

**A SURVEY for a  
SECOND LOT SPLIT  
OF  
LOT 18 of DAVID MORTIMOR'S  
ADDITION  
AND  
A JOIN of LOTS 21, 22  
and PARTS of LOT 18  
FOR  
Frannie 5 LLC**

Located in The Village of West Jefferson, Madison County, Ohio

**LOCATION:** Located at 93 West Main St., West Jefferson, Madison County, Ohio. Lots 21, 22 and Lot 18 of David Mortimor's West Addition to West Jefferson (Cabinet One, Slide 15 and 16).

**OWNER:** Frannie 5 LLC  
Parcel #10-01874.000 Madison Co. Auditor's Office

**PRIOR DEED REFERENCE:** Official Records 322, Page 1438, Madison County Recorder's Office.

*and*  
**LOCATION:** 95 West Main St., West Jefferson, Madison County, Ohio. Part of Lot 18 of David Mortimor's West Addition to West Jefferson (Cabinet One, Slide 15 and 16).

**OWNER:** Sure Fire investments LTD  
Parcel #10-00731.000  
**PRIOR DEED REFERENCE:** O.R. 297, Page 1080.

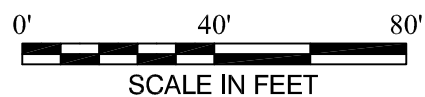
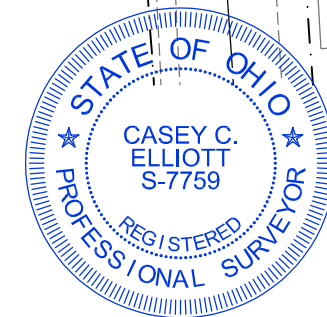
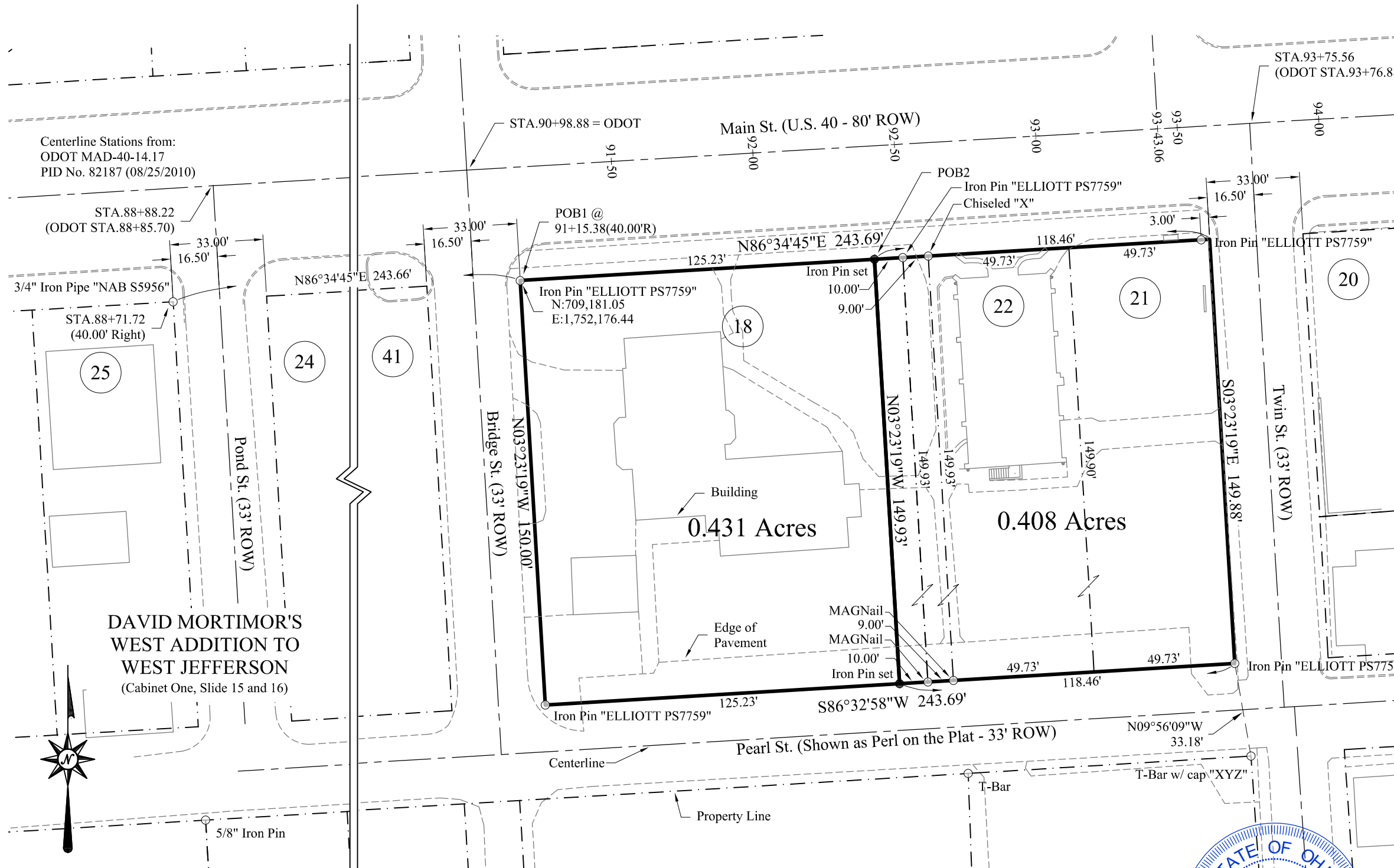
**BASIS OF BEARING:** N86°34'45"E along the south Right-of-way of U.S. 40 (Main Street). The bearing was measured using G.P.S. survey data adjusted using the National Geodetic Survey, Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2012)).

