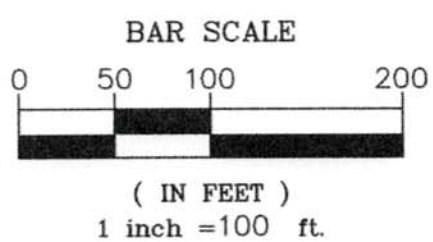
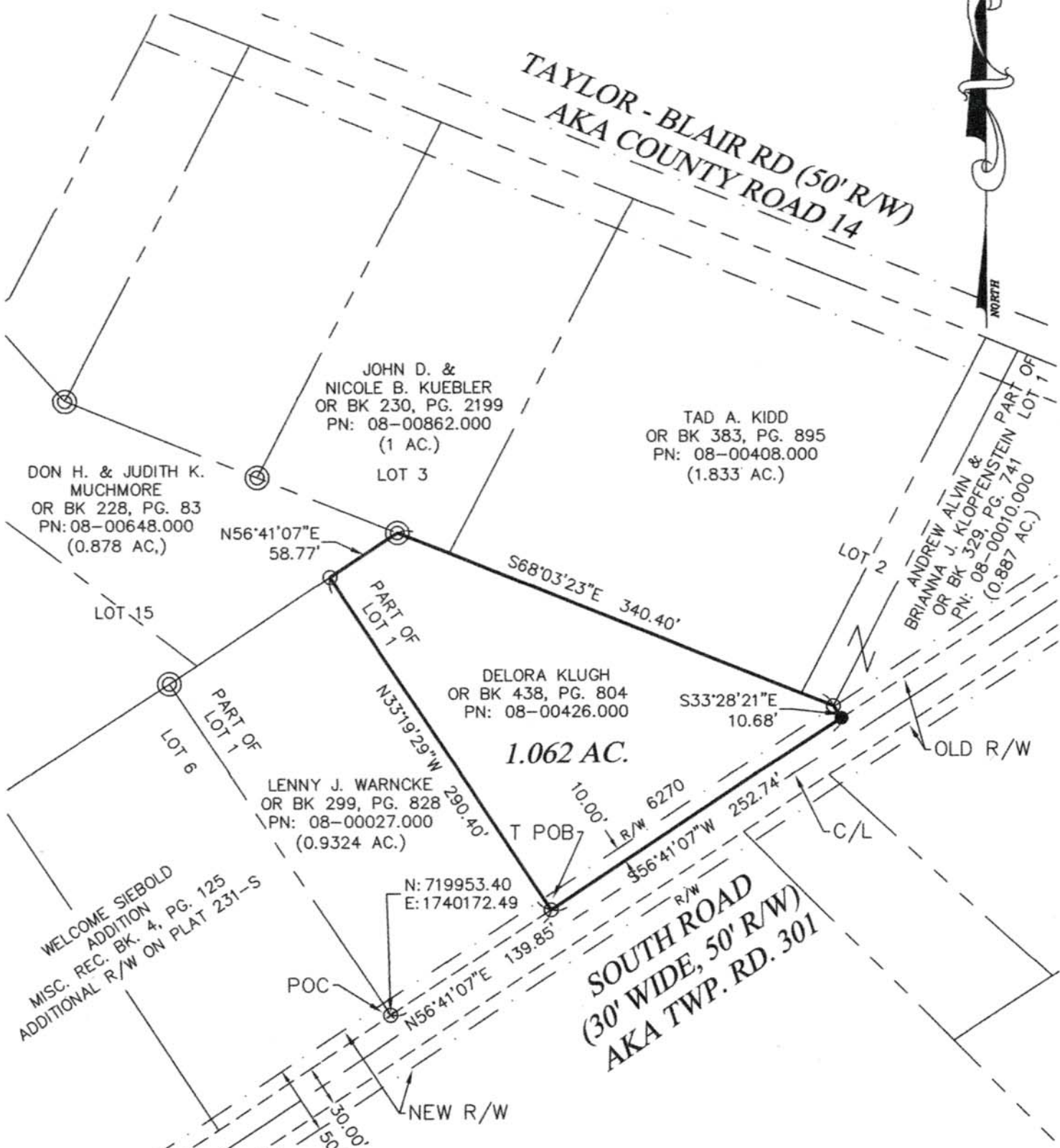


