

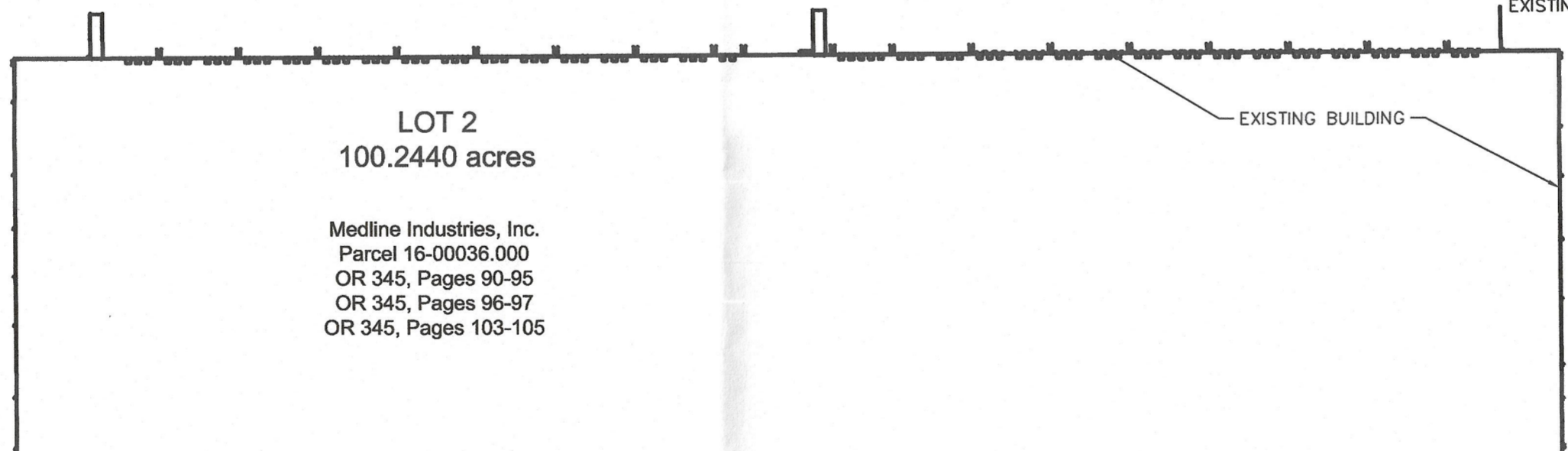
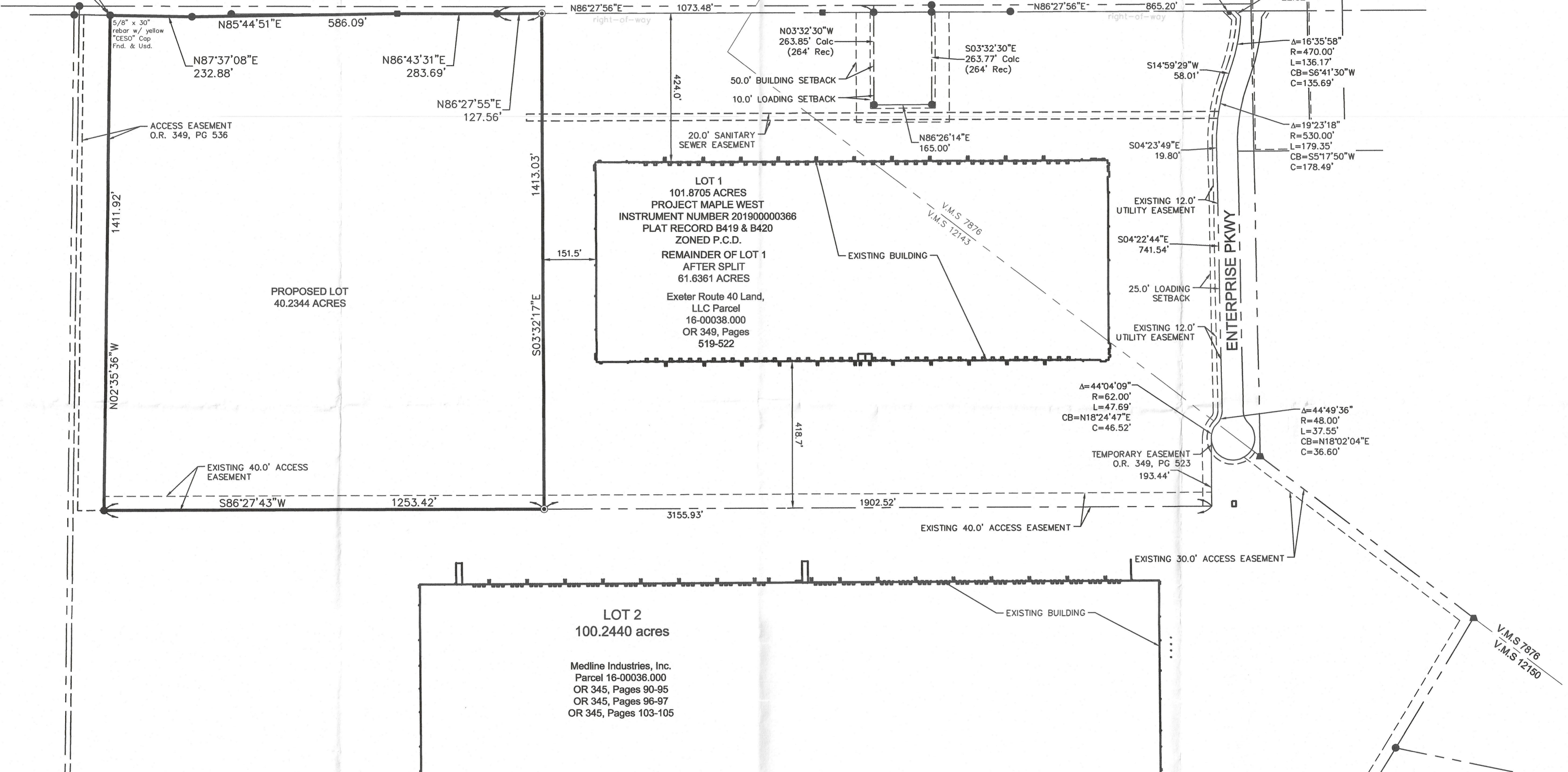
EXETER ROUTE 40 LAND, LLC

