

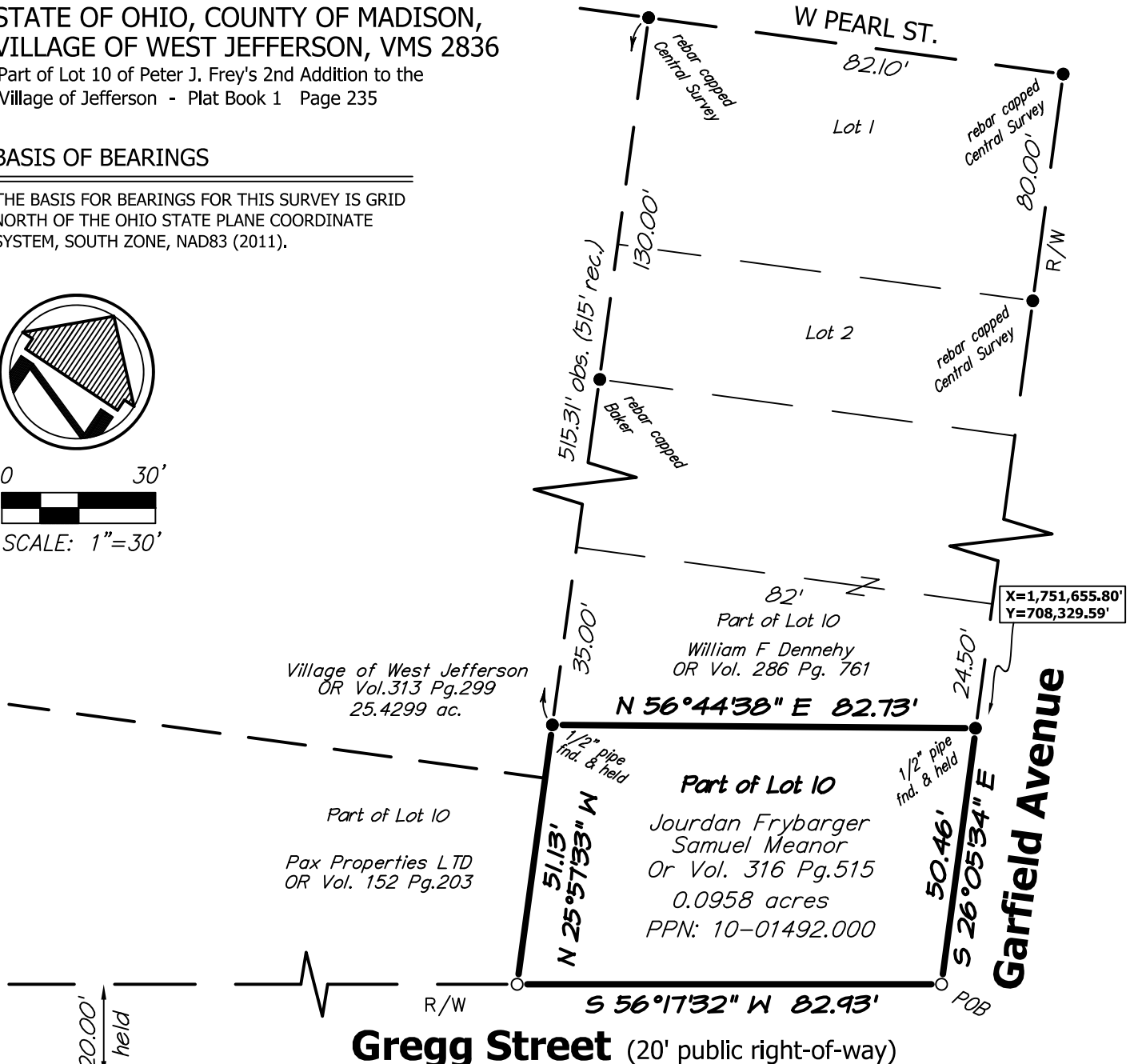
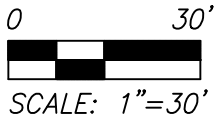
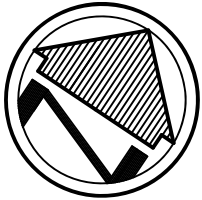
BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF MADISON,
VILLAGE OF WEST JEFFERSON, VMS 2836

Part of Lot 10 of Peter J. Frey's 2nd Addition to the
Village of Jefferson - Plat Book 1 Page 235

BASIS OF BEARINGS

THE BASIS FOR BEARINGS FOR THIS SURVEY IS GRID
NORTH OF THE OHIO STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE, NAD83 (2011).



Gregg Street (20' public right-of-way)

Garfield Avenue

X=1,751,655.80'
Y=708,329.59'

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

Matthew L. Campbell
MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC. REG. NO. 8546

10/1/2018
DATE



Documents Used:
-deeds and plat of record
-survey by Cottrill (rear adj.)

Property Address:
115 Garfield Avenue
West Jefferson, OH 43162

- LEGEND**
- rec. - RECORD DISTANCE OR ANGLE
 - calc. - CALCULATED DISTANCE OR ANGLE
 - obs. - OBSERVED DISTANCE OR ANGLE
 - - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
 - - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A TO BE SET

Fieldwork completed:
9/27/2018
Job: C0133926

CAMPBELL & ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com

Description of a 0.0958 acre parcel – 115 Garfield Avenue

Situated in State of Ohio, County of Madison, Village of West Jefferson, part of VMS 2836, also part of Lot 10 of Peter J Frey’s Second Addition (Plat Book 1 Page 235), being a tract of land now or formerly conveyed to Jourdan Frybarger and Samuel Meanor (Or Vol.316 Page 515) more particularly bounded and described as follows:

Beginning for the same at a capped rebar set at southeasterly corner of said Lot 10, being the right-of-way intersection of Garfield Avenue and Gregg Street;

thence S 56°17'32" W a distance of 82.93 feet along the northerly right-of-way of Gregg Street, also being the southerly line of Lot 10, to a capped rebar set at the southeasterly corner of land conveyed to Pax Properties LTD (OR Vol.152 Page 203);

thence N 25°57'33" W a distance of 51.13 feet along the easterly property line of said Pax Properties LTD tract, as well as the easterly line of land conveyed to the Village of West Jefferson (OR. Vol.313 Page 299) to a 1/2" pipe found at the southwesterly corner of land conveyed to William F Dennehy (OR Vol.286 Page 761);

thence N 56°44'38" E a distance of 82.73 feet along the southerly line of Dennehy to a 1/2" pipe found at the southeasterly corner of said Dennehy, point also being the westerly right-of-way of Garfield Avenue and the easterly line of Lot 10;

thence S 26°05'34" E a distance of 50.46 feet along the right-of-way of Garfield Avenue to the **TRUE PLACE OF BEGINNING**, containing 0.0958 acres of land, more or less, as surveyed under the direct supervision of Matthew L. Campbell (P.S. 8546) of Campbell and Associates, Inc. in September of 2018.

The basis of bearings for this description is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).

Subject to all legal highways, easements, restrictions, covenants, agreements and reservations of record.

All documents referenced herein are Madison County Recorder’s records

Madison County PPN 10-01492.000



Matthew L. Campbell

PntNo	Bearing	Distance
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	S 56°17'32" W	82.93
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	N 25°57'33" W	51.13
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	N 56°44'38" E	82.73
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	S 26°05'34" E	50.46
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Closure Error Distance> 0.0059

Total Distance Inversed> 267.25

Closure Precision 1 in 45034

Area: 0.0958 Acres, 4172 sq.ft.