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

**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 November 2014 and December 2016.

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

12/27/2016



**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 0.408 acre Property**  
**Joined From Parts of LOTS 18, 21 and 22**  
**of David Mortimor's West Addition**  
**In the Name of Frannie 5 LLC**  
**Village of West Jefferson**  
**Madison County, Ohio**

This description is for a property in the name of *Frannie 5 LLC*, an Ohio Limited Liability Company (Auditor's Parcel 10-01874.000, Official Records 322, Page 1438) consisting of part of Lot 18, and all of Lots 22 and 21, joined with the east 10.00 feet of the *remaining property* (part of Lot 18) in the name of *Sure Fire Investments LTD*, an Ohio Limited Partnership (Auditor's Parcel 10-00731.000, O.R. 297, Pg. 1080), located in the Village of West Jefferson, Madison County, Ohio and is further described as follows:

COMMENCING at an iron pipe with an identification cap engraved *NAB S5956* located at the northeast corner of Lot 25 of the said Mortimor's Addition and in the south Right-of-way of U.S. 40 (West Main Street, 80 foot Right-of-way), said iron pipe is at Station 88+71.72(40.00 feet Right) of the Ohio Department of Transportation Centerline Survey for U.S. 40 (MAD-40-14.17, PID No. 82187) dated 08/25/2010;

Thence N86°34'45"E, 368.89 feet, along the south ROW of said West Main Street, crossing Pond Street (33.00 feet ROW), continuing along the north lines of Lots 24, 23 and 41, crossing Bridge Street (33.00 feet ROW) and passing a 5/8" Iron Pin found with an ID cap engraved *ELLIOTT PS7759* at the northwest corner of Lot 18 at 243.66 feet, to an Iron Pin set at the TRUE POINT OF BEGINNING (labeled "POB2" on the plat);

Thence N86°34'45"E, 118.46 feet, continuing along the south ROW of said West Main Street, passing a 5/8" Iron Pin found with an ID cap engraved *ELLIOTT PS7759* at 10.00 feet, a chiseled "X" at the northeast corner of said Lot 18 at 19.00 feet, the northeast corner of Lot 22 at 68.73 feet, and a 5/8" Iron Pin found with an ID cap engraved *ELLIOTT PS7759* at 115.46 feet (3.00 feet from the corner), to the northeast corner of Lot 21 in a concrete sidewalk;

Thence S03°23'19"E, 149.88 feet, along the west ROW of Twin Street (ROW 33.00 feet) to a 5/8" Iron Pin found with an ID cap engraved *ELLIOTT PS7759* at the southeast corner of Lot 21, said pin is N09°56'09"W, 33.18 feet from a T-Bar found with an ID cap engraved *XYZ*;

Thence S86°32'58"W, 118.46 feet, along the north ROW of Pearl Street (ROW 33.00 feet, said street is denoted as *Perl Street* on the plat of said *Mortimor's West Addition*), passing the southwest corner of Lot 21 at 49.73 feet, a MAGNail™ found at the southwest corner of Lot 22 at 99.46 feet, and a MAGNail™ found at 118.46 feet, to a MAGNail™ set;

Thence N03°23'19"W, 149.93 feet, through Lot 18 to the TRUE POINT OF BEGINNING.