VILLAGE OF WEST JEFFERSON
MADISON COUNTY, OHIO
VMS 7876 AND 12143

The State of Ohio
Record 11 acres - Parcel DC 200
DB 130, Page 103
Plat Record B419 & B420

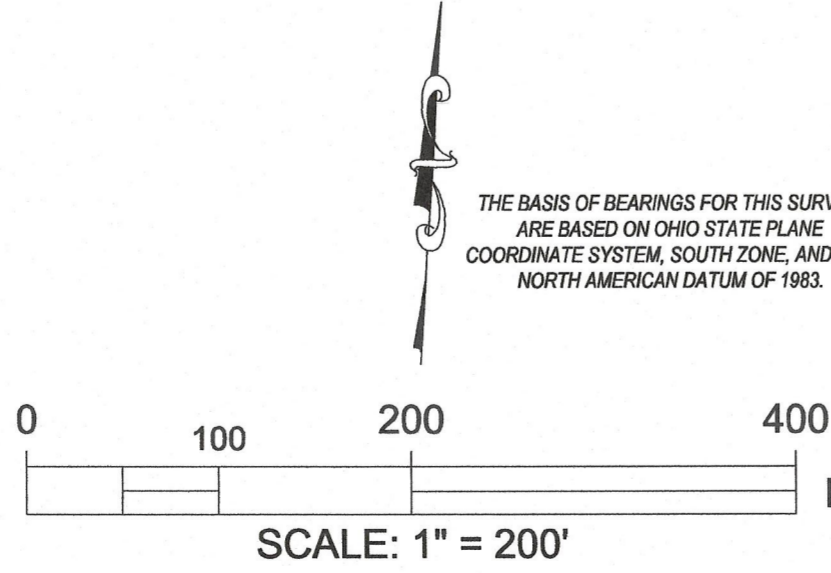
P.O.B.
N: 708030.46
E: 1734221.04

NATIONAL ROAD (U.S. ROUTE 40)
(WIDTH VARIES) (PUBLIC)



