

**APPROVAL AND ACCEPTANCE:**

*Ray A. Martin*  
 RAY MARTIN, MAYOR 1-31-25 DATE

*Tom Hale*  
 TOM HALE, DIRECTOR OF PLANNING & DEVELOPMENT 1-31-2025 DATE

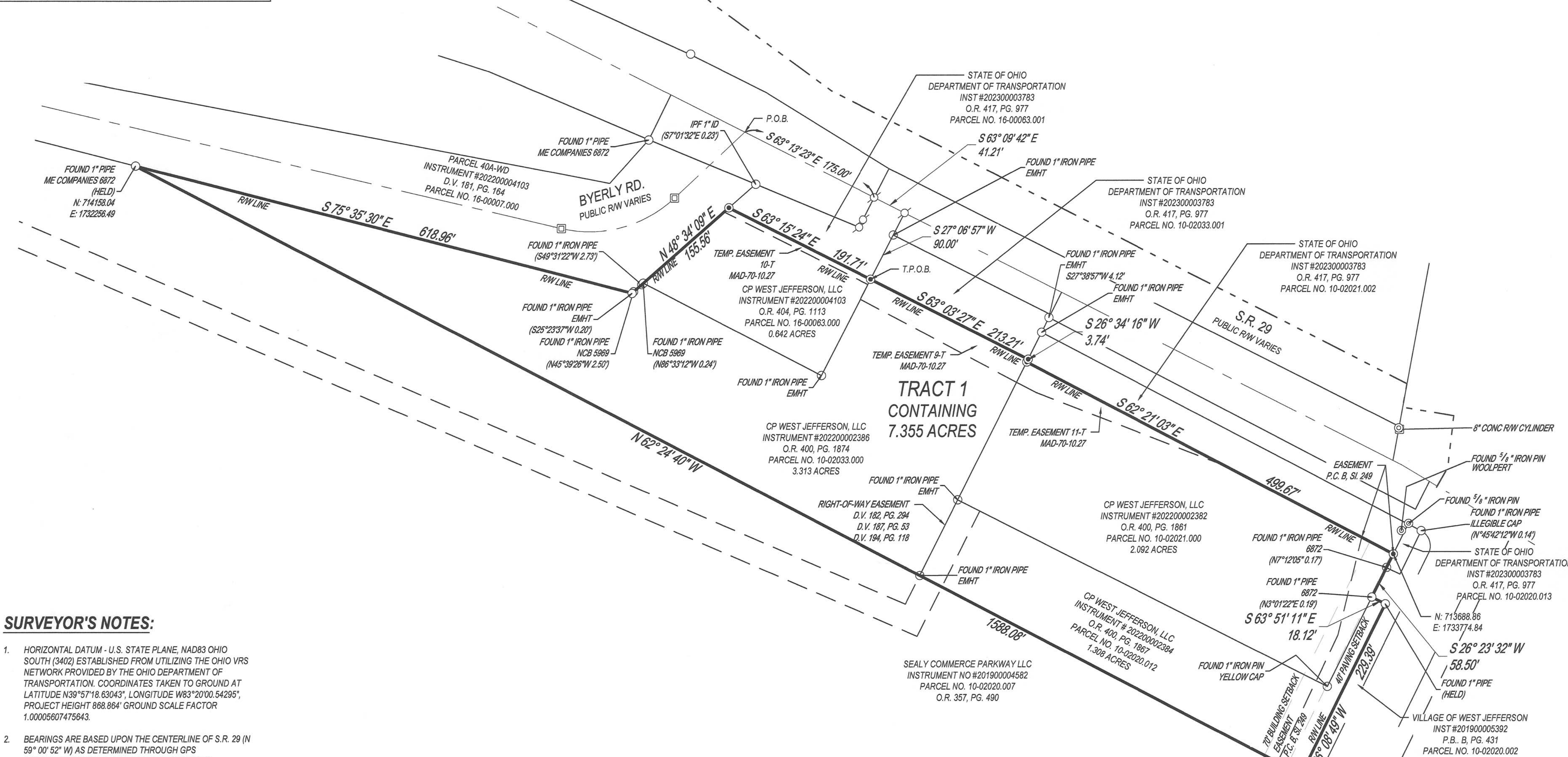
*John Mitchell*  
 JOHN MITCHELL, DIRECTOR OF PUBLIC SERVICE 1-31-2025 DATE

**LEGEND**

- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EASEMENT LINE

**MONUMENT LEGEND**

- REBAR/IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- FOUND MAG NAIL
- SET 5/8" IRON PIN WITH A CAP STAMPED "CESO"
- SET MAG NAIL



**SURVEYOR'S NOTES:**

1. HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED FROM UTILIZING THE OHIO VRS NETWORK PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N39°57'18.83043", LONGITUDE W83°20'00.54295", PROJECT HEIGHT 868.864' GROUND SCALE FACTOR 1.00006607475643.
2. BEARINGS ARE BASED UPON THE CENTERLINE OF S.R. 29 (N 59° 00' 52" W) AS DETERMINED THROUGH GPS OBSERVATIONS USING THE ODOT VRS NETWORK.

**SURVEYOR'S CERTIFICATION:**

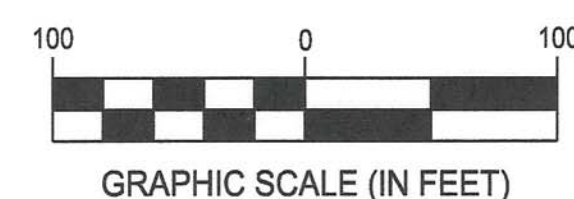
I CERTIFY THAT THE BOUNDARY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 AND CONFORMS TO OHIO REVISED CODE CHAPTER 711. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.



