

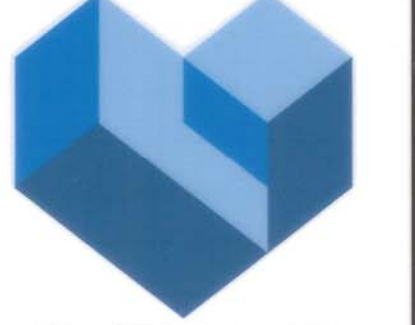
LEGEND

—	PROPOSED PROPERTY BOUNDARY
---	EXISTING PROPERTY LINE
- - -	EXISTING RIGHT-OF-WAY
- - -	MILITARY SURVEY LINE
- - -	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

SURVEY PREPARED BY:



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.6584 Fax: 937.208.4826

LOVE'S WEST JEFFERSON SUBDIVISION

RECORD PLAT
VILLAGE OF WEST JEFFERSON
MADISON COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

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Project Number: 760822
Scale: N/A
Drawn By: CTT / JKH
Checked By: JKH
Date: 8-27-2024
Issue:

Drawing Title:
RECORD PLAT

2 OF 2

2024-0822
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
09/16/2024 12:35:00 PM
PLAT #43.60
Total Pages: 1 **B-539**

SURVEYOR'S NOTES:

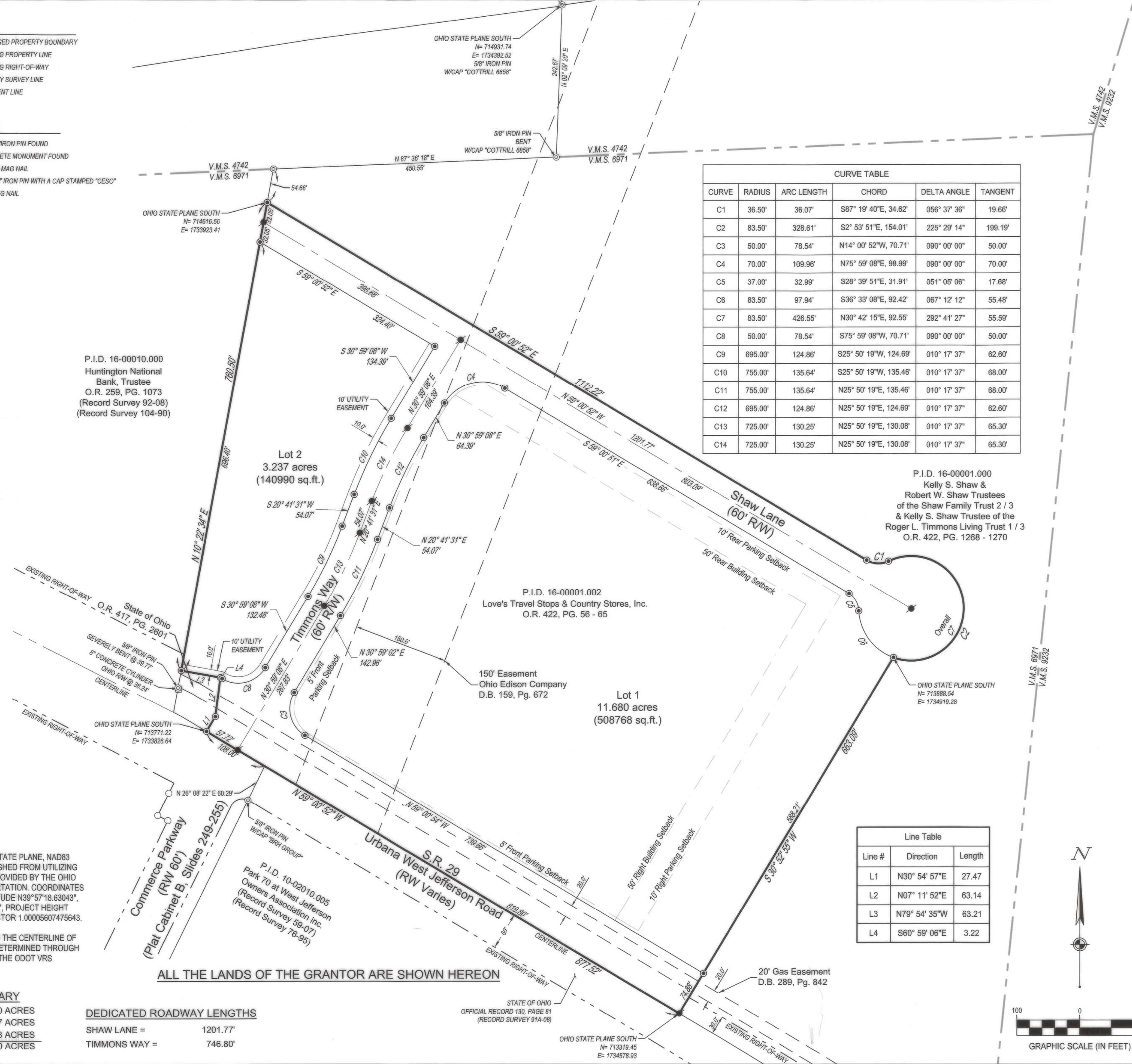
- HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED FROM UTILIZING THE OHIO VRS NETWORK PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N39°57'18.63043", LONGITUDE W83°20'00.54295", PROJECT HEIGHT 868.864' GROUND SCALE FACTOR 1.00005607475643.
- 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.