LEGEND

	PROPOSED PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	FOUND 5/8" x 30" REBAR WITH YELLOW CAP STAMPED "CESO"
	SET 5/8" x 30" REBAR WITH YELLOW CAP STAMPED "CESO"
	FOUND MAGNAL
	FOUND MONUMENT



HEREBY STATE THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PREMISES SHOWN HEREON AND WAS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

STATE OF OHIO
JEFFREY A. MILLER
7211
REGISTERED PROFESSIONAL SURVEYOR

SIGNED: DATE: 1-2-21

CESO, INC.
2800 CORPORATE EXCHANGE DRIVE, SUITE 160
COLUMBUS, OHIO 43231

PROPOSED LOT SPLIT OF LOT 1	
EXETER ROUTE 40 LAND, LLC	
PART OF V.M.S. 7876 & 12143 U.S. ROUTE 40, NATIONAL ROAD	VILLAGE OF WEST JEFFERSON MADISON COUNTY, OHIO
SCALE: 1" = 200'	DATE: 01/22/21
DESIGN:	JOB NO.: 758419
DRAWN: DAR	SHEET NO.: 1 OF 1
CHECKED: STB	



DESCRIPTION

40.2344 Acre Parcel

Situated in the State of Ohio, County of Madison, Village of West Jefferson, Virginia Military Survey number 12143, and being part of Lot 1, Project Maple West, as recorded in Instrument Number 201900000366 and Plat Record B419 & B420, conveyed to Exeter Route 40 Land by the instrument filed as Official Record volume 349, page 519-522, Parcel 16-00038.000, (hereafter referred to as "Grantor", all document references are to the records of Madison County unless otherwise stated), being more particularly described as follows:

BEGINNING at a 5/8" x 30" rebar with yellow cap stamped "CESO" found in at the northwest corner of said Lot 1, a northerly corner of Lot 2 of said Project Maple West, conveyed to Medline Industries, Inc., as recorded in Official Record 345, Pages 90-95, Pages 96-97, Pages 103-105 and being on the southerly right-of-way line of U.S. Route 40;

Thence along the said southerly right-of-way line of U.S. Route 40 the following courses:

North 87° 37' 08" East for a distance of 232.88 feet to a set 5/8" x 30" rebar with yellow cap stamped "CESO"

North 85° 44' 51" East for a distance of 586.09 feet to a found 4" Concrete ROW Monument;

North 86° 43' 31" East for a distance of 283.69 feet to a found 5/8" x 30" rebar with yellow cap stamped "CESO";

North 86° 27' 55" East for a distance of 127.56 feet to a set 5/8" x 30" rebar with yellow cap stamped "CESO";

Thence leaving said southerly right-of-way line of the said U.S. Route 40, along a new division line through said Lot 1, South 03° 32' 17" East for a distance of 1413.03 feet to a set 5/8" x 30" rebar with yellow cap stamped "CESO" on the northerly line of said Lot 2;

Thence along said northerly line of Lot 2 the following courses:

South 86° 27' 43" West for a distance of 1253.42 feet to a found 5/8" x 30" rebar with yellow cap stamped "CESO";

North 02° 35' 36" West for a distance of 1411.92 feet to the **POINT OF BEGINNING**, containing 40.2344 acres, more or less.

Subject to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land. This description was prepared by Jeffrey A. Miller, Ohio Registered Professional Surveyor number 7211, and is based on an actual field survey conducted by CESO, Inc. in 2021 under his direct supervision.

The bearings for this description are based on Ohio State Plane Coordinate system, South Zone, and the North American Datum of 1983.

PREAPPROVED

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER

DATE 1/27/21 BY PJO

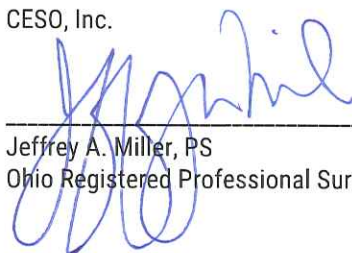
TOWNSHIP West Jefferson

ACREAGE Pt Lot 1 Project Maple West (40.2344)

RESIDUAL Pt Lot 1 Project Maple west (61.6406) 16-00038.000



CESO, Inc.

 1-21-21
Date

Jeffrey A. Miller, PS
Ohio Registered Professional Surveyor No. S-7211

