

2404.5688
 BOUNDARY SURVEY
 MADISON COUNTY, OHIO

SURVEY OF
 PN 10-01575.000
 KNOWN AS
 35 BRIDGE STREET
 WEST JEFFERSON, OHIO
 IN THE VILLAGE OF WEST JEFFERSON, COUNTY
 OF MADISON AND STATE OF OHIO, IN THE
 VIRGINIA MILITARY SURVEY NO. 2863.

LEGEND

- FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"LANDMARK SURVEY"
- Ⓧ-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓡ-FD/SET RR SPIKE AS NOTED
- Ⓣ-FD T-BAR/POST AS NOTED
- FOUND MONUMENT AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC.-ACRES
- B/E-BASEMENT ENTRY
- CLF - CHAIN-LINK FENCE
- CONC.-CONCRETE
- C/L-CENTERLINE
- D/W-DRIVEWAY
- EP-EDGE OF PAVEMENT
- GAR.-GARAGE
- INSTR.-INSTRUMENT
- O.L.-ORIGINAL LOT
- O.R.-OFFICIAL RECORD
- P.N.-PARCEL NUMBER
- P.O.B.-POINT OF BEGINNING
- RES.-RESIDENCE
- R/W-RIGHT OF WAY
- PG.-PAGE
- S.F.-SQUARE FEET
- T.P.O.B.-TRUE POINT OF BEGINNING
- WF - WOOD FENCE

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE SURVEY FOR RIEBEL AS LISTED HEREON, HOLDING FOUND AND USED MONUMENTATION ALONG THE SOUTH RIGHT OF WAY OF PEARL STREET AS SHOWN HEREON, WHICH IS BEARING N 86°04'53" E.

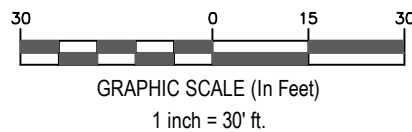
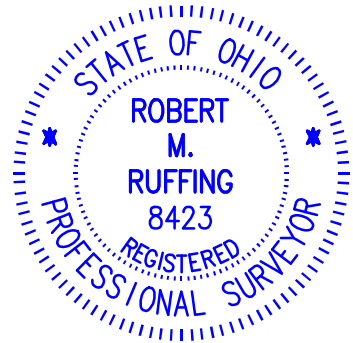
DOCUMENTS USED:

SURVEY OF 0.9983± ACRES, VMS 2863, VILLAGE OF WEST JEFFERSON, MADISON COUNTY, STATE OF OHIO, SURVEYED FOR RIEBEL, BY COTTRILL SURVEYING, AUGUST 15, 2022, ON FILE AT THE MADISON COUNTY AUDITOR'S OFFICE. DEEDS AS SHOWN HEREON. MADISON COUNTY TAX MAPS/GIS.

NOTE:
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



LANDMARK

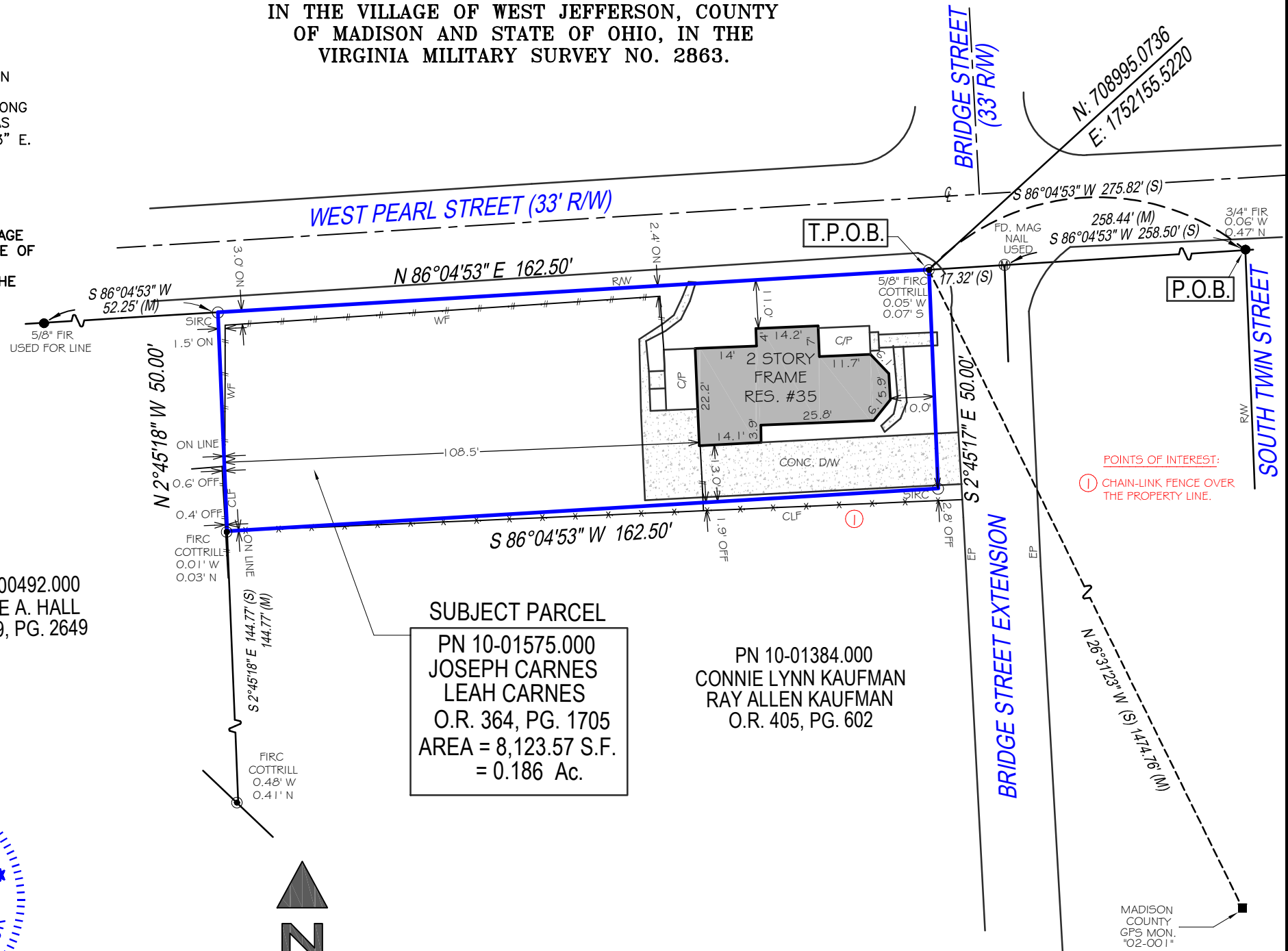
690 LAKEVIEW PLAZA BLVD., SUITE A, WORTHINGTON, OH 43805
 PHONE: (614) 485-9000
 DATE 5-2-2024
 WWW.LANDMARKSURVEY.COM
 JOB NO. 2404.5688

