

**A SURVEY for
FISHER CAST STEEL
PRODUCTS INC.
TO COMBINE
LOTS 37, 38, 39 and 40,
A Vacated Alley
AND
Vacated portions of
Veterans Way and Center Street
Located in V.M.S. 2836, The Village of West Jefferson
Madison County, Ohio**

LOCATION: Located in Virginia Military Survey 2836, within the Plat for the *Town of Jefferson* (Cabinet 1, Slide 6-7) A.K.A. the Village of West Jefferson, south of Veterans Way (Water Street), west of Center Street, north of Town Street and east of Walnut Street in the Village of West Jefferson, Madison County, Ohio.

PARCEL No. 10-00541.000 and 10-00542.000
Raymond E. Fisher, Jr. Deed Book 165, Page 377

PARCEL No. 10-00543.000 through 10-00547.000
Fisher Cast Steel Products, Inc. D.B.214, Page 57

ORDINANCE 18-068 to narrow Veteran's Way from 33 feet to 26 feet, 5 inches (26.42 feet) and narrow Center Street from 66 feet to 56 feet, 6 inches (56.50 feet).

AREA in Vacated R/W (Veterans Way and Center Street) = 0.066 acres
AREA in Lots 37 through 40 plus the Vacated Alley = 0.724 acres

TOTAL AREA = **0.790 acres**

BASIS OF BEARING: N86°45'44"E along the centerline of Veteran's Way (Water Street, 33' R/W). The bearing was measured using G.P.S. survey data adjusted 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 April 2018.

Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio 02/11/2019

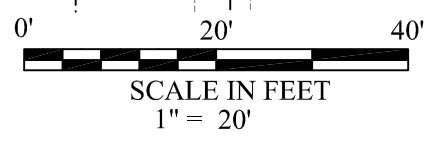
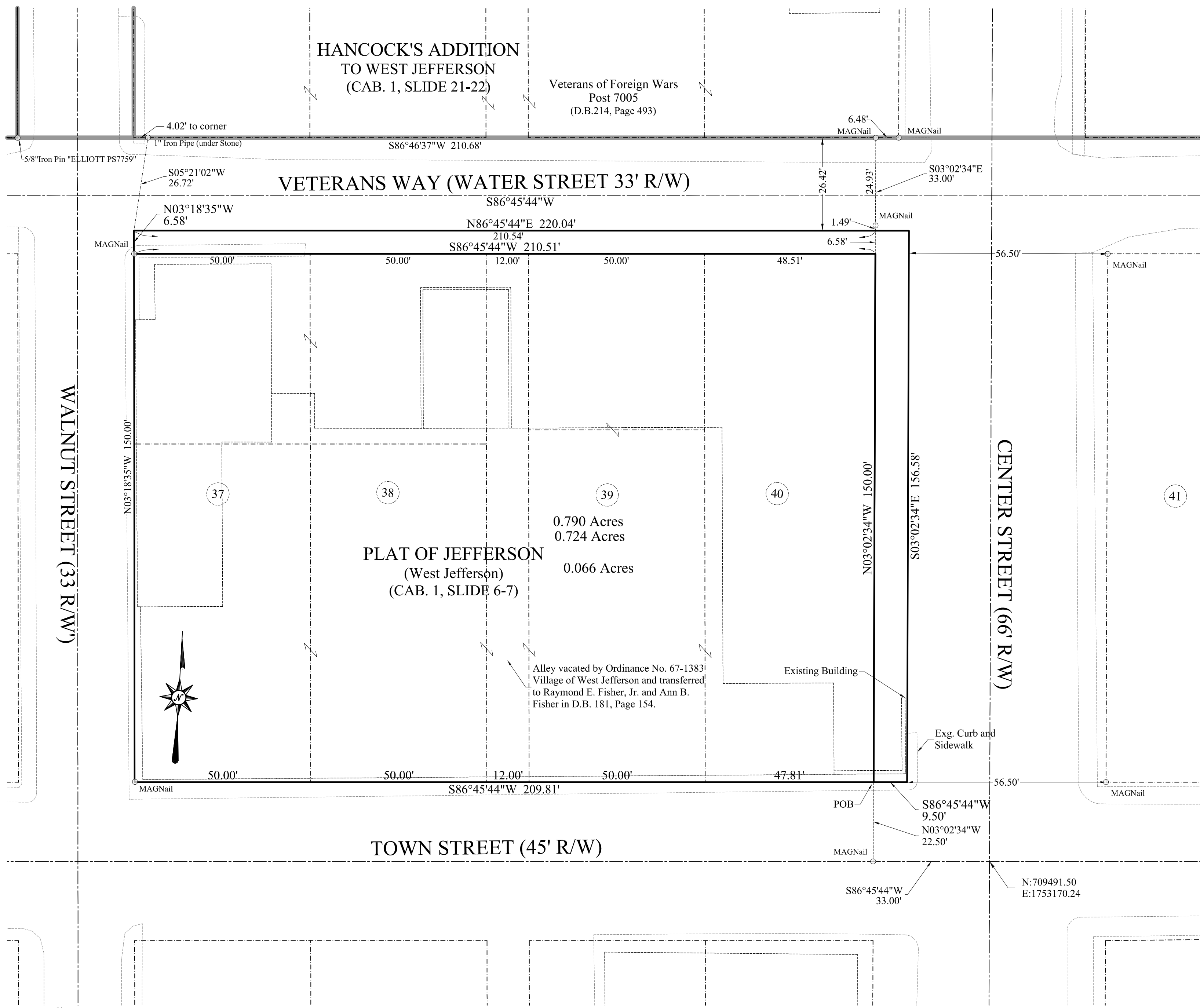


