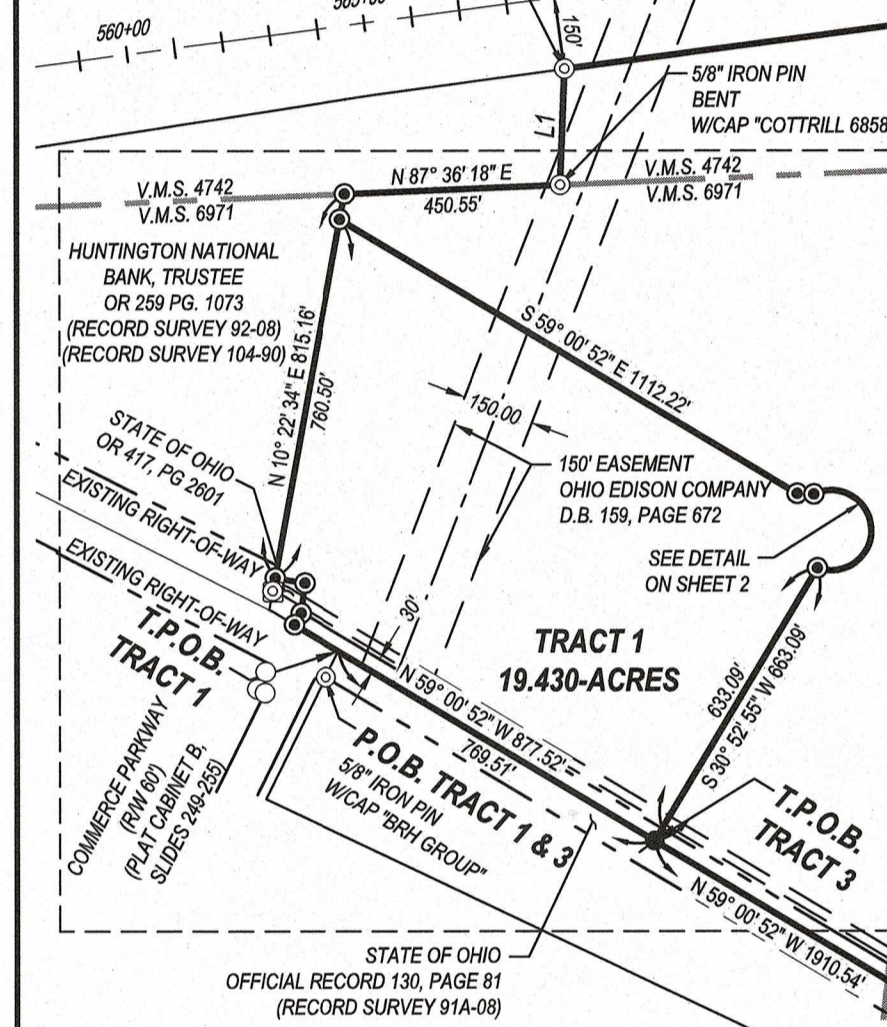
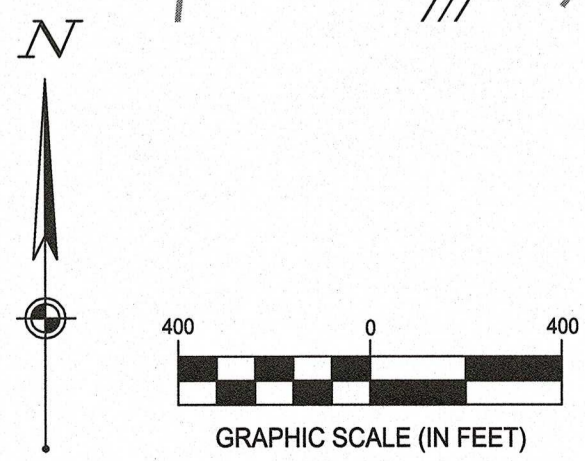


OHIO STATE PLANE SOUTH  
 N= 714931.74  
 E= 1734392.52  
 5/8" IRON PIN  
 W/CAP "COTTRILL 6858"



Line #	Direction	Length
L1	N02° 09' 20"E	242.67
L2	N75° 20' 31"E	508.87
L3	N76° 20' 47"E	280.77
L4	S18° 13' 53"W	70.00
L5	S07° 16' 47"E	197.00
L6	S10° 24' 21"W	76.00
L7	S22° 05' 35"E	132.00
L8	S19° 25' 04"W	201.00
L9	S52° 59' 23"W	118.00
L10	S23° 39' 27"W	110.00
L11	S06° 58' 41"E	182.00



**SURVEYOR'S NOTES:**

- HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED FROM UTILIZING THE OHIO VRS NETWORK PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N39°57'18.63043", LONGITUDE W83°20'00.54295", PROJECT HEIGHT 868.864' GROUND SCALE FACTOR 1.00005607475643.
- BEARINGS ARE BASED UPON THE CENTERLINE OF S.R. 29 (N 59° 00' 52" W) AS DETERMINED THROUGH GPS OBSERVATIONS USING THE ODOT VRS NETWORK.



