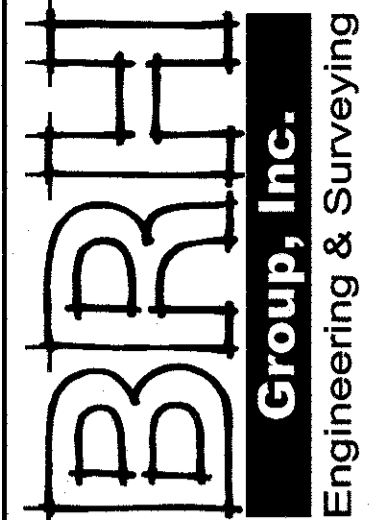
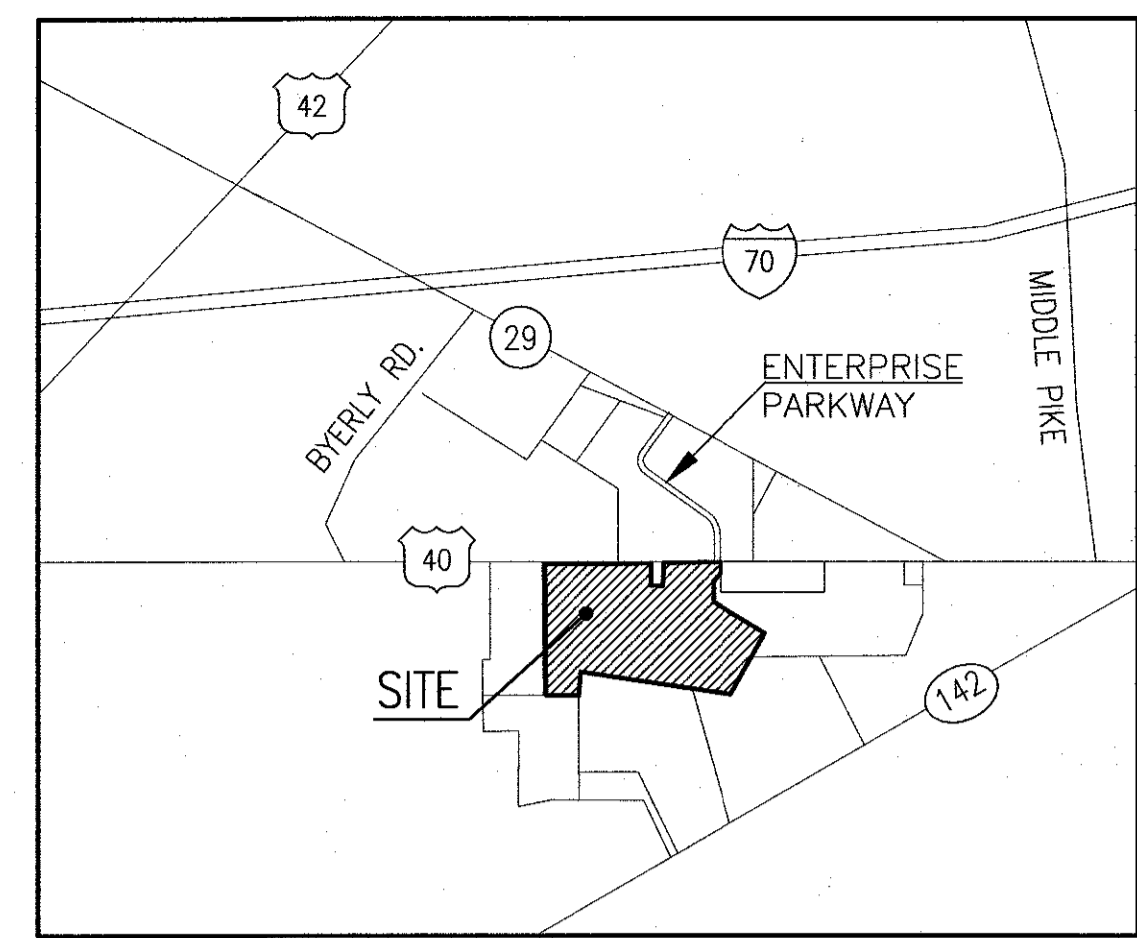
