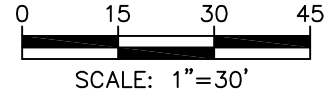


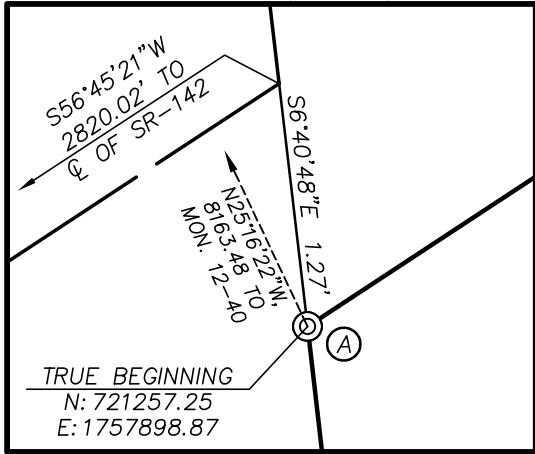
BOUNDARY SURVEY

VIRGINIA MILITARY SURVEY No. 2679

JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO



DETAIL (1"=1')



W (VARIES)

D'S RENTALS LLC
O.R. 426, PG. 346
0.1285 AC.
PAR: 08-01335.000

HIGH FREE PIKE

ASPHALT DR.

N83°19'12"E
29.39'

ENCROACHMENT EASEMENT
(DRIVE AND HOUSE)
O.R. 426, PG. 335

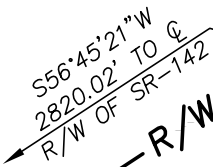
N56°45'21"E
55.95'

S6°43'48"E
47.88'

SEE DETAIL

D'S RENTALS LLC
O.R. 426, PG. 346
0.073 AC.
PAR: 08-00748.000

1-STORY VINYL #9493



N6°40'48"W
22.86'

S83°19'12"W

RYAN PATRICK BOOTH
O.R. 412, PG. 2520
0.07 AC.
PAR: 08-00971.000

THE WISSALOHICHAN
CAMP COMPANY
D.B. 96, PG. 215
10.64 AC.
PAR: 08-01115.000

PAR: 08-00218.000

THE WISSALOHICHAN
CAMP COMPANY
D.B. 96, PG. 215
10.64 AC.
PAR: 08-01115.000

- Ⓐ ¾" I.D., 3" DEEP
- Ⓑ ¾" I.D., 5" DEEP
- Ⓒ ¾" I.D., FLUSH W/ CAP FOUND S58°14'20"W @ 3.25'

LEGEND

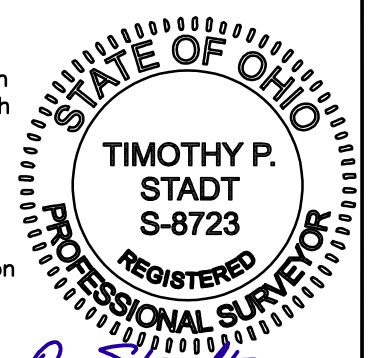
- ⊙ IRON PIPE FOUND
- MAG NAIL SET
- IRON PIN SET ("STADT 8723")
- ▭ PROPERTY LINE
- R/W PUBLIC ROAD RIGHT-OF-WAY

SURVEY NOTES

Bearings hereon are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN Survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet).

Address of subject property is 9493 High Free Pike, West Jefferson, OH 43162. Parcel number is 08-00748.000.

This plat is based on the results of an actual field survey performed on the property under my supervision in November, 2024.



8850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209

DATE: 11/18/2024 REVISED:
JOB No.: 24-490 F.B./PG.: 47/22
CLIENT: DYLAN HAMMOND
CLIENT P.O.: N/A

BY *Timothy P. Stadt*
OHIO PROFESSIONAL SURVEYOR No. 8723

DRAWING NAME: 24490BS.DWG

November 18, 2024

EXHIBIT "A"

0.073 ACRES

Situated in the State of Ohio, County of Madison, Township of Jefferson, in Virginia Military Survey number 2679, and being all of the 0.734 acre tract described in a deed to D's Rentals LLC of record in Official Record 426, page 346, all records referenced herein being to those located in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

BEGINNING at a 3/4" solid iron pin found in a monument box at the intersection of the centerline of right-of-way of High Free Pike and the centerline of right-of-way of State Route 142; thence North 56°45'21" East, along the centerline of right-of-way of High Free Pike, becoming the southerly right-of-way line of said High Free Pike (width varies), for a distance of 2820.02 feet to a point on the westerly line of a 0.1285 acre tract as described in a deed to D's Rentals, of record in Official Record 426, page 346 and at an interior corner of a 10.64 acre tract as described in a deed to The Wissalohichan Camp Company, of record in Deed Book 96, page 215; thence South 6°40'48" East, along the westerly line of said 0.1285 acre tract and an interior line of said 10.64 acre tract, a distance of 1.27 feet to an iron pipe found at the southwest corner of said 0.1285 acre tract and being the **TRUE POINT OF BEGINNING** of the tract herein described.

Thence **North 56°45'21" East**, along the southerly line of said 0.1285 acre tract, a distance of **55.95 feet** to point;

Thence **North 83°19'12" East**, continuing along the southerly line of said 0.1285 acre tract, a distance of **29.39 feet** to a mag nail set on an interior line of said 10.64 acre tract;

Thence **South 6°43'48" East**, along an interior line of said 10.64 acre tract, a distance of **47.88 feet** to an iron pin set on the northerly line of a 0.07 acre tract as described in a deed to Ryan Patrick Booth, of record in Official Record 412, page 2520;

Thence **South 83°19'12" West**, along the northerly line of said 0.07 acre tract, a distance of **79.48 feet** to an iron pipe found at the northwest corner of said 0.07 acre tract and on an interior line of said 10.64 acre tract;

Thence North **6°40'48" West**, along an interior line of said 10.64 acre tract, a distance of **22.86 feet** to the TRUE POINT OF BEGINNING, containing 0.073 acres, more or less, and known as Auditor's Parcel Number 08-00748.000.

Subject to an easement referred to in the deed from the Wissalohichan Camp Company to Osmer C. Vox and Catherine A. Vox, recorded in Deed Book 157, page 324, for the benefit of the Grantor Corporation and its members, for the construction and maintenance of electric lines, gas lines, telephone lines, septic tanks and sewage lines, sidewalks and drains.

And subject to the rules and regulations of the Wissalohichan Camp Company.

All iron pins set are 5/8" rebar, 30 inches long, with a cap inscribed "STADT 8723".

Bearings herein are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN Survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet).

This description was prepared by Pro Boundary, LLC, and based on an actual field survey performed in November, 2024.

by Timothy P. Stadt
Timothy P. Stadt
Registered Surveyor No. 8723