**SURVEYOR'S CERTIFICATION:**

I CERTIFY THAT THE BOUNDARY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 AND CONFORMS TO OHIO REVISED CODE CHAPTER 711. ALL MONUMENTATIONS WILL BE SET AS SHOWN.

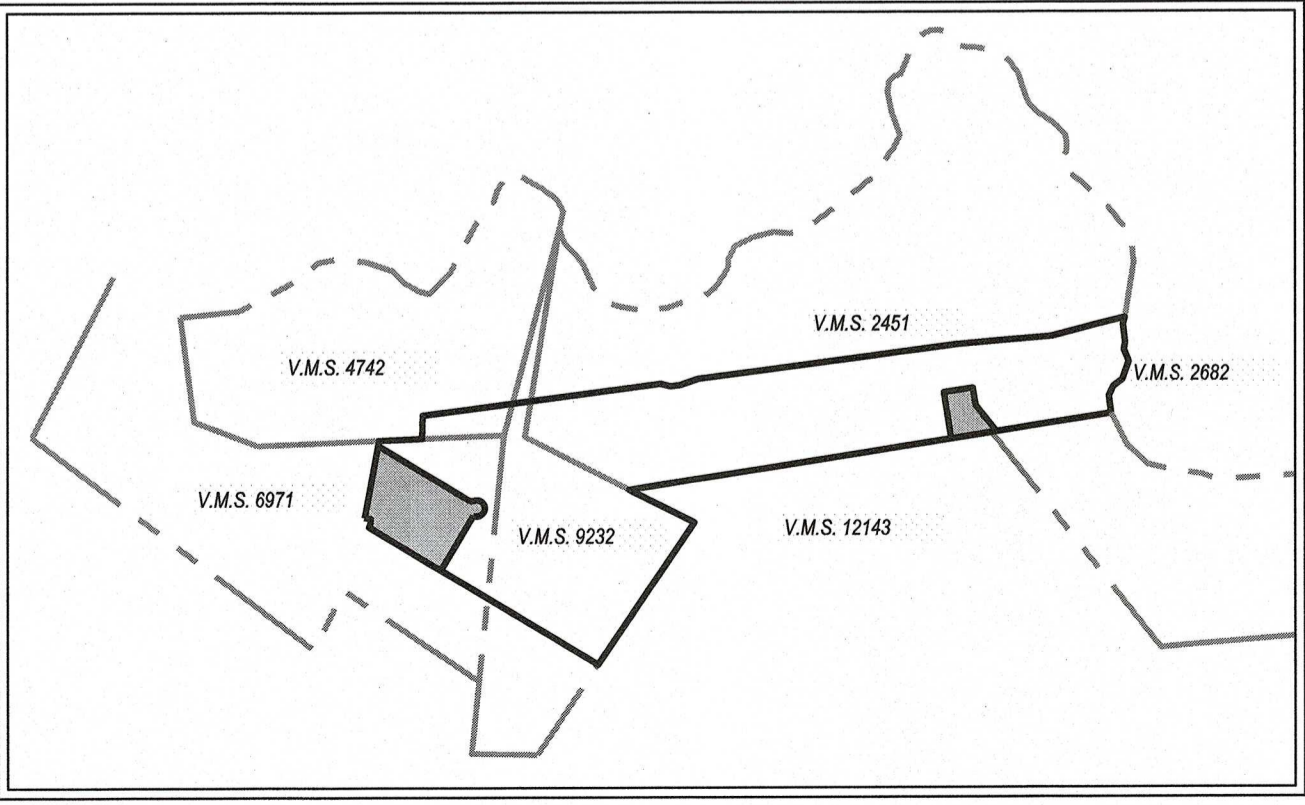
SIGNED: *Sean Brooks* DATE: 11-28-2023  
 SEAN T. BROOKS  
 OHIO P.S. #8828

**LEGEND**

- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- MILITARY SURVEY LINE
- - - EASEMENT LINE

**MONUMENT LEGEND**

- ⊙ REBAR/IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- FOUND MAG NAIL
- ⊙ SET 5/8" IRON PIN WITH A CAP STAMPED "CESO"
- SET MAG NAIL