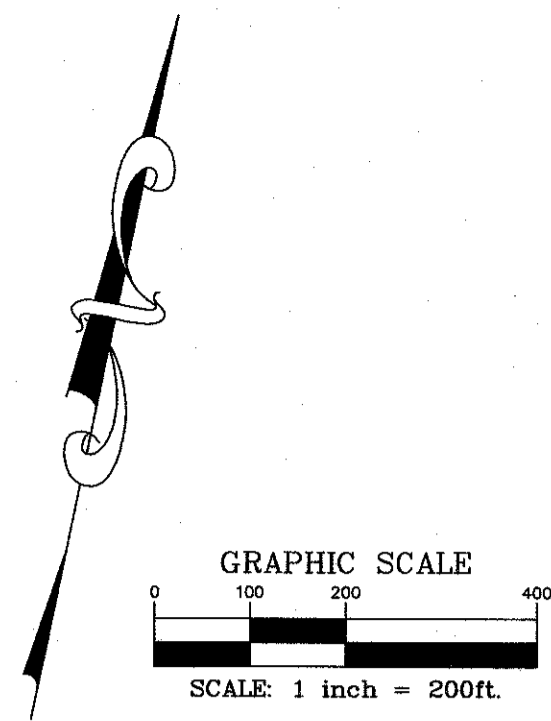
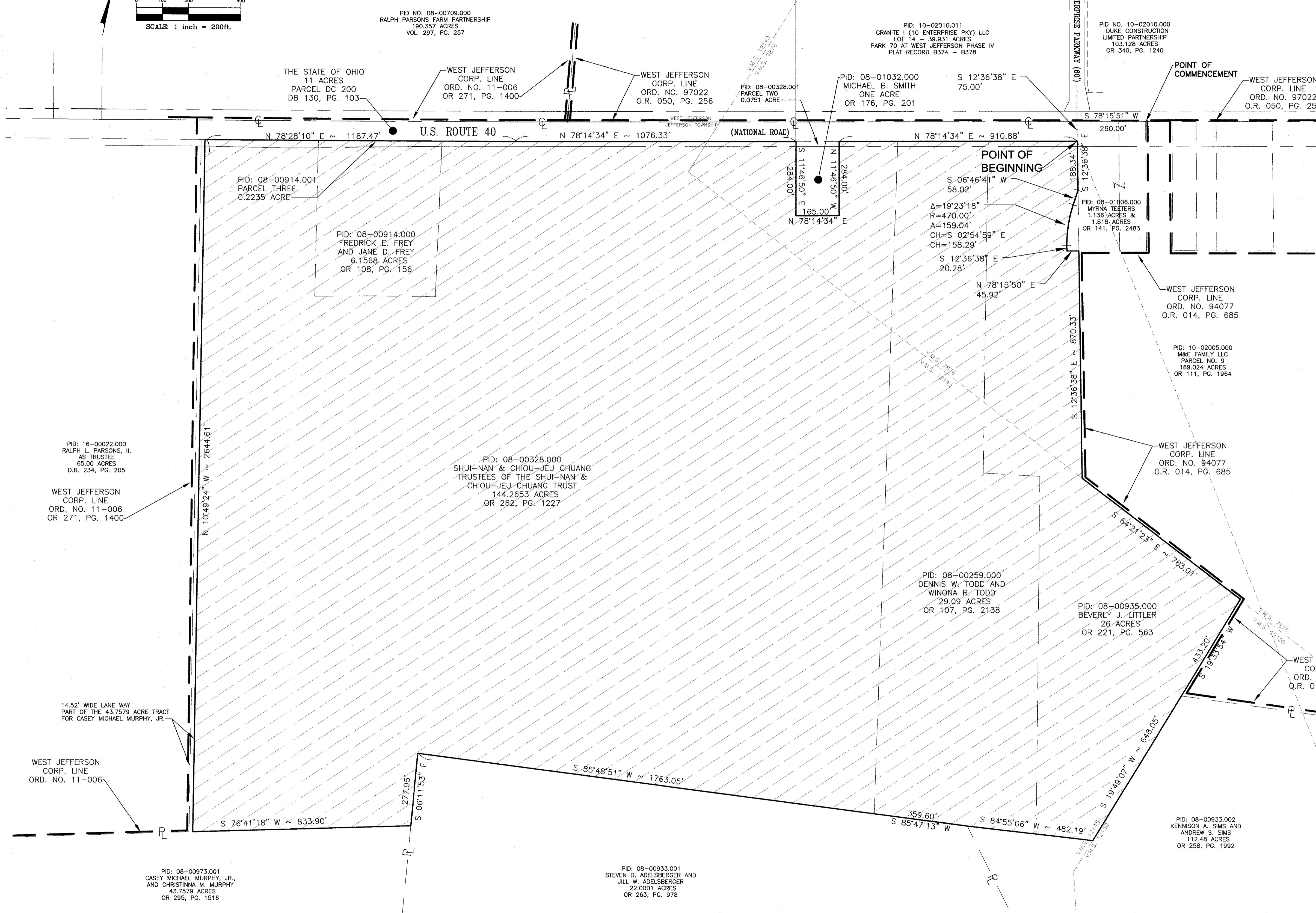


