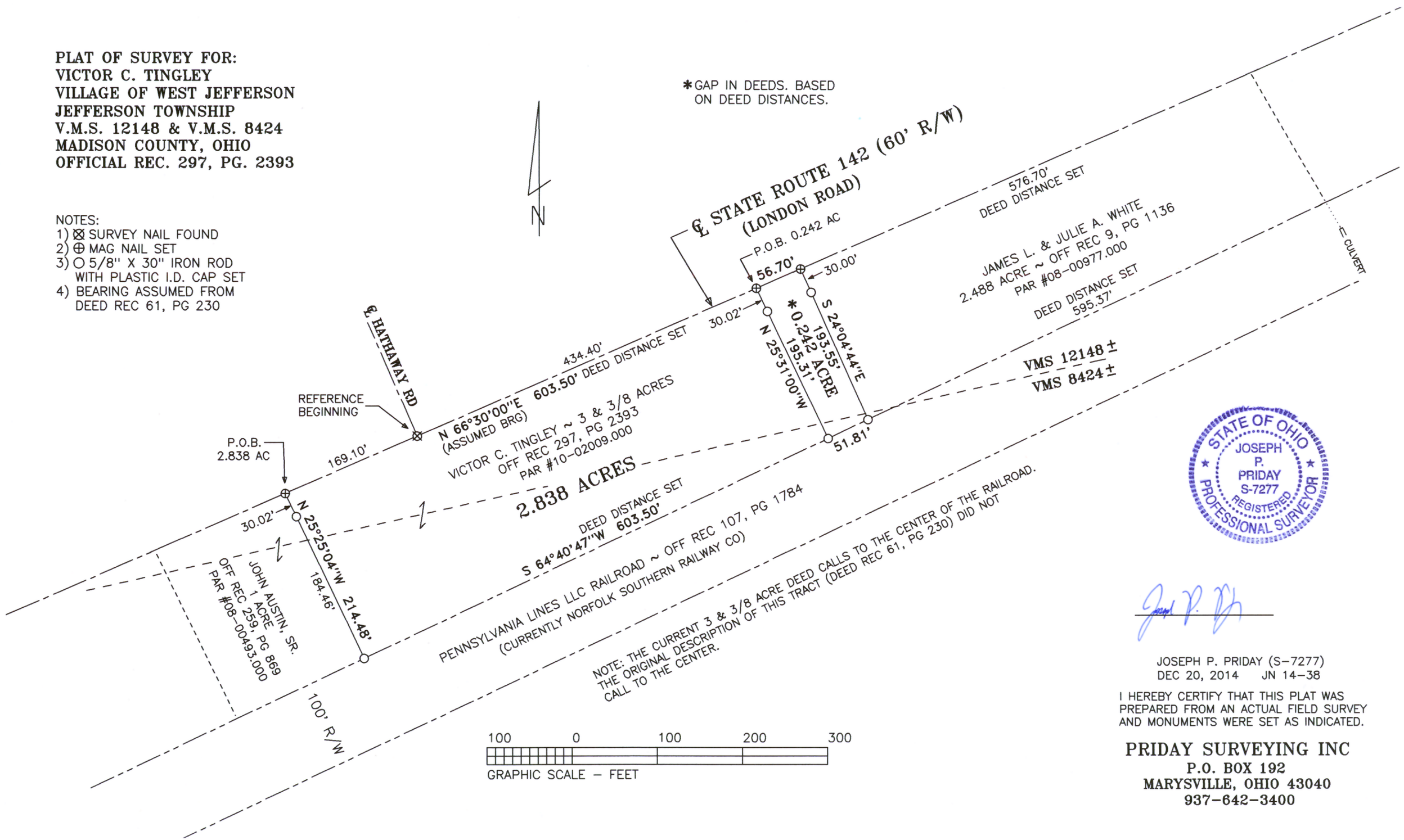
PLAT OF SURVEY FOR:
VICTOR C. TINGLEY
VILLAGE OF WEST JEFFERSON
JEFFERSON TOWNSHIP
V.M.S. 12148 & V.M.S. 8424
MADISON COUNTY, OHIO
OFFICIAL REC. 297, PG. 2393

NOTES:
1) ⊠ SURVEY NAIL FOUND
2) ⊕ MAG NAIL SET
3) ○ 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
4) BEARING ASSUMED FROM DEED REC 61, PG 230