**PLAT OF SURVEY**

**LOVE'S TRAVEL STOPS**

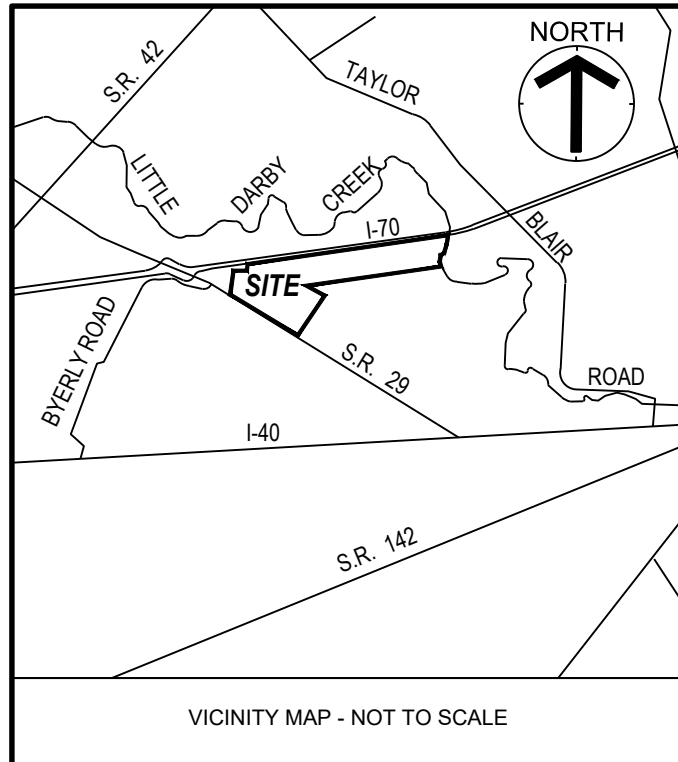
STATE ROUTE 29 V.M.S. 2451, 4742, 6971 AND 9232  
 VILLAGE OF WEST JEFFERSON MADISON COUNTY, OHIO

SCALE: 1"=100' DATE: 11/20/2023

DESIGN: N/A	JOB NO.: 760822
DRAWN: DMT	SHEET NO.: 1 OF 3
CHECKED: JKH	

**CESO**  
 WWW.CESOINC.COM





HUNTINGTON NATIONAL BANK TRUSTEE  
OR 259 PG. 1073  
(RECORD SURVEY 92-08)  
(RECORD SURVEY 104-90)

KELLY S. SHAW 1/3 INTEREST  
ROBERT W. SHAW 1/3 INTEREST  
KELLY S. SHAW TRUSTEE 1/3 INTEREST  
OR 384 PG. 2118  
OR 404, PAGE 2363

DEED AREAS:  
250.732 ACRES TOTAL  
134.069 ACRES V.M.S. 2451  
5.800 ACRES V.M.S. 4742  
39.778 ACRES V.M.S. 6971  
71.086 ACRES V.M.S. 9232

REMAINDER AREAS:  
227.177 ACRES TOTAL  
129.899 ACRES V.M.S. 2451  
71.438 ACRES V.M.S. 9232  
20.008 ACRES V.M.S. 6971  
5.833 ACRES V.M.S. 4742

P.I.D. 16-00001.000

TRACT 1  
19.430-ACRES

**LEGEND**

- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- MILITARY SURVEY LINE
- EASEMENT LINE

**MONUMENT LEGEND**

- REBAR/IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- FOUND MAG NAIL
- SET 5/8" IRON PIN WITH A CAP STAMPED "CESO"
- SET MAG NAIL

**PLAT OF SURVEY**

**LOVE'S TRAVEL STOPS**

STATE ROUTE 29 VILLAGE OF WEST JEFFERSON MADISON COUNTY, OHIO  
V.M.S. 2451, 4742, 6971 AND 9232

SCALE: 1"=100'

