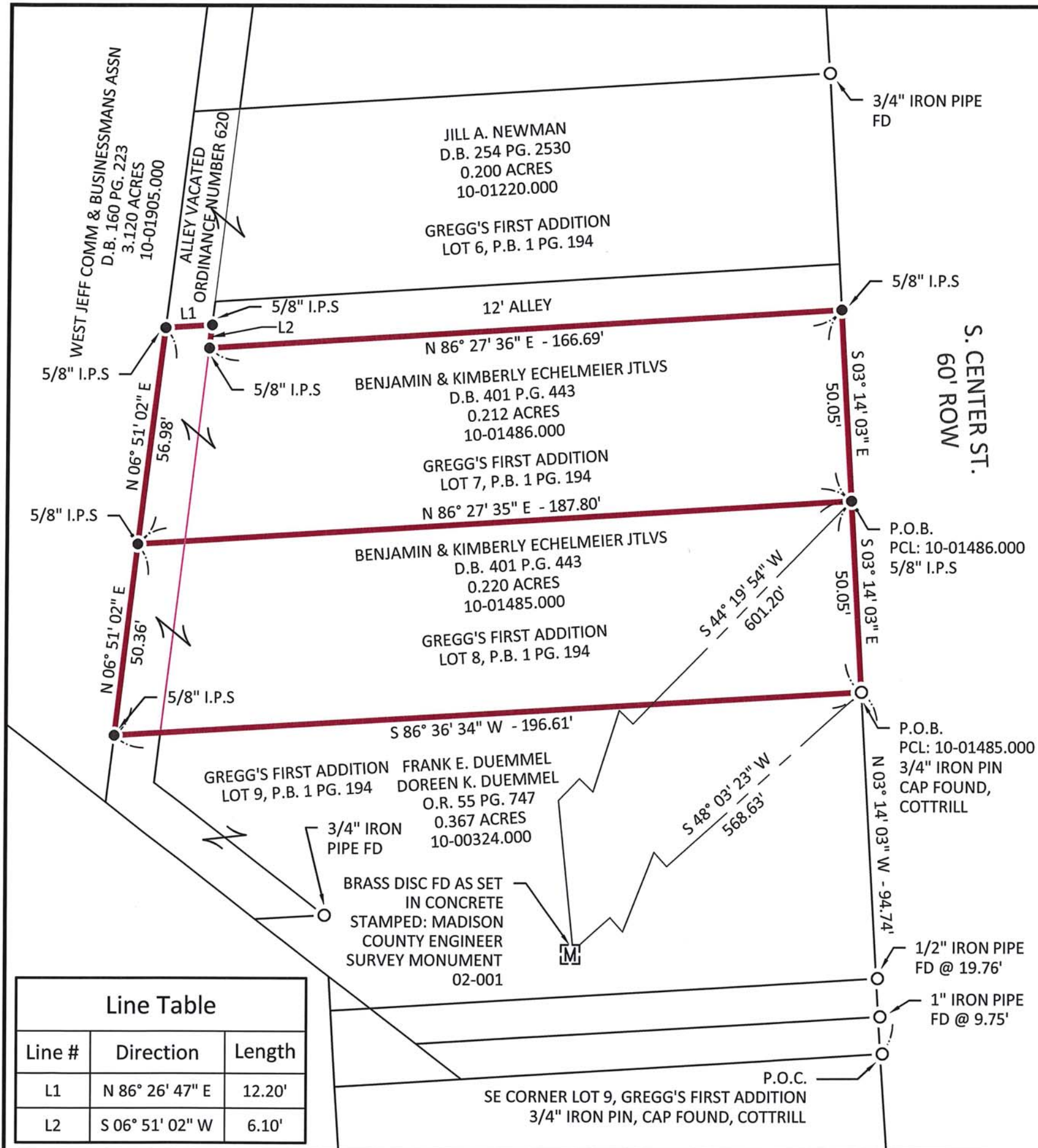


PLOTTED: Aug 11, 2025 - 10:41am  
 DRAWING: M:\25004 (2025 DGL Dublin - Misc Surveys)\09 - Brdy-MJefferson\SURVEY\DWG\25004-09-SRVY.dwg: 11x17



**LEGEND**

- MONUMENT FOUND
- MONUMENT SET
- (C) CALCULATED DISTANCE
- (M) MEASURED DISTANCE
- (REC) RECORD DISTANCE
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