PROPOSED ANNEXATION OF 205.514 ACRES OF LAND FROM THE TOWNSHIP OF JEFFERSON
TO THE VILLAGE OF WEST JEFFERSON
MADISON COUNTY, STATE OF OHIO, PART OF VIRGINIA MILITARY SURVEY NO. 7876 AND 12143



1500 W. Third Ave., Suite 102
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PROPOSED ANNEXATION OF 205.514 ACRES OF LAND
JEFFERSON TOWNSHIP TO VILLAGE OF WEST JEFFERSON
SOUTH OF U.S. ROUTE 40
WEST JEFFERSON, OHIO



VICINITY MAP
NOT TO SCALE

AREA TO BE ANNEXED
 PROPOSED CORP. LINE
 EXISTING CORPORATION LINES

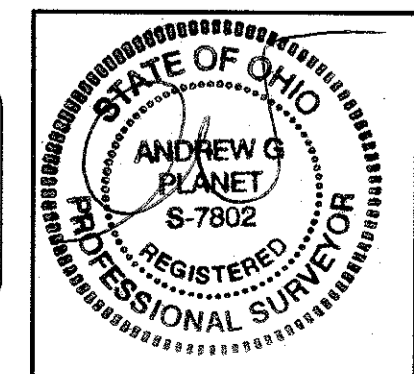
THE TOTAL LENGTH OF THE PROPOSED ANNEXATION PERIMETER IS APPROXIMATELY 13,455 FEET, OF WHICH APPROXIMATELY 2,066 FEET (APPROXIMATELY 15.3%) IS CONTIGUOUS WITH EXISTING VILLAGE OF WEST JEFFERSON CORPORATION LINES.

THE PROPOSED ANNEXATION OF 205.514 ACRES IS COMPRISED OF APPROXIMATELY 23.79 ACRES MORE OR LESS IS PART OF V.M.S. 7876 AND 181.72 ACRES MORE OR LESS IS PART OF V.M.S. 12143.