AREA SUMMARY

LOT 1	11.680 ACRES
LOT 2	3.237 ACRES
RIGHT-OF-WAY	4.513 ACRES
TOTAL	19.430 ACRES

DEDICATED ROADWAY LENGTHS

SHAW LANE =	1201.77'
TIMMONS WAY =	746.80'

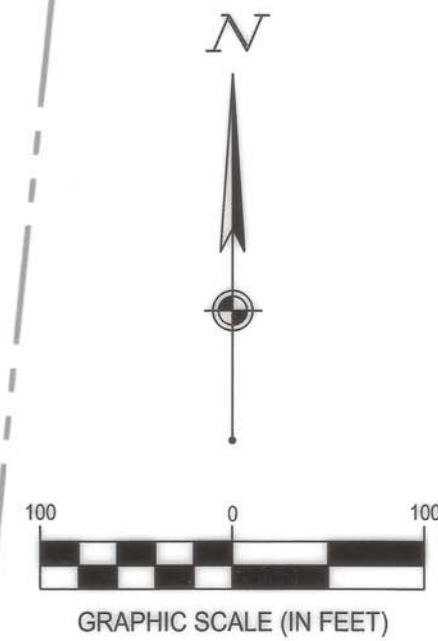


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C1	36.50'	36.07'	S87° 19' 40"E, 34.62'	056° 37' 36"	19.66'
C2	83.50'	328.61'	S2° 53' 51"E, 154.01'	225° 29' 14"	199.19'
C3	50.00'	78.54'	N14° 00' 52"W, 70.71'	090° 00' 00"	50.00'
C4	70.00'	109.96'	N75° 59' 08"E, 98.99'	090° 00' 00"	70.00'
C5	37.00'	32.99'	S28° 39' 51"E, 31.91'	051° 05' 06"	17.68'
C6	83.50'	97.94'	S36° 33' 08"E, 92.42'	067° 12' 12"	55.48'
C7	83.50'	426.55'	N30° 42' 15"E, 92.55'	292° 41' 27"	55.59'
C8	50.00'	78.54'	S75° 59' 08"W, 70.71'	090° 00' 00"	50.00'
C9	695.00'	124.86'	S25° 50' 19"W, 124.69'	010° 17' 37"	62.60'
C10	755.00'	135.64'	S25° 50' 19"W, 135.46'	010° 17' 37"	68.00'
C11	755.00'	135.64'	N25° 50' 19"E, 135.46'	010° 17' 37"	68.00'
C12	695.00'	124.86'	N25° 50' 19"E, 124.69'	010° 17' 37"	62.60'
C13	725.00'	130.25'	N25° 50' 19"E, 130.08'	010° 17' 37"	65.30'
C14	725.00'	130.25'	N25° 50' 19"E, 130.08'	010° 17' 37"	65.30'

Line Table

Line #	Direction	Length
L1	N30° 54' 57"E	27.47
L2	N07° 11' 52"E	63.14
L3	N79° 54' 35"W	63.21
L4	S60° 59' 06"E	3.22



ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON

P.I.D. 16-00010.000
Huntington National Bank, Trustee
O.R. 259, PG. 1073
(Record Survey 92-08)
(Record Survey 104-90)

P.I.D. 16-00001.002
Love's Travel Stops & Country Stores, Inc.
O.R. 422, PG. 56 - 65