**REFERENCES:**

- COUNTY DEED/OFFICIAL RECORD BOOKS AND PAGES AS SHOWN AND OF RECORD IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO  
 -MADISON COUNTY ENGINEER SURVEY MONUMENT 02-001 COORDINATES AS SHOWN AND OF RECORD IN THE AUDITOR'S OFFICE, MADISON COUNTY, OHIO:  
 N: 1,752,805.68 E: 707,671.39 ELEV: 916.14

**NOTE:**

IRON PINS SET ARE 5/8" DIAMETER X 30" LONG IRON PINS WITH CAP "DGL-MAS 8232"

**BASIS OF BEARINGS:**

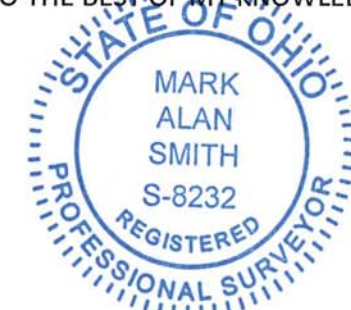
THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK. THE WESTERLY RIGHT OF WAY OF S. CENTER STREET HAVING A BEARING OF SOUTH 03°14'03" EAST AS MONUMENTED AS SHOWN IS DESIGNATED THE BASIS OF BEARING FOR THE SURVEY.

**HORIZONTAL DATUM**

OHIO STATE PLANE (SOUTH ZONE 3401) NAD83

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY SHOWN ON THE ATTACHED PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



*Mark Alan Smith*

MARK ALAN SMITH, P.S.  
 OHIO PROFESSIONAL SURVEYOR NO. 8232

8/11/2025

DATE

NO	REVISION	DATE
9		
8		
7		
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1		



**BENJAMIN ECHELMEIER**  
 PART OF THE VIRGINIA MILITARY SURVEY NUMBER 2836,  
 VILLAGE OF WEST JEFFERSON,  
 JEFFERSON TOWNSHIP,  
 MADISON COUNTY, OHIO

FILE: 25004-09-SRVY.dwg  
 JOB NO.: 25004-09  
 DRAWN BY: IWY  
 ISSUED: 08/06/2025



## **DGL Consulting Engineers, LLC**

*Providing civil engineering solutions since 1926.*

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### **Legal Description Parcel 10-01485.000**

0.220 Acre Parcel

Situated in the State of Ohio, County of Madison, Village of West Jefferson, Jefferson Township, Virginia Military Survey Number 2836, being lot number 8 of Greggs First Addition to the Village of Jefferson as shown in Plat Book 1, Page 194, and all rights to the Alley Vacated in Ordinance Number 620 all of which being described in the deed to Benjamin Echlemeier and Kimberly Echelmeier in Deed Book 401, Page 443, all being of record in the Recorder's Office, Madison County, Ohio and being further bounded and described as follows:

Commencing at a 3/4-inch iron pin found capped Cottrill 6858 at the southeast corner of Lot 8 and northeast corner of Lot 9 of said Greggs First Addition in the Westerly Right of Way of S. Center Street, being referenced by a brass disc found in concrete stamped "Madison County Engineer Survey Monument 02-001" that is South 48°03'23" West, a distance of 568.63 feet, from said iron pin, said iron pin also being at the **True Point of Beginning** of the herein described in deed to:

Thence **South 86°36'34" West**, a distance of 196.61 feet, with the common line of said Lot 8 and 9, to an iron pin set on a common corner of said Lot 8 and 9, on a common line of that 3.120 acre tract described in deed to West Jeff Comm & Businessmans Assn of record in Deed Book 160, Page 223;

Thence **North 06°51'02" East**, a distance of 50.36 feet, with the Westerly line of said vacated alley and the Easterly line of said 3.120 acre tract, to an iron pin set on a common corner of the 0.212 acre tract described in deed to Benjamin Echlemeier of record in Deed Book 401, Page 443, and said 3.120 acre tract;

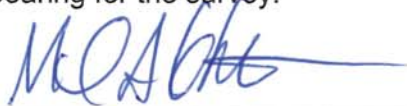
Thence **North 86°27'35" East**, a distance of 187.80 feet, with the common line of said Lot 8 and Lot 7 of said Greggs First Addition, to an iron pin set on a common point corner of Lots 7 and 8, and in the West Right of Way line of said S. Center Street;

Thence **South 03°14'03" East**, a distance of 50.05 feet, with the West Right of Way line of said Center Street and East line of said Lot 8, to the **True Point of Beginning**, containing 0.220 acres of land more or less and subject to any easements, restrictions and/or rights of way of record.

