

DESCRIPTION OF 250 ACRES IN JEFFERSON TOWNSHIP
TO BE ANNEXED TO THE VILLAGE OF WEST JEFFERSON, NORTH OF S.R. 29

Situated in the State of Ohio, County of Madison, Township of Jefferson, and part of Virginia Military Survey No. 12143, being an annexation of a 242.318 acre tract (Parcel No. 08-00549.000) out of that 250 acre tract as described in Tract Number 7 in a deed to Nancy J. Looby, of record in Deed Book 222, Page 55; and being all of that 7.682 acre tract (Parcel No. 08-00549.001) as described in a deed to Thomas A. Looby and Kelly A. Looby, of record in Instrument No. 200300000342, 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 State Route 29 at the southerly corner of that 250.732 acre tract as described in a deed to Roger Timmons, Trustee, of record in Instrument No. 201600001462, a southerly corner of the land annexed to the Village of West Jefferson by Ordinance No. 08-004 of record in Instrument No. 200800003921, a point in the northerly line of the land annexed to the Village of West Jefferson by Ordinance No. 97-022 of record in Instrument No. 19970000183, and being the **True Place of Beginning** of the annexation area herein described:

Thence North $25^{\circ}55'35''$ East, along the southerly line of said 250.732 acre tract, along the southerly line of said land annexed to the Village of West Jefferson by Ordinance No. 08-004, a distance of 1784.64 feet to an angle point;

Thence North $71^{\circ}19'00''$ West, along the southerly line of said 250.732 acre tract, along the southerly line of said land annexed to the Village of West Jefferson by Ordinance No. 08-004, a distance of 754.66 feet to an angle point;

Thence North $72^{\circ}51'42''$ East, along the southerly line of said 250.732 acre tract, along the southerly line of said land annexed to the Village of West Jefferson by Ordinance No. 08-004, a distance of 3821.84 feet to a point thereon, the same being northwesterly corner of that 138.849 acre tract as described in deed to the State of Ohio, Department of Natural Resources, of record in Instrument No. 201600003234;

Thence South $46^{\circ}26'37''$ East, along the westerly line of said 138.849 acre tract, an approximate distance of 1018.66 feet to a point thereon, the same being a northerly corner of that 121.743 acre tract (Parcel No. 10-02000.000) out of that 140 acre tract as described in Tract Number 3 in a deed to Nancy J. Looby, of record in Deed Book 222, Page 55, and a northerly corner of the land annexed to the Village of West Jefferson by Ordinance No. 89-9 of record in Instrument No. 198900890238;

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Thence South 25°28'26" West, along the northerly line of said 121.743 acre tract, along the northerly line of said land annexed to the Village of West Jefferson by Ordinance No. 89-9, an approximate distance of 3823.23 feet to an angle point in said land annexed to the Village of West Jefferson by Ordinance No. 89-9, the same being a point in the centerline of said State Route 29;

Thence North 67°01'38" West, along the centerline of said State Route 29, along the northerly line of said land annexed to the Village of West Jefferson by Ordinance No. 89-9, an approximate distance of 372.12 feet to an angle point, the same being a point in the northerly line of said land annexed to the Village of West Jefferson by Ordinance No. 97-022;

Thence North 67°15'00" West, along the centerline of said State Route 29, along the northerly line of said land annexed to the Village of West Jefferson by Ordinance No. 97-022, along the northerly line of the land annexed to the Village of West Jefferson by Ordinance No. 08-049 of record in Instrument No. 200800004832, a distance of 2677.04 feet to the **Point of Beginning** and containing **250 Acres** more or less.

The total length of the proposed annexation perimeter is 14,257.90 feet, of which 13,235.67 feet (92.8%) is contiguous with existing Village of West Jefferson Corporation Lines.

Bearings are based on North 67°15'00" West along the centerline of State Route 29 as delineated on the plat "Park 70 at West Jefferson Phase II" of record in Plat Record B-356 through B-360 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.



2-28-2017

Andrew G. Planet
Professional Surveyor No. 7802