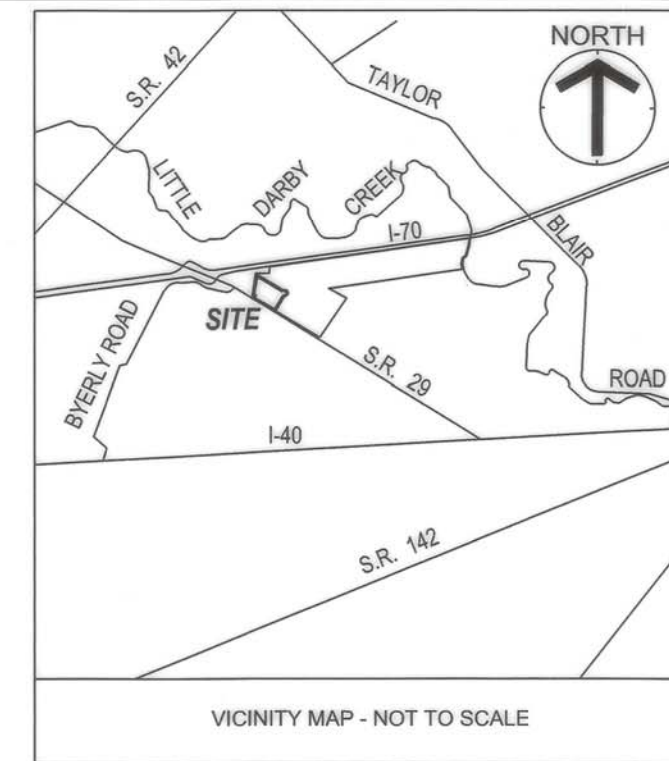
P.I.D. 16-00001.000
Kelly S. Shaw & Robert W. Shaw Trustees of the Shaw Family Trust 2 / 3 & Kelly S. Shaw Trustee of the Roger L. Timmons Living Trust 1 / 3
O.R. 422, PG. 1268 - 1270

P.I.D. 10-02010.005
Park 70 at West Jefferson Owners Association inc.
(Record Survey 59-07)
(Record Survey 76-95)

STATE OF OHIO
OFFICIAL RECORD 130, PAGE 81
(RECORD SURVEY 91A-08)

W:\PROJECTS\LOVES\760822 - West Jefferson, OH\04-SURVEY\DWG\760822_Loves_Record_Plat Revised.dwg - 8/27/2024 - Corey Teague

RECORD PLAN
LOVE'S WEST JEFFERSON SUBDIVISION
 STATE ROUTE 29
 VIRGINIA MILITARY SURVEY NUMBER 6971
 VILLAGE OF WEST JEFFERSON, MADISON COUNTY, OHIO



SURVEY PREPARED BY:



CESO
 WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
 Mansfield, OH 44842
 Phone: 937.435.8584 Fax: 937.208.4826

DESCRIPTION:
 LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 6971 IN THE VILLAGE OF WEST JEFFERSON, MADISON COUNTY, OHIO, AND BEING A SUBDIVISION OF 19.430 ACRES OF THE LANDS CONVEYED TO LOVE'S TRAVEL STOPS & COUNTRY STORES, INC. AS RECORDED IN O.R. 422, PAGES 59 - 65 IN THE DEED RECORDS OF MADISON COUNTY, OHIO

OWNER'S DEDICATION STATEMENT:

THE UNDERSIGNED, LOVE'S TRAVEL STOPS & COUNTRY STORES INC., OWNER OF THE LANDS PLATTED HEREIN ("REAL ESTATE"), DOES HEREBY PLAT AND SUBDIVIDE THE REAL ESTATE, WHICH SHALL BE KNOWN AND DESIGNATED AS LOVE'S WEST JEFFERSON SUBDIVISION, IN ACCORDANCE WITH THE PLAT. OWNER OF THE LANDS PLATTED HEREON, BEING DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR LOT 1, LOT 2 AND ALSO THE DEDICATION OF SHAW LANE AND TIMMONS WAY AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO THE PUBLIC USE AS SUCH, ALL OF "SHAW LANE AND TIMMONS WAY".

