

SURVEY PLAT OF A LOT SPLIT AND JOIN FOR Jack E. Pearson, Jr. in V.M.S. 2836, Village of West Jefferson, Madison County, Ohio

LOCATION: Located in Virginia Military Survey 2836, Village of West Jefferson, Madison County, Ohio at 116 East Main Street.

PRIOR DEED REFERENCES and OWNERSHIP:

Auditor's Parcel #10-00121.000

JACK E. PEARSON, JR., Official Records 177, Page 2335

Auditor's Parcel #10-10-00466.000 and #10-00465.000

RJ DENES INVESTMENTS LTD., O.R. 218, Pg. 228)

BASIS OF BEARING: N86°18'03"E, Centerline of U.S. 40 as estab by Global Positioning System survey corrected using the N.O.A.A., National Geodetic Service, Online user Positioning Service network translated to State Plane Coordinates 3402 SOUTH OHIO (NAD83).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

AREA TABLE		
NAME	PARCEL NO.	AREA
JACK E. PEARSON, JR.	10-00121.000	0.253 ACRES
	10-00465.000	0.006 ACRES
	10-00466.000	0.003 ACRES
TOTAL		0.262 ACRES
RJ DENES INVESTMENTS LTD		
	10-00465.000	0.234 ACRES
	10-00466.000	0.082 ACRES
TOTAL		0.316 ACRES

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in February 2012.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

05/19/2014

LEGEND

- Monument found
- Monument set

Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.

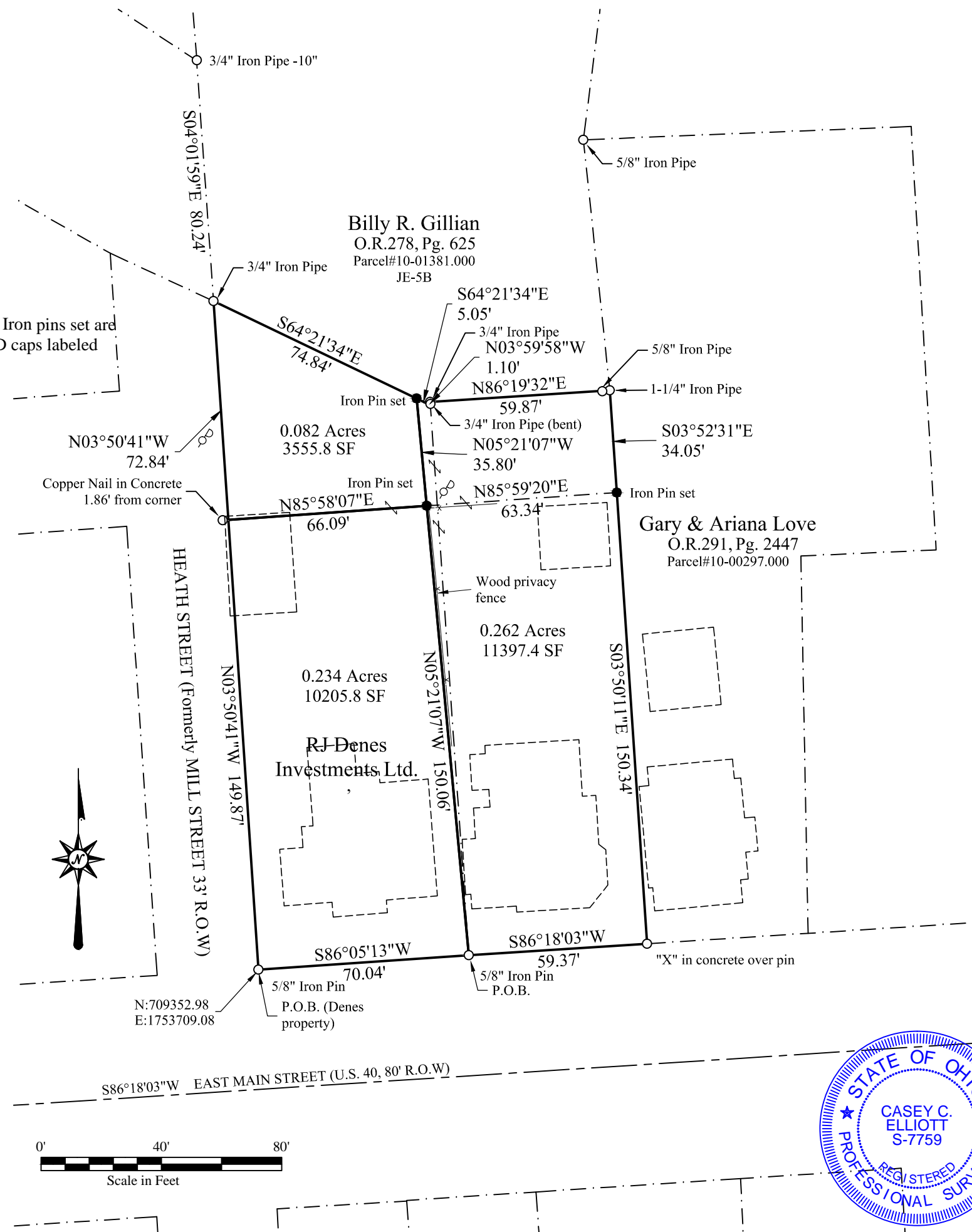


EXHIBIT A
DESCRIPTION of a
0.262 ACRE PROPERTY SURVEYED for
Jack E. Pearson, Jr.
In Virginia Military Survey 2836
Village of West Jefferson, Madison County, Ohio