All references to iron pins set are 5/8-inch diameter rebar, 30 inches in length, bearing a plastic cap inscribed with "DGL-MAS 8232".

The above legal description is based on a land survey performed during July, 2025, by DGL Consulting Engineers, LLC and was prepared by Mark Alan Smith, Ohio Professional Surveyor #8232.

**NOTE:** The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) epoch 2010. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation real-time network. The Westerly right of way of S. Center Street having a bearing of South 03°14'03" East as monumented as shown is designated the basis of bearing for the survey.



Date: 8/11/2025

Mark Alan Smith, PS  
Ohio Professional Surveyor #8232  
DGL Consulting Engineers, LLC





## **DGL Consulting Engineers, LLC**

*Providing civil engineering solutions since 1926.*

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### **Legal Description Parcel 10-01486.000**

0.212 Acre Parcel

Situated in the State of Ohio, County of Madison, Village of West Jefferson, Jefferson Township, Virginia Military Survey Number 2836, being lot numbered 7 of Greggs First Addition to the Village of Jefferson as shown in Plat Book 1, Page 194, and all rights to the Alley Vacated Ordinance Number 620 both of which being as described in the deed to Benjamin Echlemeier and Kimberly Echelmeier in Deed Book 401, Page 443, all being of record in the Recorder's Office, Madison County, Ohio and being further bounded and described as follows:

Commencing at an iron pin set at the common corner of Lot 7 and 8 of said Greggs First addition, in the Westerly Right of Way of S. Center Street, being referenced by brass disc found stamped Madison County Engineer Survey Monument 02-001, that is South 44°19'54" West, a distance of 601.20 feet from said iron pin set at the **True Point of Beginning** of the herein described in deed to:

Thence **South 86°27'35" West**, a distance of 187.80 feet, with the common line of said Lots 7 and 8, to an iron pin set on a common line to that 3.120 acre tract described in deed to West Jeff Comm & Businessmans Assn of record in Deed Book 160, Page 223 and the vacated alley;

Thence **North 06°51'02" East**, a distance of 56.98 feet, with the Westerly line of said vacated alley and the Easterly line of said 3.120 acre tract, to an iron pin set on a common corner of said Lot 7 and the 0.200 acre tract described in deed to Jill A. Newman of record in Deed Book 254, Page 2530, and said tract being Lot 6 of said Greggs First Addition;

Thence **North 86°26'47" East**, a distance of 12.20 feet, with the common line of said vacated alley by said 0.200 acre tract and said tract in deed to Benjamin and Kimberly Echelmeier, to an iron pin set on the Easterly line of said vacated alley and the common corner of said 0.200 acre tract, and said tract in deed to Benjamin and Kimberly Echelmeier;

Thence **South 06°51'02" West**, a distance of 6.10 feet, with east line of vacated alley, to an iron pin set at northwest corner of said Lot 7 and in the south line of a 12 feet wide alley;

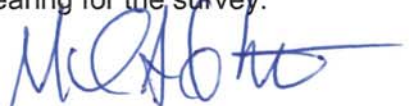
Thence **North 86°27'36" East**, a distance of 166.69 feet, with the common line of said Lot 7 and said alley, to an iron pin set at northeast corner of said Lot 7 in the Westerly Right of Way of S. Center Street;

Thence **South 03°14'03" East**, a distance of 50.05 feet, with the common line of said Lot 7 and said right of way of Center Street, to the **True Point of Beginning**, containing 0.212 acres of land more or less and subject to any easements, restrictions and/or rights of way of record.

All references to iron pins set are 5/8-inch diameter rebars, 30 inches in length, bearing a plastic cap inscribed with "DGL-MAS 8232".

The above legal description is based on a land survey performed during July, 2025, by DGL Consulting Engineers, LLC and was prepared by Mark Alan Smith, Ohio Professional Surveyor #8232.

**NOTE:** The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) epoch 2010. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation real-time network. The Westerly right of way of S. Center Street having a bearing of South 03°14'03" East as monumented as shown is designated the basis of bearing for the survey.



Date: 8/11/2025

Mark Alan Smith, PS  
Ohio Professional Surveyor #8232  
**DGL Consulting Engineers, LLC**