EXHIBIT A

Description of the Vacated Rights-of-way Of *Veterans Way and Center Street* In the Village of West Jefferson Village of West Jefferson Virginia Military Survey 2836 Madison County, Ohio

This description is for the portions of Veterans Way (originally Water Street, 33 foot R/W) and Center Street (66 foot R/W) in the *Town of Jefferson* plat (Cabinet 1, Slides 6 and 7) adjacent to Lots 37, 38, 39 and 40 of the said Plat, vacated by Ordinance 18-068 of the Village of West Jefferson Council dated 09/04/2018, located in Virginia Military Survey 2836, Village of West Jefferson, Madison County Ohio and is further described as follows:

COMMENCING at the intersection of Town Street (45 foot R/W) and said Center Street as laid out in the said Town of Jefferson Plat;

Thence S86°45'44"W, 33.00 feet, to a MAGNail™ set in the centerline of said Town Street in line with the west R/W of said Center Street;

Thence N03°02'34"W, 22.50 feet, to the southeast corner of Lot 40 of the said Town of Jefferson Plat at the TRUE POINT OF BEGINNING

Thence N03°02'34"W, 150.00 feet, along the east line of the said Lot 40 to a point at the northeast corner of said Lot 40, said point is referenced by a MAGNail™ set at N03°02'34"W, 8.07 feet, and a MAGNail™ set at N03°02'34"W, 33.00 feet, in the north R/W of said Veterans Way;

Thence S86°45'44"W, 210.51 feet, along the south R/W of said Veterans Way, passing the northeast corner of Lot 39 at 48.51 feet, a vacated 12 foot alley at 98.51 feet, the northeast corner of Lot 38 at 110.51 feet and the northeast corner of lot 37 at 161.51 feet, to a MAGNail™ set at the northwest corner of said Lot 37;

Thence N03°18'35"W, 6.58 feet, into the R/W of said Veterans Way to a point, said point is referenced by a 1" diameter Iron Pipe found under a stone at N05°21'02"E, 26.72 feet, which is 4.02 feet from the southwest corner of a property in the name of Veterans of Foreign Wars Post 7005 (D.B. 214, Page 493);

Thence N86°45'44"E, 220.04 feet, passing a previously referenced MagNail™ 1.49 feet to the left at 210.51 feet, to a point in the intersection of said Veterans Way and Center Street;

Thence S03°02'34"E, 156.58 feet, to a point even with the R/W of said Town Street and S86°45'44"W, 56.50 feet from a MAGNail™ set at the southwest corner of Lot 41 at the intersection of the east R/W of said Center Street and the north R/W of said Town Street;

Thence S86°45'44"W, 9.50 feet, to the TRUE POINT OF BEGINNING.

