

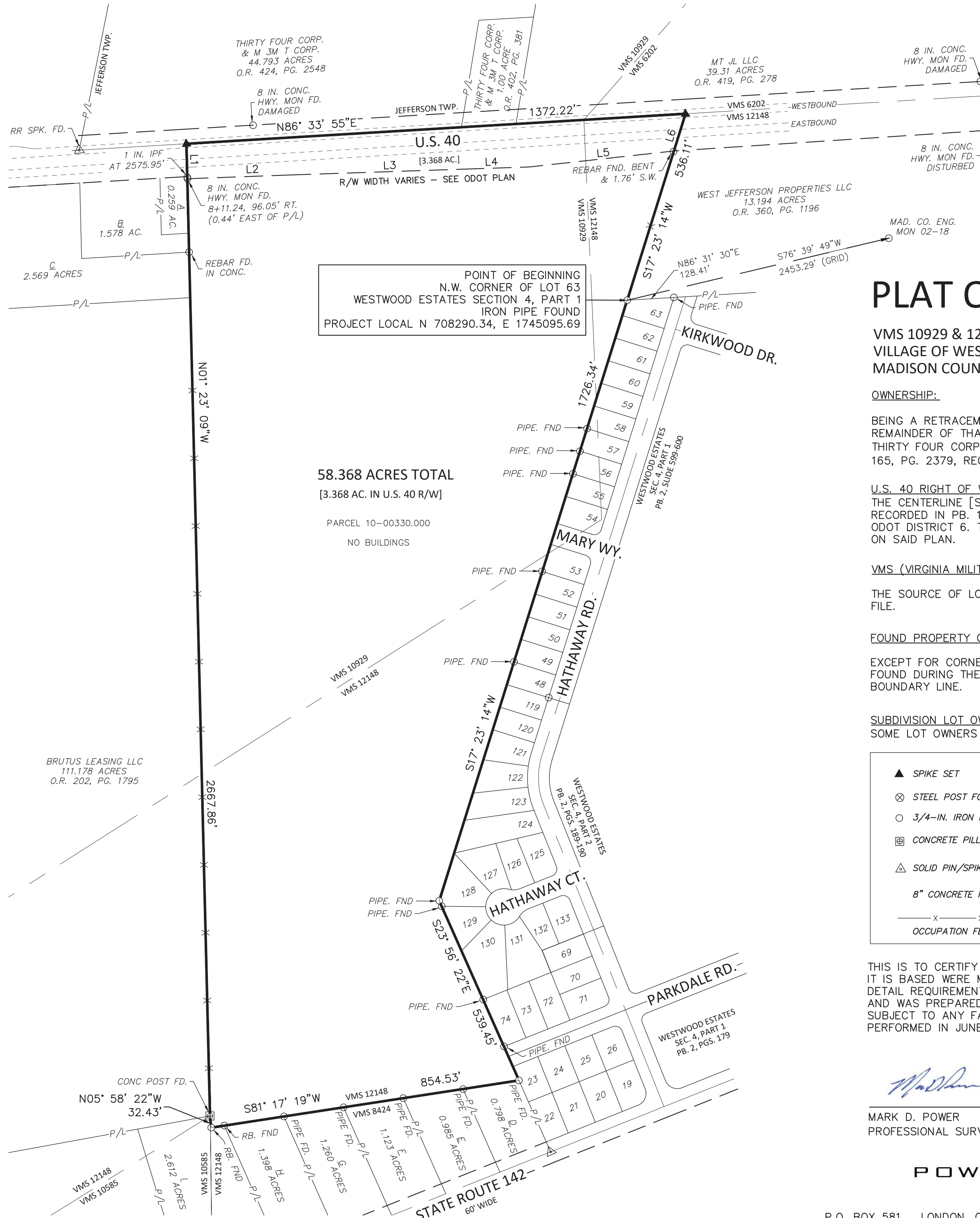
BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT)
OHIO STATE PLANE - SOUTH ZONE
ACCORDING TO THE OHIO DEPARTMENT OF
TRANSPORTATION'S VIRTUAL REFERENCE GPS SYSTEM
A BEARING OF N 86°33'55" E WAS MEASURED FOR
THE CENTERLINE SURVEY OF THE WESTBOUND LANES
OF U.S. 40.

- L1
N01° 23' 09"W
96.10'
- L2
S87° 53' 40"W
289.27'
- L3
S88° 05' 04"W
500.18'
- L4
S88° 05' 21"W
150.05'
- L5
S83° 41' 30"W
398.94'
- L6
S17° 23' 14"W
106.99'

ADJACENT OWNERS:

- A 0.259 ACRES
JOYCE & JAMES SCHROCK
O.R. 360, PG. 1105
- B 1.578 ACRES
JOHN A. GRAY
O.R. 218, PG. 1593
- C 2.569 ACRES
TIDD HOLDINGS LLC
O.R. 304, PG. 1763
- D 0.798 ACRES
HARLEY A. & BETTY A. YATES
O.R. 180, PG. 1373
- E 0.985 ACRES
HARLEY A. & BETTY A. YATES
O.R. 391, PG. 97
- E 1.123 ACRES
RODGER E. & JANET MARIE DAILEY
O.R. 355, PG. 1625
- G 1.260 ACRES
RODGER E. & JANET MARIE DAILEY
O.R. 355, PG. 1625
- H 1.398 ACRES
RODGER E. & JANET MARIE DAILEY
O.R. 355, PG. 1625
- L 2.612 ACRES
RODGER E. & JANET MARIE DAILEY
O.R. 355, PG. 1625



