

**WALKER WAY (60' R/W)**

DEDICATION OF COMMERCE  
PARKWAY AND WALKER WAY  
PLAT CAB. B SLIDES 249-255

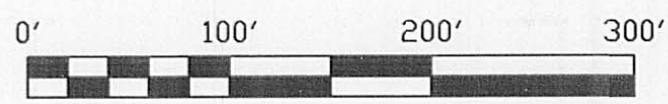
**COMMERCE  
PARKWAY**

VILLAGE OF WEST JEFFERSON  
O.R.V. 233 PG. 244  
1.174 AC

L=37.70'  
R=24.00'  
Δ=90°00'00"  
CHD.=33.94'  
BRG=N 17°24'29" W  
S 27°35'31" W  
27.54'

DUKE REALTY OHIO  
O.R.V. 260 PG. 1726  
78.291 AC  
10-02011-000

TARGET CORPORATION  
O.R.V. 147 PG. 1480  
148.728 AC  
10-02020-001



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS S 62°24'29" E, AS THE SOUTHERLY LINE OF WALKER WAY AS RECORDED IN PLAT CAB. B SLIDES 249-255



SCALE: 1"=100'

**LEGEND**

- ⊙ - 5/8" REBAR CAPPED "R.M. FOSTER S-7729" FOUND
- - 3/4" IRON PIPE FOUND
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP 'C & A' SET
- ⊗ - NAIL FOUND
- △ - MAG NAIL SET

**COMMERCE PARKWAY**

AREA DEDICATED  
6.9547 ACRES

RALPH PARSONS FARM PARTNERSHIP  
D.B. 297 PG. 257  
75.75 AC (ORIG)  
PARCEL TWO FIRST TRACT

PARCEL A  
47.041 ACRES

TARGET CORPORATION  
O.R.V. 147 PG. 1480  
148.728 AC  
10-02020-001

L=419.68'  
R=280.00'  
Δ=85°52'43"  
CHD.=361.49'  
BRG=N 70°25'54" E

AREA DEDICATED  
6.9547 ACRES

RALPH PARSONS FARM PARTNERSHIP  
D.B. 297 PG. 257  
75.75 AC (ORIG)  
PARCEL TWO SECOND TRACT

201200000790  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E REED, RECORDER  
02-17-2012 At 12:43 PM.  
PLAT 43.60

B-355

*Charles E. Reed by Cynthia E. Andrews, deputy*



CAMPBELL &  
ASSOCIATES, INC.  
Land Surveying  
(330) 945-4117  
www.campbellsurvey.com

1923 Bailey Road Suite A Cuyahoga Falls, Ohio 44221  
Job: 20110134 Sheet 2 of 2

MATCH LINE

MATCH LINE

S 27°29'32" W 1128.76'  
N 27°35'31" E 2063.62'

S 21°12'45" W 829.46'  
S 21°12'45" W 213.25'  
TO C/L US RTE 40

801.29'  
S 21°12'45" W 100.41'

N 66°37'45" W 568.76'

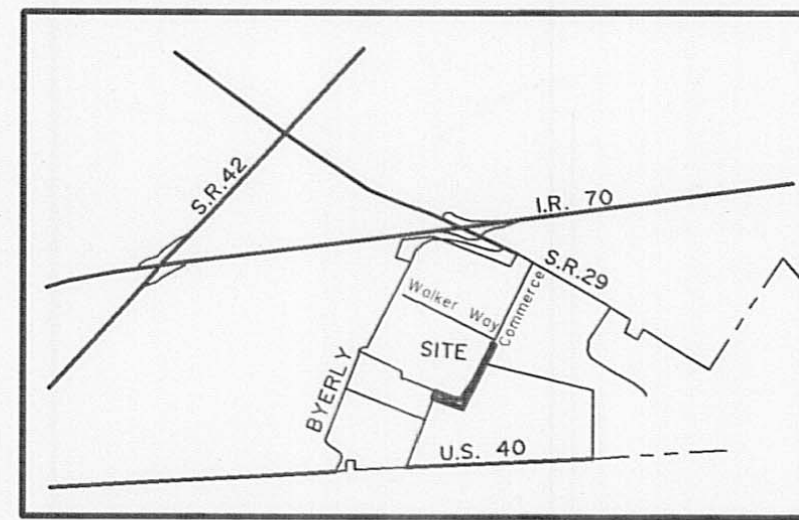
S 66°35'03" E 915.92'  
855.88'

