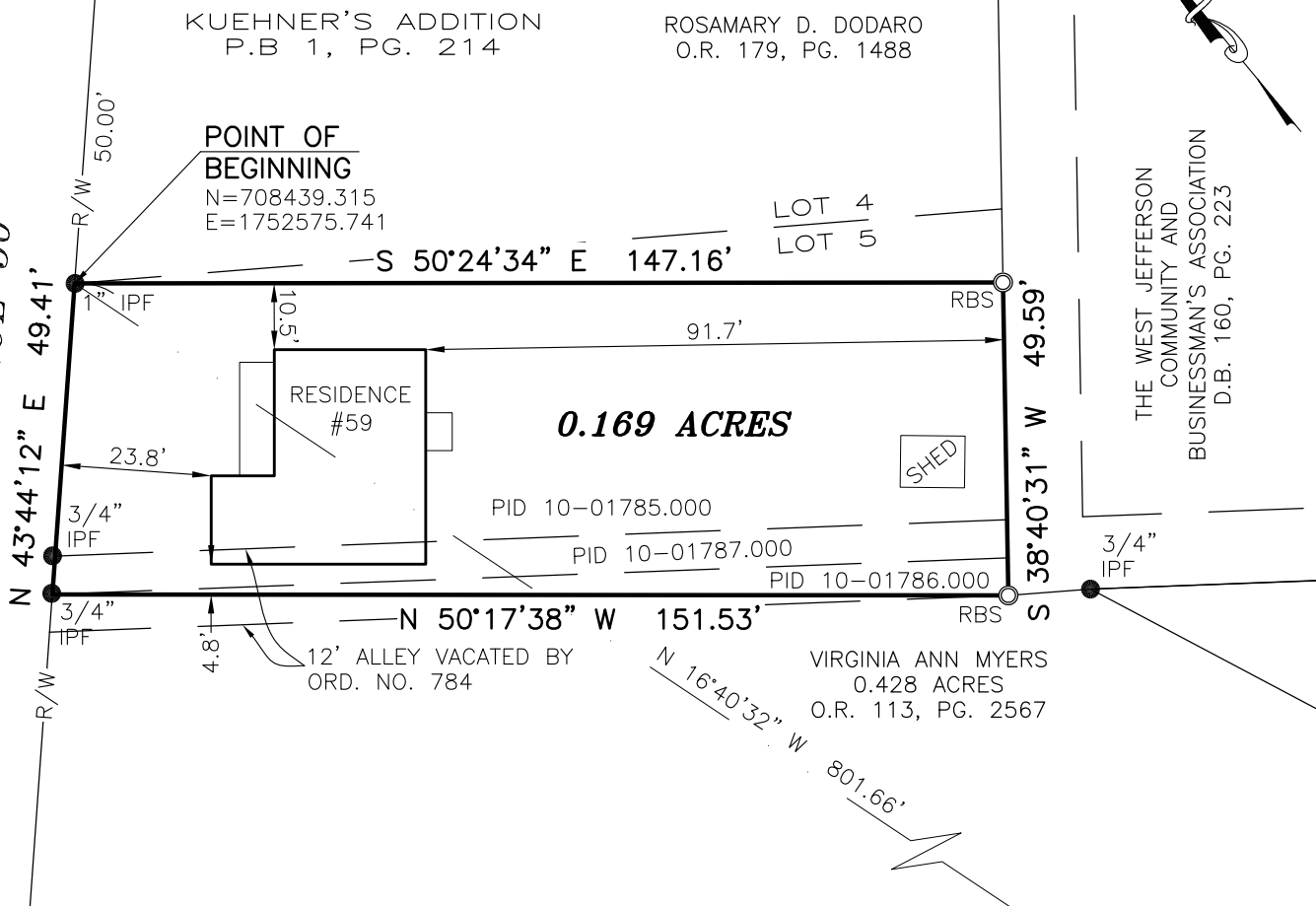


WEST STREET 33'

FELLOWS AVENUE 50'



LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- MADISON COUNTY MONUMENT FOUND
- RBS REBAR SET

DEED REFERENCE:

KRISTA S. JULIAN,
ANN E. GREENWOOD,
DAVID J. PEZDIRTZ &
STEPHEN R. PEZDIRTZ
O.R. 423, PG. 1797

ACREAGE BREAKDOWN:

P.I.D. 10-01785.000
0.138 ACRES

P.I.D. 10-01787.000
0.021 ACRES

P.I.D. 10-01786.000
0.010 ACRES

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE EASTERLY LINE OF FELLOWS AVENUE, HAVING A BEARING OF NORTH 43°44'12" EAST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

FLOOD NOTE:

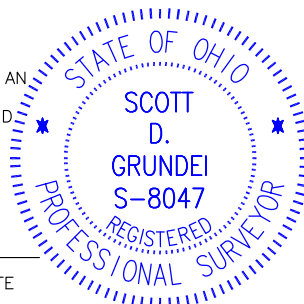
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39097C0159E, WITH AN EFFECTIVE DATE OF 11/16/2023, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY 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.

**SURVEY OF
0.169 ACRES**
LYING IN
**PART OF LOT 5
& 12 FEET VACATED ALLEY**
KUEHNER'S ADDITION
PLAT BOOK 1, PAGE 214
PART OF A 12 FEET WIDE ALLEY
VACATED BY ORDINANCE NO. 784
VILLAGE OF WEST JEFFERSON,
COUNTY OF MADISON
STATE OF OHIO



LANDMARK SURVEY GROUP
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

DRAWN BY: DJH

Scott D. Grunde 8/6/24

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE

DATE: 8/6/24

FILE NO. BDLG-JB005-BDLG

**DESCRIPTION OF 0.169 ACRES
LYING SOUTH OF WEST STREET
AND EAST OF FELLOWS AVENUE**

Situated in the State of Ohio, County of Madison, Village of West Jefferson, being part of lot 5 of Kuehner's Addition, of record in Plat Book 1, Page 214, and part of a 12 feet wide alley vacated by Ordinance No. 784, and being conveyed to Krista S. Julian, Ann E. Greenwood, David J. Pezdirtz and Stephen R. Pezdirtz, by deed of record in Official Record 423, Page 1797, Recorder's Office, Madison County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a 1 inch iron pin found, at the northwesterly corner of said lot 5, the southwesterly corner of lot 4 of said Kuehner's Addition, and on the easterly line of Fellows Avenue (50 feet wide), being referenced North 16°40'32" West, a distance of 801.66 feet from Madison County Monument 02-001 found;

Thence South 50°24'34" East, a distance of 147.16 feet, across said lot 5, to a rebar set, on the easterly line of said lot 5, and on the westerly line of a tract of land conveyed to The West Jefferson Community and Businessman's Association, by deed of record in Deed Book 160, Page 223;

Thence South 38°40'31" West, a distance of 49.59 feet, along the easterly line of said lot 5, the easterly terminus of said vacated alley, and the westerly line of said The West Jefferson Community and Businessman's Association tract, to a rebar set, at the southeasterly terminus corner of said vacated alley, and the southwesterly corner of said The West Jefferson Community and Businessman's Association tract, and on the northerly line of a 0.428 acre tract conveyed to Virginia Ann Myers, by deed of record in Official Record 113, Page 2567;

Thence North 50°17'38" West, a distance of 151.53 feet, across said vacated alley, and the northerly line of said 0.428 acre tract, to a 3/4 inch iron pin found, in the centerline of the westerly terminus of said vacated alley, and on the easterly line of said Fellows Avenue, and the northwesterly corner of said 0.428 acre tract;

Thence North 43°44'12" East, a distance of 49.41 feet, along the westerly line of said vacated alley, the westerly line of said lot 5, and the easterly line of said Fellows Avenue, to the **Point of Beginning**, containing 0.169 acres, of which 0.138 acres lies within Parcel No. 10-01785.000, 0.021 acres lies within Parcel No. 10-01787.000, and 0.010 acres lies within Parcel No. 10-01786.000, more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the easterly line of Fellows Avenue, having a bearing of North 43°44'12" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in July of 2024.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei

8/6/24

Scott D. Grundei, P.S.
Registered Surveyor No. 8047

Date