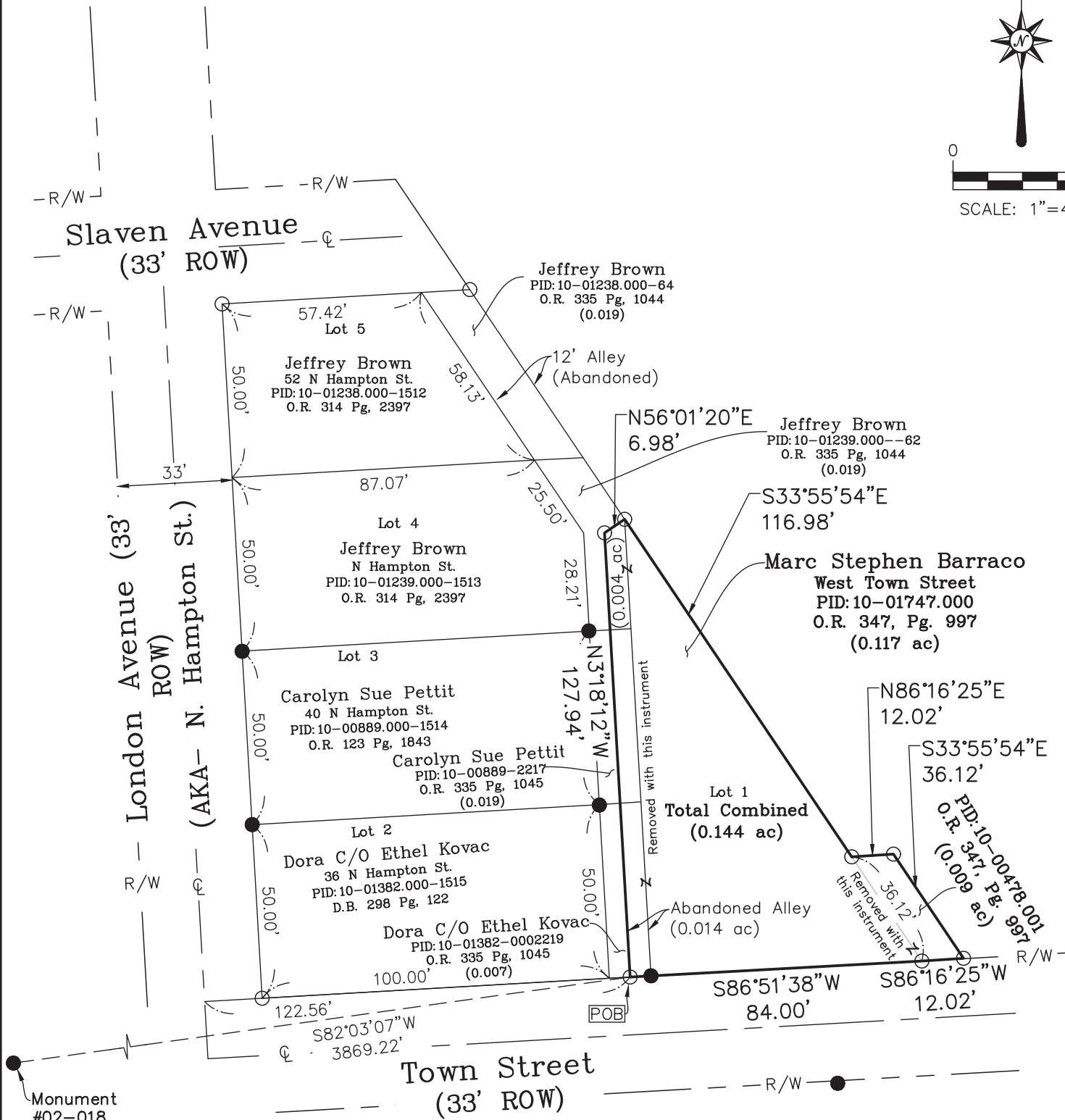


LOT COMBINATION

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON; BEING PART OF THE VIRGINIA MILITARY SURVEY NUMBER 2836; AND BEING ALL OF PARCELS TWO, THREE, FOUR, & FIVE IN THAT CERTAIN TRANSFER ON DEATH DESIGNATION AFFIDAVIT IN OFFICIAL RECORD 347, PAGE 997 MADISON COUNTY RECORDER'S OFFICE. (PARCEL NUMBERS: 10-01747.000 & 10-00478.001)