ALL STORM EASEMENTS, STORMWATER POND EASEMENTS AND GROUNDWATER RECHARGE EASEMENTS ARE CREATED AS PERPETUAL NONEXCLUSIVE EASEMENTS TO PROVIDE PATHS, COURSES, PIPES, PONDS, RECHARGE WELLS AND LANDSCAPING FOR AREA AND LOCAL STORM DRAINAGE, EITHER OVERLAND OR IN ADEQUATE UNDERGROUND CONDUIT, TO SERVE THE NEEDS AND FOR THE MUTUAL BENEFIT OF EACH LOT, THE DECLARANT, AND THE ASSOCIATION AND ADJOINING GROUND AND/OR PUBLIC DRAINAGE SYSTEMS AS MAY BE NECESSARY AND AS MAY BE PERMITTED BY DECLARANT AND PERMITTED BY THE ASSOCIATION. EACH LOT OWNER SHALL MAINTAIN THE DRAINAGE AREA LOCATED ON ITS LOT. NO EASEMENT SHALL BE BLOCKED IN ANY MANNER BY THE CONSTRUCTION OR RECONSTRUCTION OF ANY IMPROVEMENT, NOR SHALL ANY GRADING RESTRICT, IN ANY MANNER, THE WATER FLOW. SAID AREAS ARE SUBJECT TO CONSTRUCTION OR RECONSTRUCTION, MAINTENANCE, AND REPAIR, TO ANY EXTENT NECESSARY TO OBTAIN ADEQUATE DRAINAGE AT ANY TIME BY THE DECLARANT, THE ASSOCIATION, OR ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER DRAINAGE, INCLUDING, THE RIGHT TO ACCESS SUCH AREAS, PROVIDED THAT NEITHER DECLARANT NOR THE ASSOCIATION SHALL HAVE ANY DUTY TO UNDERTAKE ANY SUCH CONSTRUCTION OR RECONSTRUCTION, UNLESS THE MASTER DECLARATION PROVIDES OTHERWISE.

APPROVED AND ACCEPTED THIS 5th DAY OF December, 2024, BY ORDINANCE NO. 22-098 WHEREIN OF SHAW LANE AND TIMMONS WAY AS DEDICATED HEREON IS ACCEPTED AS SUCH BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON, OHIO

APPROVED THIS 6th DAY OF September, 2024. [Signature]
 SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON

APPROVED THIS 6th DAY OF September, 2024. [Signature]
 DEVELOPMENT DIRECTOR

APPROVED THIS 6th DAY OF September, 2024. [Signature]
 MAYOR, VILLAGE OF WEST JEFFERSON

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT

TRANSFERRED THIS 11th DAY OF September, 2024. [Signature]
 COUNTY AUDITOR

FILED FOR RECORD THIS 16th DAY OF September, 2024. AT 12:35 pm

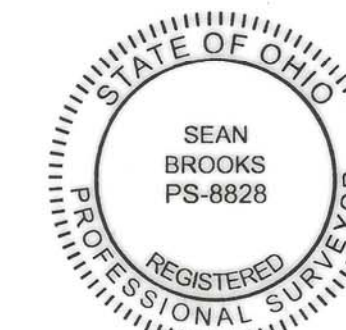
FILED FOR RECORD THIS 16th DAY OF September, 2024. PLAT RECORD B-538-539

[Signature]
 COUNTY RECORDER

[Signature]
 DEPUTY RECORDER

SURVEYOR'S CERTIFICATION:
 I CERTIFY THAT THE BOUNDARY OF THIS CONSOLIDATION 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.

[Signature] 8-28-2024
 SIGNED SEAN T. BROOKS DATE OHIO P.S. # 8828



2024-4081
 Filed for Record in
 MADISON COUNTY, OH
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 09/16/2024 12:35:00 PM
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 Total Pages: 1 B-538

West Jefferson
Madison County
9/10/24
Lot 1 11.68 ac Love's West Jefferson
7.75 ac
or Lot 2 3.237 ac Love's West Jefferson
4.513
or dedicated ROW 4.513 ac

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF: OWNER: LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.

[Signature] BY: [Signature]
 WITNESS SIGNED

[Signature] BY: [Signature]
 PRINTED NAME WITNESS PRINTED NAME

[Signature]
 PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF OKLAHOMA
 COUNTY OF OKLAHOMA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF September, 2024 BY Tim Doty, Vice President OF A, ON BEHALF OF LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.



[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: January 11, 2025

LOVE'S WEST JEFFERSON SUBDIVISION

RECORD PLAT
 VILLAGE OF WEST JEFFERSON
 MADISON COUNTY, OHIO

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