DATE: 11/20/2023

DESIGN: N/A

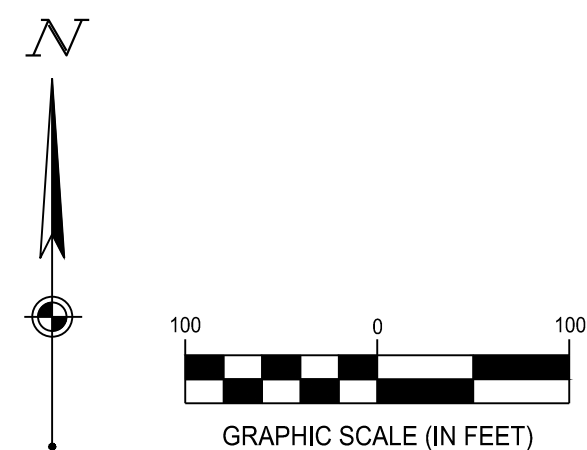
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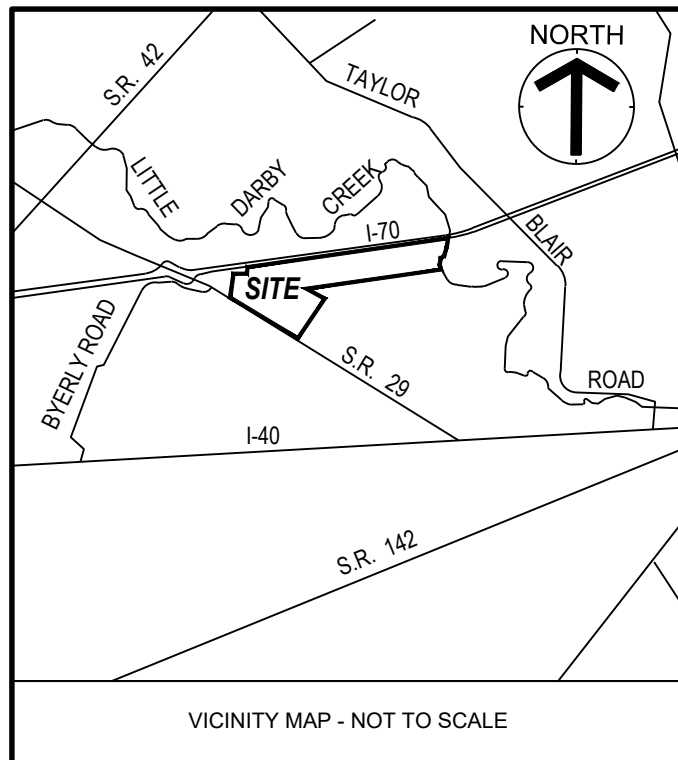
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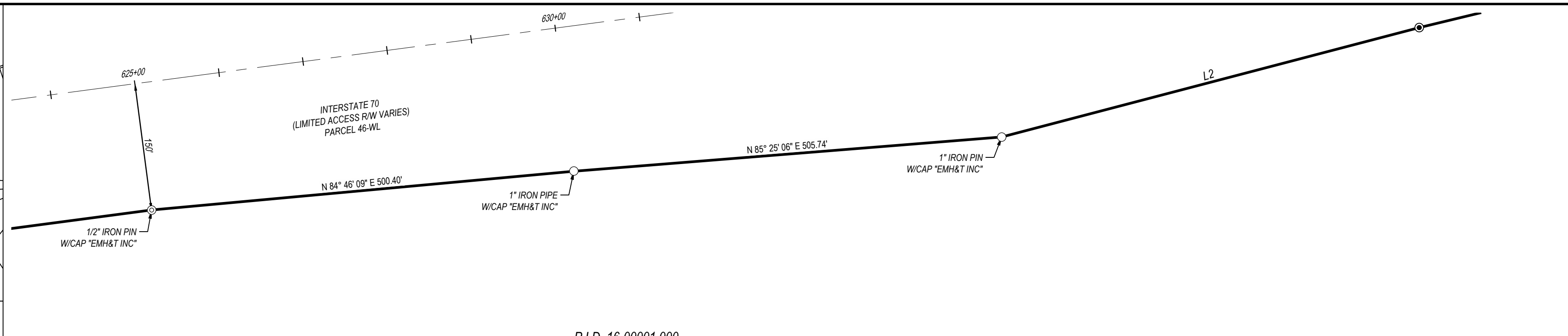
2 OF 3





- LEGEND**
- PROPOSED PROPERTY BOUNDARY
  - EXISTING PROPERTY LINE
  - EXISTING RIGHT-OF-WAY
  - MILITARY SURVEY LINE
  - EASEMENT LINE

- MONUMENT LEGEND**
- REBAR/IRON PIN FOUND
  - CONCRETE MONUMENT FOUND
  - FOUND MAG NAIL
  - SET 5/8" IRON PIN WITH A CAP STAMPED "CESO"
  - SET MAG NAIL