0 40'
SCALE: 1"=40'



BASIS OF BEARINGS:

ODOT-RTN-CORS, BASIS OF BEARINGS IS GRID NORTH
COMBINED SCALE FACTOR: 0.999939. BASED ON OHIO STATE
PLANE COORDINATES, SOUTH ZONE (3402), NAD83 AND
GEOID18

I hereby certify that the attached plat was prepared from
information obtained from an actual field survey of the premises
and that said plat is correct to the best of my knowledge.

JEFFREY V. GREEN
PROFESSIONAL SURVEYOR NO. S-7578

FEBRUARY 9, 2024

Jeffrey V. Green



POB:
N709391.37
E1751314.83

LEGEND

- MONUMENT FOUND
- SET REBAR w/CAP
- △ CALCULATED POINT
- 000.00 EXISTING SPOT ELEVATION
- 000.00 PROPOSED SPOT ELEVATION



2700 Orchard Park St. NW,
Canton, Ohio 44718
614-207-8214

FOR:
BARRACO

LOT COMBINE

Project No.: GA-24-01-010

File Name: 24-01-010 (Barraco) Lot
Combine.dwg

Lot Combination

Situated in the State of Ohio, County of Madison, Village of West Jefferson, being part of VMS Number 2836, being All of Lot 1 of the Darbyside Addition as recorded in P.B. 1 Page 191 & 192, being a portion of a vacated alley consisting of 0.004 acres, as vacated by the Village of West Jefferson in Ordinance No. 17-048 and recorded in O.R. 335 Page 1044, being a portion of a vacated alley consisting of 0.014 acres, as vacated by the Village of West Jefferson in Ordinance No. 17-049 and recorded in O.R. 335 Page 1045, and being a 0.009 acre tract, as conveyed to Marc Stephen Barraco in O.R. 420 Page 935, Madison County Recorder's Office. (PARCEL NUMBERS: 10-01747.000 & 10-00478.001); and being more particularly described as follows:

BEGINNING at the intersection of the northerly Right of Way line of Town Street (33' ROW) and centerline of an unnamed alley, (12' ROW), as delineated on said Plat, said point being 6 feet easterly from the southeast corner of Lot 2 of said Darbyside Addition.

Thence with the centerline of a said alley, **North 3°18'12" West, 127.94 Feet** to a set 5/8" rebar.

Thence **North 56°01'20" East, 6.98 Feet** to a set 5/8" rebar, said point being in the westerly line of an 8.716 Acre tract as conveyed to Jefferson Township Trustees in O.R. 384 Page 1934.

Thence with the westerly line of said 8.716 Acre tract, **South 33°55'54" East, 116.98 Feet** to a set 5/8" rebar.

Thence continuing with the westerly line of said 8.716 Acre tract, **North 86°16'25" East, 12.02 Feet** to a set 5/8" rebar.

Thence continuing with the westerly line of said 8.716 Acre tract, **South 33°55'54" East, 36.12 Feet** to a set 5/8" rebar, said point being on the northerly Right of Way line of said Town Street.

Thence with the said northerly Right of Way line of Town Street, **South 86°16'25" West, 12.02 Feet** to a set 5/8" rebar.


Thence continuing with said northerly line of Town Street, **South 86°51'38" West, 84.00 Feet**, (passing a found 5/8" rebar at 78.00 Feet), to the **POINT OF BEGINNING** and containing **0.144 Acres** more or less.

Subject to all easements, rights-of-way and restrictions of record.

This description was prepared by Green Land Surveying Company, from an actual field survey of the premises in February 2024.

The Basis of Bearing being the North Right of Way Line of Town Street, being **South 86°51'38" West** and was determined through G.P.S. Observation utilizing the ODOT- RTN-CORS, NAD83 and GEOID18.

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Green S#7578.


Jeffrey V. Green
Professional Surveyor No. S-7578



February 9, 2024