The vacated R/Ws of Center Street and Veterans Way contains 0.066 acres and consists of 6.42 feet of the R/W of said Veterans Way and 9.50 feet of the R/W of said Center Street. The Basis of Bearing is N86°45'44"E along the centerline of said Veterans Way measured by G.P.S. survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2012)). This description is based on a survey performed in April 2018 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 02/11/2019
Casey C. Elliott, PS 7759 Date

EXHIBIT A
Description of
LOTS 37, 38, 39 and 40 and a Vacated Alley
in the
Town of Jefferson Plat
plus
The Vacated Rights-of-way
Of
Veterans Way and Center Street
Virginia Military Survey 2836
Village of West Jefferson
Madison County, Ohio

This description is for the portions of Veterans Way (originally Water Street, 33 foot R/W) and Center Street (66 foot R/W) in the *Town of Jefferson* plat (Cabinet 1, Slides 6 and 7) vacated by Ordinance 18-068 of the Village of West Jefferson Council dated 09/04/2018, portions of Lots 37 and 38, plus Lots 39, 40 and the vacated 12 foot alley (Ordinance No. 67-1383) of the said Plat, in the name of Fisher Cast Steel Products, Inc. (Deed Book 214, Page 57) and portions of Lots 37 and 38 in the name of Raymond E. Fisher, Jr. (D.B. 165, Page 377), located in Virginia Military Survey 2836, Village of West Jefferson, Madison County Ohio and is further described as follows:

COMMENCING at the intersection of Town Street (45 foot R/W) and said Center Street as laid out in the said Town of Jefferson Plat;

Thence S86°45'44"W, 33.00 feet, to a MAGNail™ set in the centerline of said Town Street in line with the west R/W of said Center Street;

Thence N03°02'34"W, 22.50 feet, to the southeast corner of Lot 40 of the said Town of Jefferson Plat at the TRUE POINT OF BEGINNING

Thence S86°45'44"W, 209.81 feet, along the north R/W of Town Street (45 foot R/W), passing the southeast corner of said Lot 39 at 47.81 feet, the southeast corner of the said 12 foot vacated alley at 97.81 feet, the southeast corner of said Lot 38 at 109.81 feet, and the southeast corner of said Lot 37 at 159.81 feet, to a MAGNail™ set at the southwest corner of said Lot 37, the east R/W of Walnut Street (33 foot R/W) and the North R/W of said Town Street;

Thence N03°18'35"W, 150.00 feet, along the west line of said Lot 37 and the east R/W of said Walnut Street to a MAGNail™ set at the northwest corner of said Lot 37;

Thence N03°18'35"W, 6.58 feet, to a point which is S05°21'02"W, 26.72 feet, from a 1 inch diameter Iron Pipe found under a stone located 4.02 feet east of the southwest corner of a property in the name of Veterans of Foreign Wars Post 7005 (D.B. 214, Page 493);

Thence N86°45'44"E, 220.04 feet, along the northern line of the said vacated portion of Veterans Way, passing a MAGNail™ set 1.49 feet left of the line at 210.54 feet, to a point;

Thence S03°02'34"E, 156.58 feet, along the east line of the said vacated R/W of Center Street, to a point that is S86°45'44"W, 56.50 feet, from a MAGNail™ set at the southwest corner of Lot 41 of the said Town of Jefferson plat;

Thence S86°45'44"W, 9.50 feet, to the TRUE POINT OF BEGINNING.

The combined area of the vacated R/W of Center Street and Veterans Way, Lots 37, 38, 39 and 40 and the vacated 12 foot alley of the said Town of Jefferson plat is 0.790 acres. The Basis of Bearing is N86°45'44"E along the centerline of said Veterans Way measured by G.P.S. survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2012)). This description is based on a survey performed in April 2018 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
Casey C. Elliott, PS 7759

02/11/2019

Date