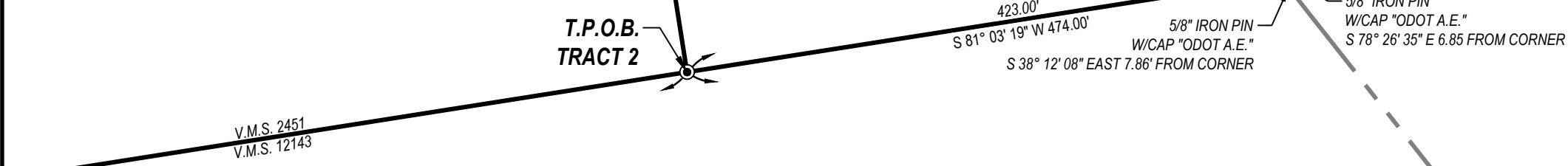
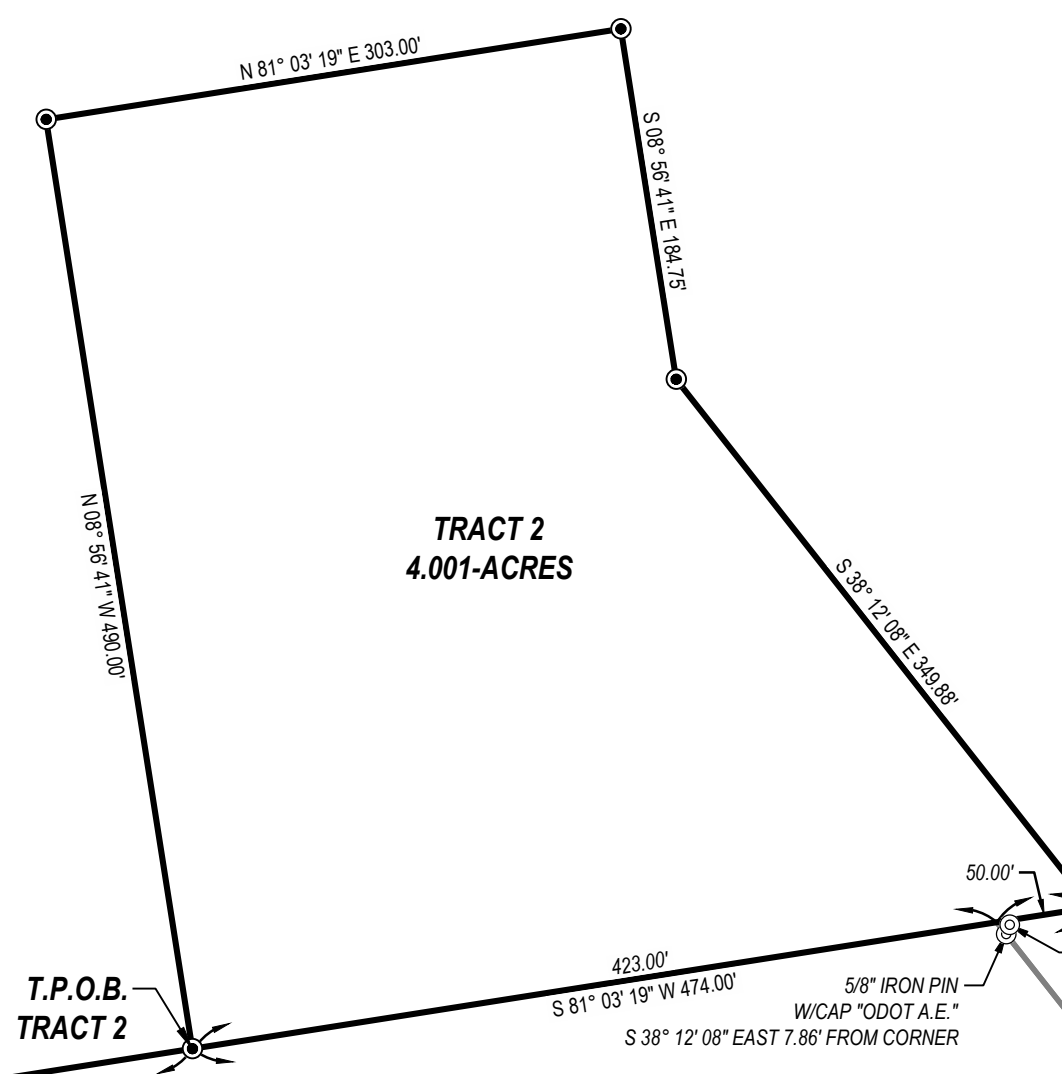


P.I.D. 16-00001.000

KELLY S. SHAW 1/3 INTEREST  
 ROBERT W. SHAW 1/3 INTEREST  
 KELLY S. SHAW TRUSTEE 1/3 INTEREST  
 OR 384 PG. 2118  
 OR 404, PAGE 2363

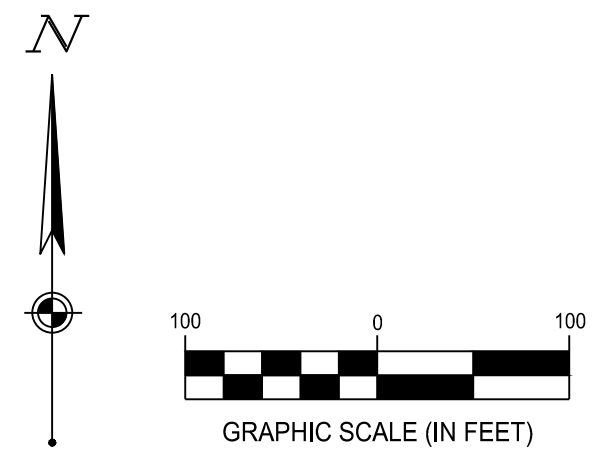
DEED AREAS:  
 250.732 ACRES TOTAL  
 134.068 ACRES V.M.S. 2451  
 5.800 ACRES V.M.S. 4742  
 39.778 ACRES V.M.S. 6971  
 71.086 ACRES V.M.S. 9232

REMAINDER AREAS:  
 227.177 ACRES TOTAL  
 129.898 ACRES V.M.S. 2451  
 71.438 ACRES V.M.S. 9232  
 20.008 ACRES V.M.S. 6971  
 5.833 ACRES V.M.S. 4742