PN 10-00492.000
 MATTIE A. HALL
 O.R. 379, PG. 2649

SUBJECT PARCEL

PN 10-01575.000
 JOSEPH CARNES
 LEAH CARNES
 O.R. 364, PG. 1705
 AREA = 8,123.57 S.F.
 = 0.186 Ac.

PN 10-01384.000
 CONNIE LYNN KAUFMAN
 RAY ALLEN KAUFMAN
 O.R. 405, PG. 602



LEGAL DESCRIPTION

for Parcel Number 10-01575.000

at 35 Bridge Street

West Jefferson, Ohio

Situated in the Village of West Jefferson, County of Madison and State of Ohio, being in the Virginia Military District Survey No. 2863, conveyed to Joseph Carnes and Leah Carnes (O.R. 364, Page 1705), bounded and described as follows:

Beginning at the intersection of the west right of way line of South Twin Street and the south right of way line of West Pearl Street (33' R/W), as monumented by a 3/4" iron rod, found 0.06 feet west and 0.48 feet north of the corner;

Thence along said south right of way line, S 86°04'53" W, passing a found and used Mag nail at 258.50 feet, a total distance of 275.82 feet to an interior corner of a parcel conveyed to Connie Lynn Kaufman and Ray Allen Kaufman (O.R. 405, Page 602), as monumented by a 5/8" iron rod, capped ("COTTRILL") found 0.05 feet west and 0.07 feet south of the corner, and being the True Point of Beginning, at the northeast corner of the parcel herein described in the following 4 courses:

Course 1: Thence S 2°45'17" E, 50.00 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at the southeast corner, also being an interior corner of said Kaufman parcel;

Course 2: Thence along an interior line of said Kaufman parcel, S 86°04'53" W, 162.50 feet to the southwest corner, as monumented by a 5/8" iron rod, capped ("COTTRILL"), found 0.01 feet west and 0.03 feet north of the corner, also being along the east line of a parcel conveyed to Mattie A. Hall (O.R. 379, Page 2649);

Course 3: Thence along the east line of said Hall parcel, N 2°45'18" W, 50.00 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at the northwest corner along the said south right of way line of West Pearl Street, also being the northeast corner of said Hall parcel;

Course 4: Thence along said right of way line, N 86°04'53" E, 162.50 feet to the True Point of Beginning; containing 8123.57 square feet, or 0.186 acres, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The basis of bearings for this survey are based on the survey of 0.9983+/- Acres, VMS 2862, Village of West Jefferson, for Riebel, by Cottrill Surveying, August 15, 2022, holding found and

used monumentation along the south right of way line of West Pearl Street as shown on the survey, which is bearing N 86°04'53" E.

The intent of this legal description is to retrace and describe this parcel as required by the Madison County Engineer on April 28, 2020, and is based on an actual field survey performed in April 2024 by Exacta Land Surveyors, LLC.

Prepared by Robert M. Ruffing, P.S. 8423, in May 2024.

Robert M. Ruffing 5-9-24