THE FOREGOING ANNEXATION EXHIBIT HAS BEEN PREPARED IN PART FROM A FIELD SURVEY AND RECORD DOCUMENTS ONLY AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

aw 9-5-2018
ANDREW G. PLANET, PROFESSIONAL SURVEYOR No. 7802
DATE OF PLAT OR MAP

Survey Prepared By:
Rolling & Hovevar, Inc.
257 S. Court St. #6
Medina, Ohio
Phone: 330-723-1828
Fax: 330-723-6637 Proj. No. 31,797



BASIS OF BEARINGS
BEARINGS ARE BASED ON SOUTH $78^{\circ}15'51''$ WEST ALONG THE CENTERLINE OF U.S. ROUTE 40 AS DELINEATED ON THE PLAT "PARK 70 AT WEST JEFFERSON PHASE IV" OF RECORD IN PLAT RECORD B-374 THROUGH B-378 OF RECORD IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

DATE	REVISIONS
09-23-15	1 REVISED LIMITS ALONG U.S. ROUTE 40
10-05-15	2 ADDED OWNERSHIP INFO FOR LANDS NORTH OF U.S. ROUTE 40
08-08-18	3 UPDATED ADJACENT OWNERS
09-05-18	4 UPDATE BOUNDARY LABELING

No.	JOB NO.	40285
1	DRAWN BY	JLP
2	DESIGNED BY	
3	CHECKED BY	AGP
4	FIELD CREW	RDG/CRB
	FIELD BOOK	
	DATE	04-13-2016
	SCALE	1" = 200'

DESCRIPTION OF 205.514 ACRES IN JEFFERSON TOWNSHIP
TO BE ANNEXED TO THE VILLAGE OF WEST JEFFERSON
SOUTH OF U.S. ROUTE 40
WEST OF S.R. 29

Situated in the State of Ohio, County of Madison, Township of Jefferson, and part of Virginia Military Survey No. 12143 and 7876, being an annexation of all of that 144.2653 acre tract (Parcel No. 08-00328.000) as described in Parcel 1, all of that 0.2235 acre tract (Parcel No. 08-00914.001) as described in Parcel 3 in a deed to Shui-Nan Chuang and Chiou-Jeu Chuang, Trustees of the Shui-Nan Chuang and Chiou-Jeu Chuang Trust, of record in OR Book 262, Page 1227; being all of that 6.1568 acre tract (Parcel No. 08-00914.000) as described in a deed to Fredrick E. Frey and Jane D. Frey, of record in OR Book 108, Page 156; being all of that 29.09 acre tract (Parcel No. 08-00259.000) as described in a deed to Dennis W. Todd and Winona R. Todd, of record in OR Book 107, Page 2137; and 25.834 acres out of that 26 acre tract (Parcel No. 08-00935.000) as described in a deed to Beverly J. Littler, of record in OR Book 221, Page 563, all references to records are on file in the Recorder's Office, Madison County, Ohio, said annexation area being more particularly described as follows:

Commencing at a point in the centerline of U.S. Route 40 (as shown on the ODOT right-of-way plans Madison County, S.H.1 SEC. D-2 (PT), C, B & West Jefferson (PT), 1947) at the northeasterly corner of that 1.136 acre tract as described in Parcel No. 1 in a deed to Myrna Teeters of record in OR Book 141, Page 2483, at a northwesterly corner of the land annexed to the Village of West Jefferson by Ordinance No. 94077 of record in OR Book 014, Page 685, in a southerly line of the land annexed to the Village of West Jefferson by Ordinance No. 97022 of record in OR Book 050, Page 256;

Thence South $78^{\circ}15'51''$ West, along the centerline of said U.S. Route 40, along the northerly line of said 1.136 acre tract, along the northerly line of that 1.818 acre tract as described in Parcel No. 2 in said deed to Myrna Teeters of record in OR Book 141, Page 2483, along said southerly line of said land annexed to the Village of West Jefferson by Ordinance No. 97022 a distance of 260.00 feet to a point at the northwesterly corner of said 1.818 acre tract, at the northeasterly corner of that 11 acre tract as described in Parcel DC 200 in a deed to The State of Ohio of record in Deed Book 130, Page 103, and the intersection of the centerline of Enterprise Parkway as delineated on the plat "Park 70 at West Jefferson, Phase IV", of record in Plat Record B-374 through B-378 projected southerly to the centerline of said U.S. Route 40;