STATE OF OHIO
JOSEPH P. PRIDAY
S-7277
REGISTERED
PROFESSIONAL SURVEYOR

JOSEPH P. PRIDAY (S-7277)
DEC 20, 2014 JN 14-38

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400

LEGAL DEED DESCRIPTION
VICTOR C. TINGLEY
2.838 ACRES

Real estate situated in the Village of West Jefferson; Jefferson Township of Madison County, Ohio; in the Virginia Military Survey numbers 12148 and 8424; being a more particular description of the 3 and 3/8 acre tract of Victor C. Tingley (Parcel #10-02009.000, Official Record 297, page 2393); and being further bounded and described as follows:

Beginning for reference at a survey nail found at the centerline intersection of Hathaway Road and State Route 142 (60' R/W).

Thence South 66 deg.-30'-00" West, 169.10 feet along said centerline of State Route 142 to a mag nail set at the northeasterly corner of the 1 acre tract of John Austin, Sr. (Parcel # 08-00493.000, Official Record 259, page 869). Also being the northwesterly corner of said 3 and 3/8 acre tract, and the TRUE POINT OF BEGINNING.

Thence North 66 deg.-30'-00" East (assumed bearing), 603.50 feet (deed distance) along said centerline of State Route 142 to a mag nail set at the northwesterly corner of a 0.242 acre tract, surveyed this date, which is a gap (according to deed distances) between said 3 and 3/8 acre tract and the 2.488 acre tract of James L. and Julie A. White (Parcel #08-00977.000, Official Record 9, page 1136).

Thence South 25 deg.-31'-00" East, 195.31 feet along the westerly line of said 0.242 acre gap (passing over an iron rod set at 30.02 feet) to an iron rod set on the northerly right-of-way line of the Pennsylvania Lines LLC Railroad (currently Norfolk Southern Railway Company, Official Record 107, page 1784).

Thence South 64 deg.-40'-47" West, 603.50 feet (deed distance) along said northerly right-of-way line to an iron rod set on the southeasterly corner of aforesaid 1 acre tract.

Thence North 25 deg.-25'-04" West, 214.48 feet along the easterly line of said 1 acre tract (passing over an iron rod set at 184.46 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Deed Record 61, page 230. The tract as described from an actual field survey performed on or about December 20, 2014, by Registered Surveyor Joseph P. Priday (S-7277), contains **2.838 acres,** more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.

Joseph P. Priday

LEGAL DEED DESCRIPTION
GAP BETWEEN DEEDS
0.242 ACRE

Real estate situated in Jefferson Township of Madison County, Ohio; in the Virginia Military Survey numbers 12148 and 8424; being a description of a gap in the deeds (based on deed distances) between the 3 and 3/8 acre tract of Victor C. Tingley (Parcel #10-02009.000, Official Record 297, page 2393) and the 2.488 acre tract of James L. and Julie A. White (Parcel #08-00977.000, Official Record 9, page 1136); and being further bounded and described as follows:

Beginning for reference at a survey nail found at the centerline intersection of Hathaway Road and State Route 142 (60' R/W).

Thence North 66 deg.-30'-00" East (assumed bearing), 434.40 feet along said centerline of State Route 142 to a mag nail set at the northeasterly corner (according to deed distance) of said 3 and 3/8 acre tract, being the TRUE POINT OF BEGINNING.

Thence North 66 deg.-30'-00" East, 56.70 feet continuing along said centerline of State Route 142 to a mag nail set at the northwesterly corner (according to deed distance) of said 2.488 acre tract.

Thence South 24 deg.-04'-44" East, 193.55 feet along the westerly line of said 2.488 acre tract (passing over an iron rod set at 30.00 feet) to an iron rod set on the northerly right-of-way line of the Pennsylvania Lines LLC Railroad (currently Norfolk Southern Railway Company, Official Record 107, page 1784).

Thence South 64 deg.-40'-47" West, 51.81 feet along said northerly right-of-way line to an iron rod set on the southeasterly corner of said 3 and 3/8 acre tract.

Thence North 25 deg.-31'-00" West, 195.31 feet along the easterly line of said tract (passing over an iron rod set at 165.29 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Deed Record 61, page 230. The tract as described from an actual field survey performed on or about December 20, 2014, by Registered Surveyor Joseph P. Priday (S-7277), contains **0.242 acre,** more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.