

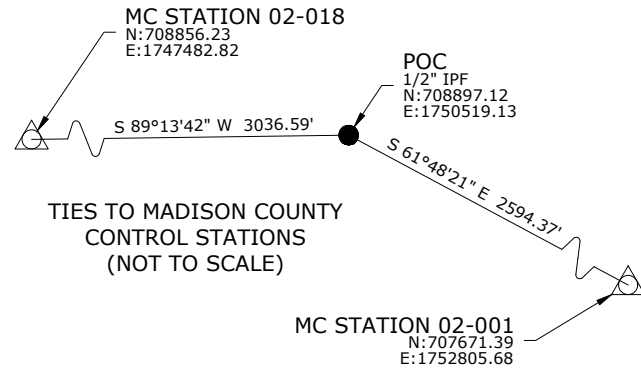
- LEGEND
- IN INSTRUMENT NUMBER
 - IPF IRON PIPE FOUND
 - ◆ MNF MAG NAIL FOUND
 - ◇ MNS MAG NAIL SET
 - ORB OFFICIAL RECORD BOOK
 - PN PARCEL NUMBER
 - PB PLAT BOOK
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - RBF REBAR FOUND
 - RBS REBAR SET
 - x— EXISTING FENCE LINE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	175.00'	37°07'21"	113.38'	N 53°27'42" W	111.41'

LINE	BEARING	DISTANCE
L1	N 40°09'50" E	24.18'

DEED REFERENCE
0.860 ACRE

CHARLIE M MILLER
PARCEL NUMBERS:
10-01124.000
10-01125.000
10-01126.000
10-01127.000
10-01128.000
ORB 163 PG 504 &
ORB 355, PG 1592



BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). 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 VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE (WHAT LINE), HAVING A BEARING OF (BEARING) AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTES:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

THE AERIAL IMAGE WAS TAKEN FROM THE OHIO GRAPHICALLY REFERENCED INFORMATION SYSTEM WEBSITE, HAVING A DATE OF 2019 AND CONVERTED TO GRAY SCALE.

FLOOD NOTE:

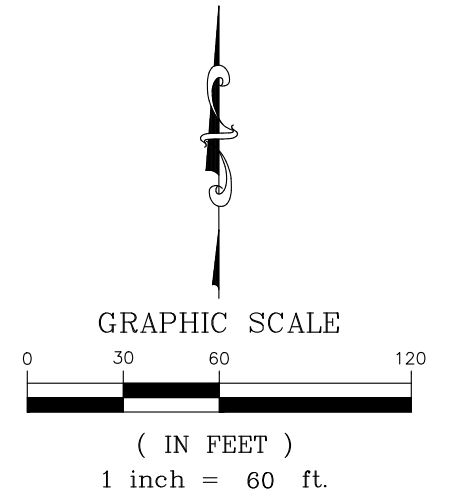
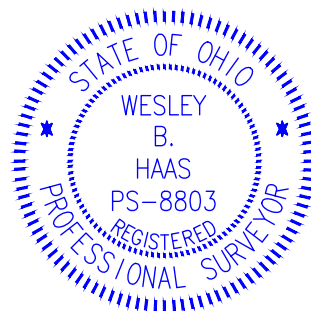
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39041C0265K, WITH AN EFFECTIVE DATE OF 4/16/2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MAY OF 2026 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Wesley B. Haas
WESLEY B. HAAS, PS
PROFESSIONAL SURVEYOR NO. 8803

08/10/26
DATE



SURVEY OF
PT LOT 18, LOT 19,
PT LOT 20 &
PART OF VACATED STREET
LYING IN
HATFIELD SUBDIVISION
PB 1, PG 364
~AND~
LOT 80 & WEST 1/2 OF VACATED LONDON STREET
LYING IN
MORTIMORE & NEWMAN'S ADDITION
DB 10, PG 223
TOWNSHIP OF JEFFERSON
COUNTY OF MADISON, STATE OF OHIO

LANDMARK
SURVEY GROUP
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

0.860 ACRE
Lying east of Ohio Avenue and between
W. Main Street (US 40) & London Road (SR 142)

Situated in the Village of West Jefferson, Township of Jefferson, County of Madison, State of Ohio, being 0.860 acre, conveyed to Charlie M. Miller by deeds in Official Record Book 163, page 504 & Official Record Book 355, page 1592, in the Madison County Recorder's Office (all recording references herein refer to said Recorder's Office), being tax parcels 10-01127.00 (Lot 80) and 10-01124.000 (W 1/2 of London Street, vacated by Village of Jefferson Ordinance 859) and comprising 0.227 acres out of Mortimer & Newman's Addition, of record in Deed Book 10, page 223 (hereinafter M&N Addition) and tax parcels 10-01125.000 (Lot 19), 10-01126.000 (N 1/2 of Lot 20) and 10-01128.000 (part of Lot 18) and comprising 0.633 acres out of Hatfield Subdivision, of record in Plat Volume 1, page 394, more particularly bounded and described as follows:

COMMENCING at a 1/2 inch iron pipe found at the northeast corner of Lot 76, M&N Addition, and at the intersection of the West line of Hill Street with the south line of West Pearl Street, all as shown on M&N Addition;

thence South 86°33'45" West, along said south line of West Pearl Street (50 feet wide per M&N Addition), passing a 5/8 inch iron pipe found with cap stamped Cotrill 685, online at 100.10 feet, passing a 1/2 inch iron pipe found online at 212.11 feet and continuing for a total of 215.86 feet to a rebar set at the intersection of said south line of West Pearl Street and the centerline of vacated London Street (platted as West Street, 25 feet wide, but laid out and in use at 32 feet wide), and the **POINT OF BEGINNING** of the herein described 0.860 acre parcel and the northwest corner of the lands conveyed to Sarah L. Melfi, by deed of record in Official Record Book 406, page 1064;

thence South 03°37'51" East, along said centerline of vacated London Street and along the line common to said 0.860 acre parcel and the said lands of Sarah L. Melfi, 150.22 feet to a rebar set in the line common to said M&N Addition and said Hatfield Subdivision;

thence South 86°33'45" West, along said common line, 65.96 feet to a rebar set at an angle point in said common line, also being the southwest corner of Lot 80 of said M&N Addition;

thence North 03°37'51" West, continuing along said common line, 58.91 feet to a rebar set at the mid-point of the rear line of Lot 20 of said Hatfield Subdivision;

thence South 54°29'05" West, across said Lot 20 and passing through the mid-point of the front line of said Lot 20 at 134.67 feet, and continuing for a total of 159.67 feet to a rebar set at the centerline of Myrtle Avenue which was vacated by Ordinance 76-17 and from which a 5/8 inch iron pipe with cap stamped XYZ was found to North 27°25'32" West at 5.85 feet;

thence North 34°54'01" West, along said centerline of vacated Myrtle Avenue, 43.74 feet to a rebar set at the beginning of a curve;

thence along said centerline and the arc of a curve to the left, having a radius of 175.00 feet, a chord bearing of North 53°27'42" W, a chord length of 111.41 feet, and subtending a central angle of 37°07'21" for an arc length of 113.38 feet to a rebar set in the line common to said vacated Myrtle Street and Reserve A, Tax Parcel Number 10-01718.000, conveyed to Jefferson 375 Property Holdings by deed of record in Official Record Book 420, page 1139;

thence North 19°53'36" East, along said common line and continuing onto the line common to said Reserve A and Lot 18 of said Hatfield Subdivision, 67.83 feet to a rebar set at the corner common to said 0.860 acre parcel and those lands conveyed to Steven Kelly Collins & Jeanetta Ruth Collins by deed of record in Official Record Book 309, page 2056;

thence South 86°14'52" East, along the line common to said 0.860 acre parcel and said lands of Steven Kelly Collins & Jeanetta Ruth Collins, 100.51 feet to a rebar set in the line common to said Lot 18 and Lot 19 of said Hatfield Subdivision;

thence North 40°09'50" East, along said common line, 24.18 feet to a rebar set at the corner common to said Lots 18 & 19 and the lands conveyed to Thomas Cunningham by deed of record in Official Record Book 426, page 930;

thence North 86°33'45" East, along the line common to said Lot 19 and said lands of Thomas Cunningham and continuing along the line common to said Lot 19 and the lands conveyed to William B. Hall by deed of record in Official Record Book 214, page 716, passing the corner common to said Lot 19 and said Lot 80, at 99.92 feet and continuing along the line common to said Lot 80 and Pearl Street for a total distance of 165.89 feet to the **POINT OF BEGINNING**, containing 0.860 acres, more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010.00. 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 portion of the south line of Pearl Street, having a bearing of South 86°33'45" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in June of 2026.



LANDMARK SURVEY GROUP, INC.

A handwritten signature in blue ink, appearing to read "Wesley B. Haas".

Wesley B. Haas, P.S.
Registered Surveyor No. 8803

09/08/26

Date