Thence South $12^{\circ}36'38''$ East, along the westerly line of said 1.818 acre tract, along the easterly line of said 11 acre tract, a distance of 75.00 feet to a point at the southeasterly corner of said 11 acre tract, at the northeasterly corner of that 26 acre tract as described in Tract One in a deed to Beverly J. Littler, of record in OR Book 221, Page 563 and being the **True Place of Beginning** of the annexation area herein described:

Thence South 12°36'38" East, continuing along the westerly line of said 1.818 acre tract, along the easterly line of said 26 acre tract, passing the southerly right of way line of said U.S. Route 40 at a distance of 20.00 feet, a total distance of 188.34 feet to a point;

Thence South 06°46'41" West, into said 26 acre tract, a distance of 58.02 feet to a point of curvature;

Thence continuing through said 26 acre tract, along the arc of a curve to the left, having a radius of 470.00 feet, a central angle of 19°23'18", an arc distance of 159.04 feet to a point, said arc being subtended by a chord bearing South 02°54'59" East, a chord distance of 158.29 feet;

Thence South 12°36'38" East, continuing through said 26 acre tract, a distance of 20.28 feet to a point;

Thence North 78°15'50" East, continuing through said 26 acre tract, a distance of 45.92 feet to a point in the easterly line of said 26 acre tract, at the southwesterly corner of said 1.818 acre tract, and at a northwesterly corner of said land annexed to the Village of West Jefferson by Ordinance No. 94077 of record in OR Book 014, Page 685;

Thence South 12°36'38" East, along the easterly line of said 26 acre tract, along the westerly line of said annexation, a distance of 870.33 feet to a point in the line common to said VMS 7876 and said VMS 12143;

Thence South 64°21'23" East, along a northerly line of said 26 acre tract, along a southerly line of said annexation, and along the line common to said VMS 7876 and said VMS 12143, a distance of 763.01 feet to a point being the common corner to said VMS 7876, said VMS 12143, and said VMS 12150;

Thence South 19°33'54" West, along an easterly line of said 26 acre tract, along a westerly line of said annexation, and along the line common to said VMS 12143 and said VMS 12150, a distance of 433.20 feet to a point at a southwesterly corner of said annexation;

Thence South 19°49'07" West, along an easterly line of said 26 acre tract, along a westerly line of that 112.48 acre tract as described in a deed to Kennison A. Sims and Andrew A. Sims of record in OR Book 258, Page 1992, and along the line common to said VMS 12143 and said VMS 12150, a distance of 648.05 feet to a point at a southeasterly corner of said 26 acre tract;

Thence South 84°55'06" West, along the southerly line of said 26 acre tract, along the southerly line of that 29.09 acre tract as described in a deed to Dennis W. Todd and Winona R. Todd of record in OR Book 107, Page 2138, and along a northerly line of said 112.48 acre tract, a distance of 482.19 feet to a point being the common corner to said 112.48 acre tract and that 22.0001 acre tract as described in a deed to Steven D. Adelsberger and Jill W. Adelsberger of record in OR Book 263, Page 978;

Thence South $85^{\circ}47'13''$ West, continuing along the southerly line of said 29.09 acre tract, and along the northerly line of said 22.0001 acre tract, a distance of 359.60 feet to a point at the southwesterly corner of said 29.09 acre tract, and the southeasterly corner of that 144.2653 acre tract as described in Parcel 1 in a deed to Shui-Nan Chuang and Chiou-Jeu Chuang,

Trustees of the Shui-Nan Chuang and Chiou-Jeu Chuang Trust, of record in OR Book 262, Page 1227;

Thence South $85^{\circ}48'51''$ West, along the southerly line of said 144.2653 acre tract, and along the northerly line of said 22.0001 acre tract, a distance of 1763.05 feet to a point;