PLAT OF SURVEY KLUGH PARCEL

SITUATED IN WELCOME SIEBOLD ADDITION, MISCELLANEOUS
RECORD BOOK 4, PAGE 125, V.M.S. NO. 2985
JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO



Todd Willis
7-03-2025

PERTINENT RECORDS USED
Deeds & Plat as shown

LEGEND

- 5/8" Dia. Iron Pin Found
- ⊙ 3/4". O.D. Iron Pipe Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap Stamped Willis S-7996

BASIS OF BEARINGS

North line of South Road, being S 56° 41' 07" W, Ohio State Plane Grid, South Zone, NAD83(2011)

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.



WES
WILLIS ENGINEERING & SURVEYING
12512 West Bank Dr
Millersport, OH 43046

Todd D. Willis, PS
Reg. No. S-7996
740-739-4030

PROJ. NO. 25129

EXHIBIT A

DESCRIPTION
1.062 AC PARCEL

Situated in the State of Ohio, County of Madison and the Township of Jefferson, and being part of V.M.S. No. 2985, and being part of Lot 1 of Welcome Siebold Addition as recorded in Miscellaneous Record Book 4, Page 125, and being all of the (1.237 acre) parcel conveyed to Delora Klugh as recorded in Official Record 438, Page 804, Parcel # 08-00426.000. All references are the Records of Madison County Recorder, said parcel being further described as follows:

Commencing at an 5/8" dia. iron pin found at the southeast corner of Lot 6 of said Welcome Siebold Addition, also being the southwest corner of Lot 1 of said Welcome Siebold Addition, also being on the north line of the Old Right-of-Way of South Road (Old Right-of-Way, 30 feet wide, New Right-of-Way, 50 feet wide);

Thence, North 56° 41' 07" East, 139.85 feet, along the north line of the Old Right-of-Way of South Road, also being the south line of the Lenny J. Warncke parcel, as recorded in Official Record 299, Page 828, Parcel # 08-00027.000, to a 5/8" dia. iron pin found, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, North 33° 19' 29" West, 290.40 feet, along the east line of said Lenny J. Warncke parcel, to a 5/8" dia. iron pin found on the south line of Lot 15 of said Welcome Siebold Addition;

Thence, North 56° 41' 07" East, 58.77 feet, along the south line of said Lot 15, to a 3/4" O.D. Iron Pipe Found on the south line of Lot 3 of said Welcome Siebold Addition;

Thence, South 68° 03' 23" East, 340.40 feet, along the south line of said Lot 3 and Lot 2 of said Welcome Siebold Addition, to a 5/8" dia. iron pin found at the southwest corner of the Andrew Alvin & Brianna J. Klopfenstein parcel, as recorded in Official Record 329, Page 741, Parcel # 08-00010.000;

Thence, South 33° 28' 21" East, 10.68 feet, along the west line of said Andrew Alvin & Brianna J. Klopfenstein parcel, to an iron pin set on the north line of the Old Right-of-Way of South Road;

Thence, South 56° 41' 07" West, 252.74 feet, along the north line of the Old Right-of-Way of South Road, to the **True Point of Beginning**.

Containing 1.062 Acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

Bearings are based on the north line of South Road being South 56° 41' 07" West, Ohio State Plane Grid, South Zone NAD83(2011).

This Description is based on a survey made under the direct supervision of Todd D. Willis in June 2025, Reg. Surveyor No. 7996.

Phone No. 740-739-4030, Willis Engineering & Surveying.