This description is for a 0.262 acre property consisting of a property in the name of Jack E. Pearson, Jr. (Official Records 177, Page 2335, Madison County Recorder's records, Auditor's Parcels #10-00121.000) and a portion of a property in the name of RJ Denes Investments Ltd. an Ohio Limited Liability Corporation (O.R. 218, Page 228, Parcels #10-00465.000 and #10-00466.000) at 116 East Main Street (U.S. 40, 80 foot Right-of-way), in Virginia Military Survey 2836, Village of West Jefferson, Madison County, Ohio and is further described as follows:

Commencing at a 5/8" iron pin found at the intersection of the north R.O.W. of said East Main Street (U.S. 40) and the east R.O.W. of Heath Street (formerly Mill Street, 33' R.O.W.)

Thence N86°05'13"E, 70.04 feet, along the north R.O.W. of said East Main Street and the south line of the said Denes property to a 5/8 inch iron pin found at the TRUE POINT OF BEGINNING;

Thence N05°21'07"W, 150.06 feet, along a wooden privacy fence and through the said Denes property to an iron pin set;

Thence N05°21'07"W, 35.80 feet, through a second parcel of the said Denes property to an iron pin set in the south line of a property in the name of Billy R. Gillian (O.R. 278, Page 625);

Thence S64°21'34"E, 5.05 feet, along the north line of the said Denes property and the south line of the said Gillian property to a 3/4 inch diameter iron pipe bend north;

Thence N03°59'58"W, 1.10 feet, to a second 3/4" inch iron pipe at a northwest corner of the said Denes property;

Thence N86°19'32"E, 59.87 feet, along a south line of the said Gillian property and the north line of the said Denes property to a 1-1/4 inch diameter iron pipe in the west line of a property in the name of Gary and Ariana Love (O.R. 291, Page 2447);

Thence S03°52'31"E, 34.05 feet, along the east line of the said Denes property and the west line of the said Love property to an iron pin set;

Thence S03°50'11"E, 150.34 feet, along the west line of the said Love property to a chiseled "X" over an iron pin verified by magnetic locator in the north R.O.W. of the said East Main Street;

Thence S86°18'03"W, 59.37 feet, along the north line of the said East Main Street to the TRUE POINT OF BEGINNING.

The property surveyed contains 0.262 acres, 0.253 acres in the original parcel, 0.006 acres in parcel #10-00465.000 and 0.003 acres in parcel #10-00466.000, all within Virginia Military Survey 2836 and the Village of West Jefferson and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N86°18'03"E along the centerline of said East Main Street as established by Global Positioning System survey corrected using the N.O.A.A., National Geodetic Service, Online user Positioning Service network translated to State Plane Coordinates 3402 SOUTH OHIO (NAD83). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in February 2012 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey Elliott 05/19/2014
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A

**DESCRIPTION of a
0.316 ACRE PROPERTY SURVEYED for
The RJ Denes Investments Ltd.
In Virginia Military Survey 2836
Village of West Jefferson, Madison County, Ohio**

This description is for a 0.316 acre property consisting the remainders of two parcels in the name of RJ Denes Investments Ltd. an Ohio Limited Liability Corporation (O.R. 218, Page 228, Auditor's Parcels #10-00465.000 and #10-00466.000) at 108 East Main Street (U.S. 40, 80 foot Right-of-way), in Virginia Military Survey 2836, Village of West Jefferson, Madison County, Ohio and is further described as follows:

BEGINNING at a 5/8" iron pin found at the intersection of the north R.O.W. of said East Main Street (U.S. 40) and the east R.O.W. of Heath Street (formerly Mill Street, 33' R.O.W.)

Thence N03°50'41"W, 149.87 feet, along the east R.O.W. of said Heath Street to a point referenced by a copper nail set in concrete that is S85°58'07"W, 1.86 feet, from the corner;

Thence N03°50'41"W, 72.84 feet, continuing along the east R.O.W. of said Heath Street, to a 3/4" iron pipe found in the southwest corner of a property in the name of Billy R. Gillian (O.R. 278, Page 625);

Thence S64°21'34"E, 74.85 feet, along the south line of the said Gillian property to an iron pin set, said iron pin is N64°24'27"W, 5.04 feet from a 3/4 inch iron pipe found bent;

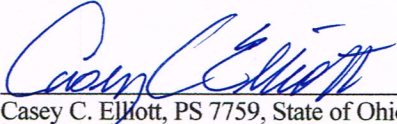
Thence S05°21'07"E, 35.80 feet, through the said Denes property to an iron pipe set;

Thence S05°21'07"E, 150.06 feet, continuing on the same line through the said Denes property along a wood privacy fence to a 5/8" iron pin found in the north R.O.W. of said East Main Street;

Thence S86°05'13"W, 70.04 feet, along the north R.O.W. of said East Main Street to the TRUE POINT OF BEGINNING.

The property surveyed contains 0.316 acres, 0.234 acres in parcel #10-00465.000 and 0.082 acres in parcel #10-00466.000, all within Virginia Military Survey 2836 and the Village of West Jefferson and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N86°18'03"E along the centerline of said East Main Street as established by a Global Positioning System survey corrected using the N.O.A.A., National Geodetic Service, Online user Positioning Service network translated to State Plane Coordinates 3402 SOUTH OHIO (NAD83). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in February 2012 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 05/19/2014
Casey C. Elliott, PS 7759, State of Ohio