S 27°29'32" W 1128.76'

N 27°35'31" E 2063.62'



# DEDICATION OF COMMERCE PARKWAY PHASE II



LOCATION MAP  
(NOT TO SCALE)

Situated in the State of Ohio, County of Madison, Village of West Jefferson, within Surveys Number 6653 and 9841 of the Virginia Military Survey District, being all of that 6.9547 acres parcel conveyed to the Village of West Jefferson by deed recorded in Official Records Volume 274 Pg. 1192 of the Madison County Recorders record of Deeds.

Easements are reserved for the construction, operation, and maintenance of public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all lots and lands, and for storm water drainage. Structures are not permitted within easements. Landscaping, if constructed within easements, shall not interfere with the right to construct, operate, and maintain utilities and service connections, and shall not interfere with storm water drainage.

The undersigned duly authorized representative of the Village of West Jefferson DARLENE STEELE its MAYOR, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "Dedication of Commerce Parkway" and do hereby accept this plat of same and dedicate to the public use as such, all or parts of the roadways and easements shown hereon and not heretofore dedicated. All streets shown hereon will not be accepted for public use until such time as construction is complete and said street are formally accepted as such by the Village of West Jefferson.

In witness thereof, DARLENE STEELE, MAYOR of the Village of West Jefferson, has hereunto set his HER

hand this 17th day of February, 2012.

Signed and acknowledged in the presence of:

Jim King  
Witness

Kevin J. [Signature]  
Witness

BY: Darlene Steele  
Village of West Jefferson  
ORDINANCE 12-012

STATE OF OHIO, SS

Before me, a Notary Public in and for said State, personally appeared DARLENE STEELE of Village of West Jefferson, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act of the Village of West Jefferson.

In Witness thereof, I have set my hand and affixed my official seal

this 10th day of February, 2012

My commission expires \_\_\_\_\_

[Signature]  
Notary Public, State of Ohio

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON A FIELD SURVEY PERFORMED IN JUNE 2011 AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS DEFINED IN OAC CHAPTER 4733-37.



Steph P. Campbell 2/1/12  
STEPHEN P. CAMPBELL P.S.7330

WEST JEFFERSON  
DESCRIPTION: ACCEPTABLE MADISON COUNTY ENGINEER  
DATE: 2-13-12 BY: JB  
ACREAGE: 6.9547  
OUT OF 10-02020-009

**DEDICATION PLAT**  
COMMERCE PARKWAY  
VILLAGE OF WEST JEFFERSON  
MADISON COUNTY - OHIO

	CAMPBELL & ASSOCIATES, INC. Land Surveying (330) 945-4117 www.campbellsurvey.com	Date: JAN 2012
		By: SPC
		Scale: 1" = 300'
		Job: 20110134
		Sheet 1 of 2
1923 Bailey Road Suite A Cuyahoga Falls, Ohio 44221		

Approved this 7th day of FEBRUARY 2012

Harold Walker  
Service Director- Harold Walker

Approved this 1st day of Feb., 2012

Rhonda Eaton  
Planning and Zoning Chairman- ~~Rhonda Eaton~~

Approved this 1st day of February, 2012

Ron Parsons  
Law Director- Ron Parsons

Approved and accepted this 10th day of February, 2012 wherein all of these rights-of-way and easements reserved hereon for maintenance of public utilities are accepted as such by the Village of West Jefferson.

Darlene Steele  
Mayor- Darlene Steele  
ORDINANCE 12-012

Jack R. [Signature]  
Clerk-Treasurer

This plat shall not be recorded or transferred until all above required signatures are placed on this plat.

Transferred this 17 day of February, 2012 Jennifer S. Hunter (Johnny Strauss)  
County Auditor

Filed for record this 17th day of FEBRUARY, 2012 at 12:43 pm

Recorded this 17th day of FEBRUARY, 2012 Plat Cabinet B Slide 354-355

Charles E. Reed by Cynthia E. Andrews  
County Recorder Deputy Recorder

20120000789  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E. REED, RECORDER  
02-17-2012 At 12:43 pm.  
PLAT 43.60

B-354