Thence South $06^{\circ}11'53''$ East, along an easterly line of said 144.2653 acre tract, and along the westerly line of said 22.0001 acre tract, a distance of 277.95 feet to a point at a southerly corner of said 144.2653 acre tract, and the northeasterly corner of that 43.7579 acre tract as described in a deed to Casey Michael Murphy, Jr. and Christinna M. Murphy of record in OR Book 295, Page 1516;

Thence South $76^{\circ}41'18''$ West, along the northerly line of said 43.7579 acre tract, and along the southerly line of said 144.2653 acre tract, a distance of 833.90 feet to a point at the southwesterly corner of said 144.2653 acre tract;

Thence North $10^{\circ}49'24''$ West, along an easterly line of said 43.7579 acre tract, and along the westerly line of said 144.2653 acre tract, passing the southerly right of way line of U.S. Route 40 at a distance of 2619.61 feet, a total distance of 2644.61 feet to a point at the northwesterly corner of said 144.2653 acre tract and the northeasterly corner of said 43.7579 acre tract, the same being in the southerly line of said 11 acre tract as described in Parcel DC 200 in said deed to The State of Ohio of record in OR Book 130, Page 103;

Thence North $78^{\circ}28'10''$ East, along the southerly line of said 11 acre tract, parallel to and 75 feet southerly from the centerline of said U.S. Route 40, along the northerly line of said 144.2653 acre tract, along the northerly line of said 0.2235 acre tract as described in Parcel 3 in said deed to Shui-Nan Chuang and Chiou-Jeu Chuang, Trustees of the Shui-Nan Chuang and Chiou-Jeu Chuang Trust, of record in OR Book 262, Page 1227, a distance of 1187.47 feet to an angle point in said line;

Thence North $78^{\circ}14'34''$ East, continuing along the southerly line of said 11 acre tract, parallel to and 75 feet southerly from the centerline of said U.S. Route 40, along the northerly line of said 144.2653 acre tract, a distance of 1076.33 feet to a point at a corner to said 144.2653 acre tract at the northwesterly corner of that 0.0751 acre tract as described in Parcel 2 in a deed to Shui-Nan Chuang and Chiou-Jeu Chuang, Trustees of the Shui-Nan Chuang and Chiou-Jeu Chuang Trust, of record in OR Book 262, Page 1227;

Thence South 11°46'50" East, along an easterly line of said 144.2653 acre tract, along the westerly line of said 0.0751 acre tract, along the westerly line of that One acre tract as described in a deed to Michael B. Smith, of record in OR Book 176, Page 201, a distance of 284.00 feet to a point at the southwesterly corner of said One acre tract;

Thence North 78°14'34" East, along the southerly line of said One acre tract, along a northerly line of said 144.2653 acre tract, a distance of 165.00 feet to a point at the southeasterly corner of said One acre tract;

Thence North 11°46'50" West, along a westerly line of said 144.2653 acre tract, along the easterly line of said One acre tract, along the easterly line of said 0.0751 acre tract, a distance of 284.00 feet to a point at the northeasterly corner of said 0.0751 acre tract in the southerly line of said 11 acre tract;

Thence North 78°14'34" East, along the southerly line of said 11 acre tract, parallel to and 75 feet southerly from the centerline of said U.S. Route 40, along the northerly line of said 144.2653 acre tract, a distance of 910.88 feet to the **Point of Beginning** and containing **205.514 Acres** more or less of which 22.719 acres more or less is part of V.M.S. 7876 and 182.795 acres more or less is part of V.M.S. 12143.

Bearings are based on South 78°15'51" West along the centerline of U.S. Route 40 as delineated on the plat "Park 70 at West Jefferson Phase IV" of record in Plat Record B-374 through B-378 of record in the Recorder's Office, Madison County, Ohio.

The foregoing annexation description has been prepared in part from a field survey and record documents only and is not a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code and is not to be used for any other purpose.

Rolling & Hocevar, Inc.

 9-5-2018

Andrew G. Planet
Professional Surveyor No. 7802