*Sean Brooks*  
 SIGNED: SEAN T. BROOKS  
 OHIO P.S. #8828  
 DATE: SEPTEMBER 12, 2024

**ACREAGE CHART:**

PARCEL # 16-00063.000	0.642 ACRES
PARCEL # 10-02033.000	3.313 ACRES
PARCEL # 10-02021.000	2.092 ACRES
PARCEL # 10-02020.012	1.308 ACRES
<b>TOTAL: TRACT 1</b>	<b>7.355 ACRES</b>



**REVISIONS:**

- 09-04-2024: UPDATED PER MADISON COUNTY COMMENTS
- 09-12-2024: UPDATED PER VILLAGE OF WEST JEFFERSON COMMENTS

**LOT CONSOLIDATION SURVEY PLAT**

RaceTrac

STATE ROUTE 29 VILLAGE OF WEST JEFFERSON		V.M.S. 6971 MADISON COUNTY, OHIO
SCALE: 1"=100'	DATE: 08-20-2024	
DESIGN: N/A	 WWW.CESOINC.COM	JOB NO.: 764005
DRAWN: TBC		SHEET NO.: 1 OF 1
CHECKED: STB		



# DESCRIPTION

## Containing 7.355+/- Total Acres

Situated in the State of Ohio, County of Madison, Village of West Jefferson, Virginia Military District Survey Number 6971, being part of parcels conveyed to CP West Jefferson, LLC, as recorded in Official Record 404, Page 1113 (parcel number 16-00063.000, being 0.642 acres), Official Record 400, Page 1874 (parcel number 10-02033.000, being 3.313 acres), Official Record 400, Page 1861 (parcel number 10-02021.000, being 2.092 acres), and Official Record 400, Page 1867 (parcel number 10-02020.012, being 1.308 acres), and being more particularly described as follows:

Beginning, at a set mag nail at the intersection of the centerline of Byerly Road and the centerline of State Route 29;

Thence along the centerline of State Route 29 the following courses:

1. South 63°13'23" East, a distance of 175.00 feet to a found mag nail;
2. South 63°09'42" East, a distance of 41.21 feet to a found mag nail;

Thence leaving the centerline of State Route 29 and along the westerly line of a 0.231 acre tract of land of the State of Ohio Department of Transportation, as recorded in Official Record 417, Page 977, South 27°06'57" West, a distance of 90.00 feet to a set 5/8" iron pin and being the **True Point of Beginning**;

Thence along the westerly and southerly lines of a 0.294 acre, a 0.459 acre, and a 0.024 acre tracts of land conveyed to the State of Ohio the following courses:

1. **South 63°03'27" East**, a distance of **213.21 feet** to a set 5/8" iron pin;
2. **South 26°34'16" West**, a distance of **3.74 feet** to a set 5/8" iron pin;
3. **South 62°21'03" East**, a distance of **499.67 feet** to a set 5/8" iron pin;

Thence continuing along the westerly line of a 0.024 acre tract of land conveyed to the State of Ohio, and the westerly line of a 1.137 acre tract of land conveyed to the Village of West Jefferson, being Commerce Parkway, as recorded in Plat Book B, Page 431, **South 26°23'32" West**, a distance of **58.50 feet** to a point, reference is made to a found 1" iron pipe North 3°01'22" East, a distance of 0.19 feet;

Thence continuing along the westerly line of said 1.137 acre tract conveyed to the Village of West Jefferson for the following courses:

1. **South 63°51'11" East**, a distance of **18.12 feet** to a found 1" iron pipe;
2. **South 26°08'49" West**, a distance of **229.39 feet** to a point at the northeast corner of a 70.051 acre tract conveyed to Sealy Commerce Parkway LLC as recorded in Instrument No. 201900004582, reference is made to a found 1" iron pipe with 6872 cap North 9°57'04" East, a distance of 0.24 feet;

Thence along the northerly line of said 70.051 acre tract conveyed to Sealy Commerce Parkway LLC, **North 62°24'40" West**, a distance of **1588.08 feet** to a found 1" iron pipe with ME Companies 6872 cap in the southerly line of Parcel 40A-WD, as recorded in Deed Volume 181, Page 164;

Thence along the southerly and easterly lines of said Parcel 40A-WD, being Byerly Road, for the following courses:

1. **South 75°35'30" East**, a distance of **618.96 feet** to a point, reference is made to a found 1" iron pipe with EMHT cap, South 25°23'37" East, a distance of 0.20 feet;
2. **North 48°34'09" East**, a distance of **155.56 feet** to a set 5/8" iron pin set in the southerly line of aforementioned lands of State of Ohio;

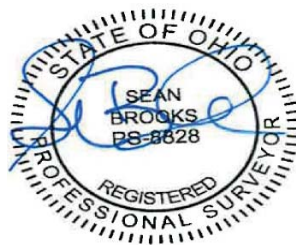
Thence along the southerly line of lands of State of Ohio, **South 63°15'24" East**, a distance of **191.71 feet** to the **True Point of Beginning**, containing 7.355 acres (being 0.642 acres of parcel #16-00063.000, 3.313 acres of parcel #10-02033.000, 2.092 acres of parcel #10-02021.000, and 1.308 acres of parcel #10-02020.012), more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared from an actual field survey completed in December 2024.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

CESO, Inc.



02-05-2025

Sean T. Brooks, PS  
Registered Surveyor No. 8828

Date