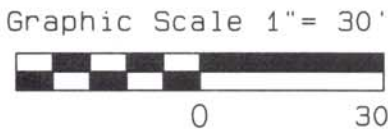
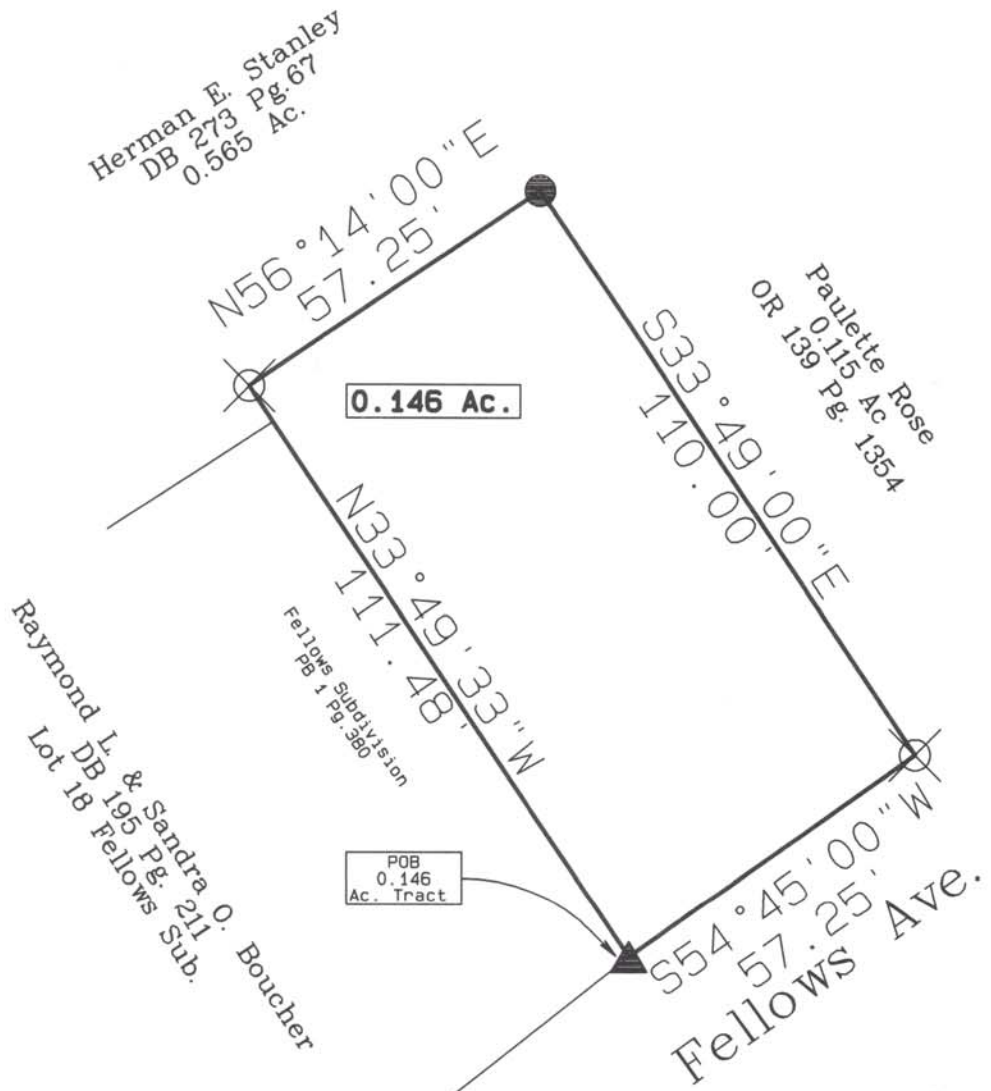


Plat of Survey
for
B&K Remodelers LLC

Situate in the State of Ohio, Madison County, Village of West Jefferson
and being a part of VMS 2836 all of a 0.147 acre tract as described in
the deed to B & K Remodelers LLC recorded in OR 254 Pg.865
(Auditors Parcel # 10-00153)



Legend	
●	30" X 5/8" rebar Set w/ 1" plastic ID cap inscribed "Moore 7011"
▲	Mag Spike Set
⊗	5/8" rebar found unless noted on plat

SURVEYED BY:
Douglas L. Moore
8311 Harrisburg London Rd.
Orient, Ohio 43146
Ohio Registered Surveyor
#7011
740-868-7663

Reference Materials:
Deeds listed on this plat
Private Surveys on file with
Madison County Engineers Office
Madison County GIS
Interviews with property owners

Basis of bearing is the northerly line of Fellows Ave. as S 54° 45' 00"W

Douglas L. Moore 11-9-20

Douglas L. Moore PS7011

I certify the above plat to be the result of an actual field survey performed under my direct knowledge and supervision in November 2020, and meets the minimum standards for boundary surveys in the state of Ohio as adopted and set forth by Ohio Revised Code chapter 4733-37, and local governing requirements if more stringent shall be adhered to.

Douglas L. Moore
Professional Land Surveyor
Ohio Registration 7011
8311 Harrisburg & London Rd
Orient, Ohio 43146
740-868-7663

Description of 0.146 Acre Tract

Situate in the State of Ohio, Madison County, Village of West Jefferson and being a part of VMS 2836 all of a 0.147 acre tract as described in the deed to B & K Remodelers LLC recorded in OR 254 Pg.865 (Auditors Parcel # 10-00153) and being more particularly described as follows:

Beginning at a "mag nail" set at the southeast corner of Lot 18 of the Fellows Subdivision (PB 1 Pg.380) and in the northerly line of Fellows Ave. (50' R/W);

thence, along the east line of said Lot 18 (Fellows Subdivision) as described in the deed to Raymond L. & Sandra O. Boucher (DB 195 Pg. 211) North 33°49'33" West, a distance of 111.48 feet to a 5/8" rebar found in the southerly line of a 0.565 acre tract as described in the deed to Herman E. Stanley (DB 273 Pg.67);

thence, along the southerly line of said 0.565 acre tract North 56°14'00" East, a distance of 57.25 feet to an iron pin set at the northwest corner of a 0.155 acre tract as described in the deed to Paulette Rose (OR 139 Pg. 1354);

thence, along the west line of said 0.115 acre tract South 33°49'00" East, a distance of 110.00 feet to a 5/8" rebar found in the northerly line of Fellows Ave. and the southwest corner of said 0.115 acre tract;

thence, along the northerly line of Fellows Ave., South 54°45'00" West, a distance of 57.25 feet to the Point of Beginning and containing 0.146 ACRES, more or less.

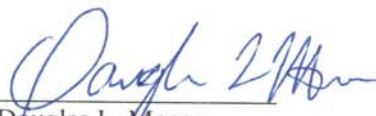
This description was prepared from an actual field survey of the property by me Douglas L. Moore PS 7011 in November 2020.

Basis of bearing is the northerly line of Fellows Ave. as S 54° 45' 00"W

All iron pins set are 30" #5 rebars with plastic I.D. caps.

Subject to all legal rights of way, restrictions and easements of record.




Douglas L. Moore
Professional Surveyor 7011

11-9-20