STATE OF OHIO DEPARTMENT  
 OF NATURAL RESOURCES  
 OR 319 PG. 2636  
 (RECORD SURVEY 59-16)

INSTR. 197400082383  
 NANCY J. LOOBY  
 OR 222 PG. 55



<b>PLAT OF SURVEY</b>	
<b>LOVE'S TRAVEL STOPS</b>	
STATE ROUTE 29 VILLAGE OF WEST JEFFERSON	V.M.S. 2451, 4742, 6971 AND 9232 MADISON COUNTY, OHIO
SCALE: 1"=100'	DATE: 11/20/2023
DESIGN: N/A	JOB NO.: 760822
DRAWN: DMT	SHEET NO.:
CHECKED: JKH	<b>3 OF 3</b>



**PART OF P.I.D. 16-00001.000**  
**TRACT 1 DESCRIPTION**  
**Containing 19.430 Total Acres**

Situated in Virginia Military Survey Number 6971 in the Village of West Jefferson, Madison County, Ohio and being part of a parcel conveyed to Kelly S. and Robert W. Shaw by Official Record 384, Page 2118 and Official Record 404, Page 2363 in the Recorder's Office of Madison County, Ohio, and being more particularly described as follows:

Beginning for reference at a found 5/8-inch iron pin with "BRH Group" cap in the southerly right-of-way of State Route 29 as shown on Commerce Parkway & Walker Way Phase I recorded as Plat Cabinet B, Slides 249-255;

Thence, with a line through the right-of-way of State Route 29, North 26° 08' 22" East, a distance of 60.29 to the centerline of State Route 29 and the **True Point of Beginning**;

Thence, with said centerline, **North 59° 00' 52" West**, a distance of **108.00 feet** to a set 5/8-inch iron pin at the southerly corner of a parcel of land conveyed to the State of Ohio by Official Record 417, Page 2601

Thence, with the easterly and northerly lines of said State of Ohio the following courses:

**North 30° 54' 57" East**, a distance of **27.47 feet** to a set 5/8-inch iron pin;

**North 07° 11' 52" East**, passing the northerly right-of-way for State Route 29 at 2.85 feet, a total distance of **63.14 feet** to a set 5/8-inch iron pin;

**North 79° 54' 35" West**, a distance of **63.21 feet** to a set 5/8-inch iron pin in the easterly line of Huntington National Bank, Trustee as recoded in Official Record 259, Page 1073;

Thence, with the easterly line of said Huntington National Bank, **North 10° 22' 34" East**, a distance of **760.50-feet** to a set 5/8-inch iron pin;

Thence, with a new division line the following courses:

**South 59° 00' 52" East**, a distance of **1,112.22 feet** to a set iron pin;

On a **curve to the left**, having a **radius of 36.50 feet**, an **arc length of 36.07 feet**, a chord bearing South 87° 19' 40" East, and a chord distance of 34.62 feet to a set 5/8-inch iron pin;

On a **curve to the right**, having a **radius of 83.50 feet**, an **arc length of 328.61 feet**, a chord bearing South 02° 53' 51" East, and a chord length of 154.01 feet to a set 5/8-inch iron pin;

**South 30° 52' 55" West**, passing the northerly right-of-way of State Route 29 at 633.09-feet, a total distance of **663.09 feet** to a set mag nail in the centerline of State Route 29;

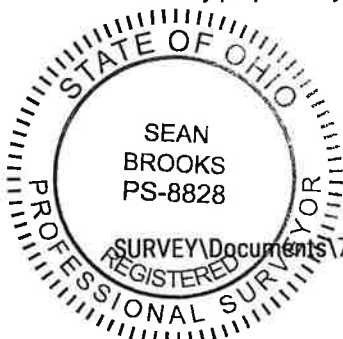
Thence, with said centerline of State Route 29, **North 59° 00' 52" West**, a distance of **769.51 feet** to the **True Point of Beginning**, containing 19.430 acres, more or less.

Bearings based upon the centerline of State Route 29 (N 59° 00' 52" West) as determined through GPS observations using the Ohio Department of Transportation (ODOT) VRS Network.

All pins called to be set are 5/8-inch iron rebar with a cap stamped "CESO."

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The above description is the result of a survey prepared by Sean T. Brooks Registered Surveyor No. 8828.