POINT OF BEGINNING
N.W. CORNER OF LOT 63
WESTWOOD ESTATES SECTION 4, PART 1
IRON PIPE FOUND
PROJECT LOCAL N 708290.34, E 1745095.69

58.368 ACRES TOTAL
[3.368 AC. IN U.S. 40 R/W]

PARCEL 10-00330.000
NO BUILDINGS

PLAT OF SURVEY

VMS 10929 & 12148
VILLAGE OF WEST JEFFERSON
MADISON COUNTY, OHIO

OWNERSHIP:

BEING A RETRACEMENT SURVEY OF AUDITOR'S PARCEL 10-00330.000, THE REMAINDER OF THAT 103.260 ACRE TRACT DESCRIBED IN A DEED TO THIRTY FOUR CORP. (68%) AND M 3 T CORP. (32%) OF RECORDED IN O.R. 165, PG. 2379, RECORDER'S OFFICE, MADISON COUNTY, OHIO.

U.S. 40 RIGHT OF WAY

THE CENTERLINE [S.H. 1, SECTIONS D-2, C, B, & WEST JEFFERSON] IS RECORDED IN PB. 1, PG. 308 AND THE RIGHT OF WAY PLAN IS ON FILE IN ODOT DISTRICT 6. THE RIGHT OF WAY WIDTH OF U.S. 40 VARIES AS SHOWN ON SAID PLAN.

VMS (VIRGINIA MILITARY SURVEY):

THE SOURCE OF LOCATION FOR VMS LINES IS THE MADISON COUNTY GIS FILE.

FOUND PROPERTY CORNERS:


EXCEPT FOR CORNERS OF THE SUBJECT PROPERTY, PROPERTY CORNERS FOUND DURING THE SURVEY MAY NOT BE ON THE SUBJECT PROPERTY BOUNDARY LINE.

SUBDIVISION LOT OWNERS:

SOME LOT OWNERS ARE MOWING/MAINTAINING OVER THE BOUNDARY LINE.

▲	SPIKE SET
⊗	STEEL POST FOUND
○	3/4"-IN. IRON PIPE FOUND
⊕	CONCRETE PILLAR FOUND
△	SOLID PIN/SPIKE FOUND
—x—x—x—	8" CONCRETE MONUMENT FOUND
—x—x—x—	OCCUPATION FENCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR BOUNDARY SURVEYS, CHAPTER 4733-37, O.A.C. AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH. THE FIELD WORK WAS PERFORMED IN JUNE 2024.


07/30/24
MARK D. POWER
PROFESSIONAL SURVEYOR S-7935



POWER  **GEOSPATIAL, LTD.**

DESCRIPTION OF 58.368 ACRES
SOUTH SIDE OF U.S. 40
VILLAGE OF WEST JEFFERSON
MADISON COUNTY, OHIO

Situate in the Village of West Jefferson, Madison County, State of Ohio, Virginia Military Surveys 10929 and 12148, and being all of Auditor's Parcel 10-00330.000 and the remainder of that 103.260 acre tract described in a deed to Thirty Four Corp. (68%) & M 3 T Corp. (32%) recorded in Official Record 165, Page 2379 and being 58.368 acres more particularly described as follows:

Beginning at a found 3/4-inch iron pipe at the northwest corner of Lot 63 of Westwood Estates, Section 4, Part 6 of record in Plat Book 2, Slides 599-600;

Thence South 17°23'14" West, along the west line of Westwood Estates, Section 4, Part 6 and the westerly line of Westwood Estates, Section 4, Part 2 of record in Plat Book 2, Pages 189-190, a distance of 1726.34 feet to a found 3/4-inch iron pipe;

Thence South 23°56'22" East, along the westerly line of Westwood Estates, Section 4, Part 2 and the westerly line of Westwood Estates, Section 4, Part 1 of record in Plat Book 2, Page 179, a distance of 539.45 feet to a 3/4-inch iron pipe found;

Thence South 81°17'19" West, 854.53 feet, along the north line of a 0.798 acre tract described in a deed to Harley A. & Betty A. Yates in Official Record 180, Page 1373, the north line of a 0.985 acre tract described in a deed to Harley A. & Betty A. Yates in Official Record 391, Page 97, the north lines of a 1.123 acre, 1.260 acre, 1.398 acre and a 2.612 acre tract described in a deed to Rodger E. & Janet Marie Dailey in Official Record 355, Page 1625;

Thence North 05°58'22" West, along a portion of the aforesaid 2.612 acre Dailey tract, 32.43 feet to a found concrete post;

Thence North 01°23'09" West, along an east line of a 111.178 acre tract described in a deed to Brutus Leasing LLC recorded in Official Record 202, Page 1795, passing a 1-inch iron pipe found at 2575.95 feet, a total distance of 2667.86 feet to a steel spike set in the centerline survey of U.S. 40 recorded in Plat Book 1, Page 308;

Thence North 86°33'55" East, along the centerline survey of U.S. 40, 1372.22 feet to a steel spike set;

Thence South 17° 23'14" West, along a west line of a 13.194 acre tract described in a deed to West Jefferson Properties LLC recorded in Official Record 360, Page 1196, a distance of 536.11 feet to the point of beginning.

Containing 58.368 acres of land, of which 3.368 acres is in the right of way of U.S. 40.

A bearing of North 86°33'55" East was measured for the centerline survey of U.S. 40 recorded in Plat Book 1, Page 308 and based on a survey by Power Geospatial, Ltd. in June 2024.

POWER GEOSPATIAL, LTD.


Mark D. Power
Professional Surveyor 7935