Said property contains 0.408 acres and consists of part of Lot 18 and all of Lots 21 and 22 of *David Mortimor's West Addition to the Village of West Jefferson*. The **Basis of Bearing is N86°34'45"E** along the south ROW of West Main Street, as measured by G.P.S. survey adjusted, using the National Geodetic Service's Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November 2014 and December 2016 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. 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 C. Elliott, PS 7759  
04/14/2015

## EXHIBIT A

### Description of a 0.431 Acre Property Which is the Remainder of LOT 18 of David Mortimor's West Addition In the Name of Sure Fire investments LTD Village of West Jefferson Madison County, Ohio

This description is for the remainder of Lot 18 of *David Mortimor's West Addition to West Jefferson* (Cabinet One, Slides 15 and 16, Madison County Recorder) in the name of Sure Fire Investments LTD, An Ohio Limited Partnership (Auditor's Parcel 10-00731.000, Official Records 297, Pg. 1080), located in the Village of West Jefferson, Madison County, Ohio and is further described as follows:

COMMENCING at an iron pipe with an identification cap engraved *NAB S5956* located at the northeast corner of Lot 25 of the said Mortimor's Addition and in the south Right-of-way of U.S. 40 (West Main Street, 80 foot Right-of-way), said iron pipe is at Station 88+71.72(40.00 feet Right) of the Ohio Department of Transportation Centerline Survey for U.S. 40 (MAD-40-14.17, PID No. 82187) dated 08/25/2010;

Thence N86°34'45"E, 243.66 feet, along the south ROW of said West Main Street, crossing Pond Street (33.00 feet ROW), continuing along the north lines of Lots 24, 23 and 41, crossing Bridge Street (33.00 feet ROW) to a 5/8" Iron Pin found with an ID cap engraved *ELLIOTT PS7759* at the TRUE POINT OF BEGINNING;

Thence N86°34'45"E, 125.23 feet, along the south ROW of said West Main Street and the north line of Lot 18 to an iron pin set, said iron pin is S86°34'45"W, 10.00 feet, from a 5/8" Iron Pin found with an ID cap engraved *ELLIOTT PS7759* at the northwest corner of a property in the name of *Frannie 5 LLC*, an Ohio Limited Liability Company (Auditor' Parcel 10-01874.000, Official Records 322, Page 1438), and 19.00 feet from a chiseled "X" at the northeast corner of Lot 18;

Thence S03°23'19"E, 149.93 feet, through Lot 18 to the north ROW of Pearl Street (ROW 33.00 feet, said street is denoted as *Perl Street* on the plat of said *David Mortimor's West Addition*) to a MAGNail™ set, said MAGNail™ is S86°32'58"W, 10.00 feet from a 5/8" Iron Pin found with an ID cap engraved *ELLIOTT PS7759* at the southwest corner of the said *Frannie 5* property, and 19.00 feet from a MAGNail™ found in the southwest corner of Lot 22;

Thence S86°32'58"W, 125.23 feet, along the south line of Lot 18 and the north ROW of said Pearl Street, to a 5/8" Iron Pin found with an ID cap engraved *ELLIOTT PS7759*;

Thence N03°23'19"W, 150.00 feet, along the west line of Lot 18 and the east line of said Bridge Street, to the TRUE POINT OF BEGINNING.

Said new property contains 0.431 acres and consists of the west end of Lot 18 of *David Mortimor's West Addition to the Village of West Jefferson*. **The Basis of Bearing is N86°34'45"E** along the south ROW of West Main Street, as measured by G.P.S. surveying methods and adjusted, using the National Geodetic Service's Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November 2014 and December 2016 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. 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* 12/27/2016  
Casey C. Elliott, PS 7759  
04/14/2015