CESO, Inc

Sean Brooks, P.S. #8828

11-28-2023

Date

**PART OF P.I.D. 16-00001.000**  
**TRACT 2 DESCRIPTION**  
**Containing 4.001 Total Acres**

Situated in Virginia Military Survey Number 2451 in the Village of West Jefferson, Madison County, Ohio and being part of a parcel conveyed to Kelly S. and Robert W. Shaw by Official Record 384, Pages 2118 and Official Record 404, Page 2363 in the Recorder's Office of Madison County, Ohio, and being more particularly described as follows:

Beginning for reference at the centerline intersection of State Route 29 and Enterprise Parkway;

Thence, with the centerline of State Route 29, South 59° 00' 52" East, a distance of 253.28 feet to found mag nail and the southwest corner of a parcel of land conveyed to Nancy J. Looby by Official Record 222, Page 55, said point also being in the east line of Virginia Military Survey 9232 and the west line of Virginia Military Survey 12143;

Thence, with the westerly and northerly lines of Nancy J. Looby and said Virginia Military Survey lines, the following courses:  
North 34° 10' 54" East, a distance of 1,784.64 feet to a found 1-inch iron pipe with "EMH&T Inc" cap;  
North 63° 04' 31" West, a distance of 755.58 feet to a point at the southerly corner of Virginia Military Survey 2451;

Thence, continuing with the north line Nancy J. Looby, the north line of Virginia Military Survey 12143, and the south line of Virginia Military Survey 2451, North 81° 03' 19" East, a distance of 3,395.99 feet to a set 5/8-inch iron pin and the **True Point of Beginning**;

Thence, with a new division line the following courses:

**North 08° 56' 41" West**, a distance of **490.00 feet** to a set 5/8-inch iron pin;

**North 81° 03' 19" East**, a distance of **303.00 feet** to a set 5/8-inch iron pin;

**South 08° 56' 41" East**, a distance of **184.75 feet** to a set 5/8-inch iron pin;

**South 38° 12' 08" East**, a distance of **349.88 feet** to a set 5/8-inch iron pin in the northerly line of a parcel of land conveyed to the State of Ohio Department of Natural Resources by Official Record 319, Page 2636;

Thence, with the northerly line of State of Ohio Department of Natural Resources, and the north line of said Nancy J. Looby, **South 81° 03' 19" West**, a distance of **474.00 feet** to the **True Point of Beginning**, containing 4.001 acres, more or less.

Bearings based upon the centerline of State Route 29 (N 59° 00' 52" West) as determined through GPS observations using the Ohio Department of Transportation (ODOT) VRS Network.


All pins called to be set are 5/8-inch iron rebar with a cap stamped "CESO."

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The above description is the result of a survey prepared by Sean T. Brooks Registered Surveyor No. 8828.



CESO, Inc.

  
Sean Brooks, PS  
Ohio P.S. #8828

  
Date





**PART OF P.I.D. 16-00001.000**  
**TRACT 3 DESCRIPTION**  
**Containing 227.177 Total Acres**

Situated in Virginia Military Survey Numbers 2451, 4742, 6971 and 9232 in the Village of West Jefferson, Madison County, Ohio and being part of a parcel conveyed to Kelly S. and Robert W. Shaw by Official Record 384, Page 2118 and Official Record 404, Page 2363 in the Recorder's Office of Madison County, Ohio, and being more particularly described as follows:

Beginning for reference at a found 5/8-inch iron pin with "BRH Group" cap in the southerly right-of-way of State Route 29 as shown on Commerce Parkway & Walker Way Phase I recorded as Plat Cabinet B, Slides 249-255;

Thence, with a line through the right-of-way of State Route 29, North 26° 08' 22" East, a distance of 60.29 to the centerline of State Route 29.

Thence, with the centerline of State Route 29, South 59° 00' 52 East, a distance of 769.51 feet to a set mag nail and the **True Point of Beginning**;

Thence, with a new division line, the following courses:

- **North 30° 52' 55" East**, passing existing right-of-way for State Route 29 at 30.00 feet, a total distance of **663.09 feet** to a set 5/8-inch iron pin.
- On a **curve to the left**, having a **radius of 83.50 feet**, an **arc length of 328.61 feet**, a chord bearing North 02° 53' 51" West, and a chord distance of 154.01 feet to a set 5/8-inch iron pin;
- On a **curve to the right**, having a **radius of 36.50 feet**, an **arc length of 36.07 feet**, a chord bearing North 87° 19' 40" West, and a chord length of 34.62 feet to a set 5/8-inch iron pin;
- **North 59° 00' 52" West**, a distance of **1,112.22 feet** to a set 5/8-inch iron pin in the east line of a parcel of land conveyed to Huntington National Bank, Trustee by Official Record 259, Page 1073;

Thence, with the east line of Huntington National Bank, Trustee, **North 10° 22' 34" East**, a distance of **54.66 feet** to a set 5/8-inch iron pin in the north line of Virginia Military Survey 6971 and the south line of Virginia Military Survey 4742;

Thence, with the southerly line of Huntington National Bank, Trustee, and said Virginia Military Survey lines, **North 87° 36' 18" East**, a distance of **450.55 feet** to a found 5/8-inch bent iron pin with "Cottrill 6858" cap;

Thence, with the east line of Huntington National Bank, Trustee, **North 02° 09' 20" East**, a distance of **242.67 feet** to a found 5/8-inch iron pin with "Cottrill 6858" cap in the southerly right-of-way for Interstate 70;

Thence, with the southerly right-of-way of Interstate 70 the following courses:

- **North 82° 28' 43" East**, a distance of **2,498.62 feet** to a found 1-inch iron pipe with "EMH&T Inc" cap;
- **South 75° 43' 12" East**, a distance of **107.70 feet** to a found 1-inch iron pipe with "EMH&T Inc" cap;
- **North 82° 28' 43" East**, a distance of **100.00 feet** to a found 1-inch iron pipe with "EMH&T Inc" cap;
- **North 71° 10' 07" East**, a distance of **203.96 feet** to a found 1-inch iron pipe with "EMH&T Inc" cap;
- **North 82° 28' 43" East**, a distance of **2,700.00 feet** to a found 1/2-inch iron pin with "EMH&T Inc" cap;
- **North 84° 46' 09" East**, a distance of **500.40 feet** to a found 1-inch iron pipe with "EMH&T Inc" cap;
- **North 85° 25' 06" East**, a distance of **505.74 feet** to a found 1-inch iron pin with EMH&T Inc" cap;
- **North 75° 20' 31" East**, a distance of **508.87 feet** to a set 5/8-inch iron pin;
- **North 76° 20' 47" East**, a distance of **280.77 feet** to a point at the northwest corner of a parcel of land conveyed to Richard Dickerson by Official Record 405, Page 619 and in the westerly line of Virginia Military Survey 2682;



Thence, with the west lines of Richard Dickerson., the following courses:

- **South 18° 13' 53" West**, a distance of **70.00 feet** to a point;
- **South 07° 16' 47" East**, a distance of **197.00 feet** to a point;
- **South 10° 24' 21" West**, a distance of **76.00 feet** to a point;
- **South 22° 05' 35" East**, a distance of **132.00 feet** to a point;
- **South 19° 25' 04" West**, a distance of **201.00 feet** to a point;
- **South 52° 59' 23" West**, a distance of **118.00 feet** to a point;
- **South 23° 39' 27" West**, a distance of **110.00 feet** to a point;
- **South 06° 58' 41" East**, with the west line of a parcel of land conveyed to Richard & Joan Dickerson by Official Record 265, Page 1761, a distance of **182.00 feet** to a point at the northerly corner of a parcel of land conveyed to State of Ohio Department of Natural Resources by Official Record 319, Page 2636, said point also being the northerly corner of Virginia Military Survey 2451;

Thence, with the north line of State of Ohio Department of Natural Resources, **South 81° 03' 19" West**, passing a found 1-inch iron pipe at 150.09 feet, a total distance of **1,212.49 feet** to a set 5/8-inch iron pin;

Thence, with a new division line, the following courses:

- **North 38° 12' 08" West**, a distance of **349.88 feet** to a set 5/8-inch iron pin;
- **North 08° 56' 41" West**, a distance of **184.75 feet** to a set 5/8-inch iron pin;
- **South 81° 03' 19" West**, a distance of **303.00 feet** to a set 5/8-inch iron pin;
- **South 08° 56' 41" East**, a distance of **490.00 feet** to a set 5/8-inch iron pin to a point in the north line of a parcel of land conveyed to Nancy J. Looby by Official Record 222, Page 55;

Thence, with the north and west lines of Nancy J. Looby, the following courses:

- **South 81° 03' 19" West**, a distance of **3,395.99 feet** to a set 5/8-inch iron pin in the west line of Virginia Military Survey 2451 and the west line of Virginia Military Survey 9232;
- **South 63° 04' 31" East**, a distance of **755.58 feet** to a found 1-inch iron pipe with "EMH&T Inc" cap;
- **South 34° 10' 54" West**, passing a 1-foot concrete monument at 1,754.12 feet, a total distance of **1,784.64 feet** to a found mag nail in the centerline of State Route 29;

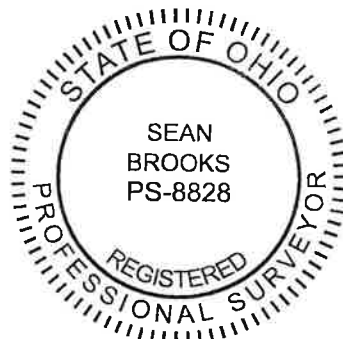
Thence, with the centerline of State Route 29, **North 59° 00' 52" West**, a distance of **1,910.54 feet** to the **True Point of Beginning**, containing 227.177 acres, more or less.

Bearings based upon the centerline of State Route 29 (N 59° 00' 52" West) as determined through GPS observations using the Ohio Department of Transportation (ODOT) VRS Network.

All pins called to be set are 5/8-inch iron rebar with a cap stamped "CESO."

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The above description is the result of a survey prepared by Sean T. Brooks Registered Surveyor No. 8828.



CESO, Inc.

Sean Brooks, P.S. #8828

*[Handwritten Signature]* **11-28-2023**

Date

760822 Loves West Jefferson OH Tract 3 Description

(Remainder).docx

11/28/2023