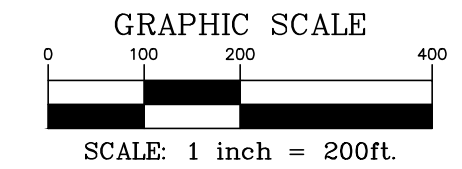


SUBDIVISION OF PARK 70 EAST AT WEST JEFFERSON PHASE I

BASIS OF BEARING

BASIS OF BEARINGS: THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83. 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 CENTERLINE OF STATE ROUTE 29, HAVING A BEARING OF NORTH 58°48'02" WEST AND MONUMENTED AS DESCRIBED HEREIN, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.



SOURCE DOCUMENTS

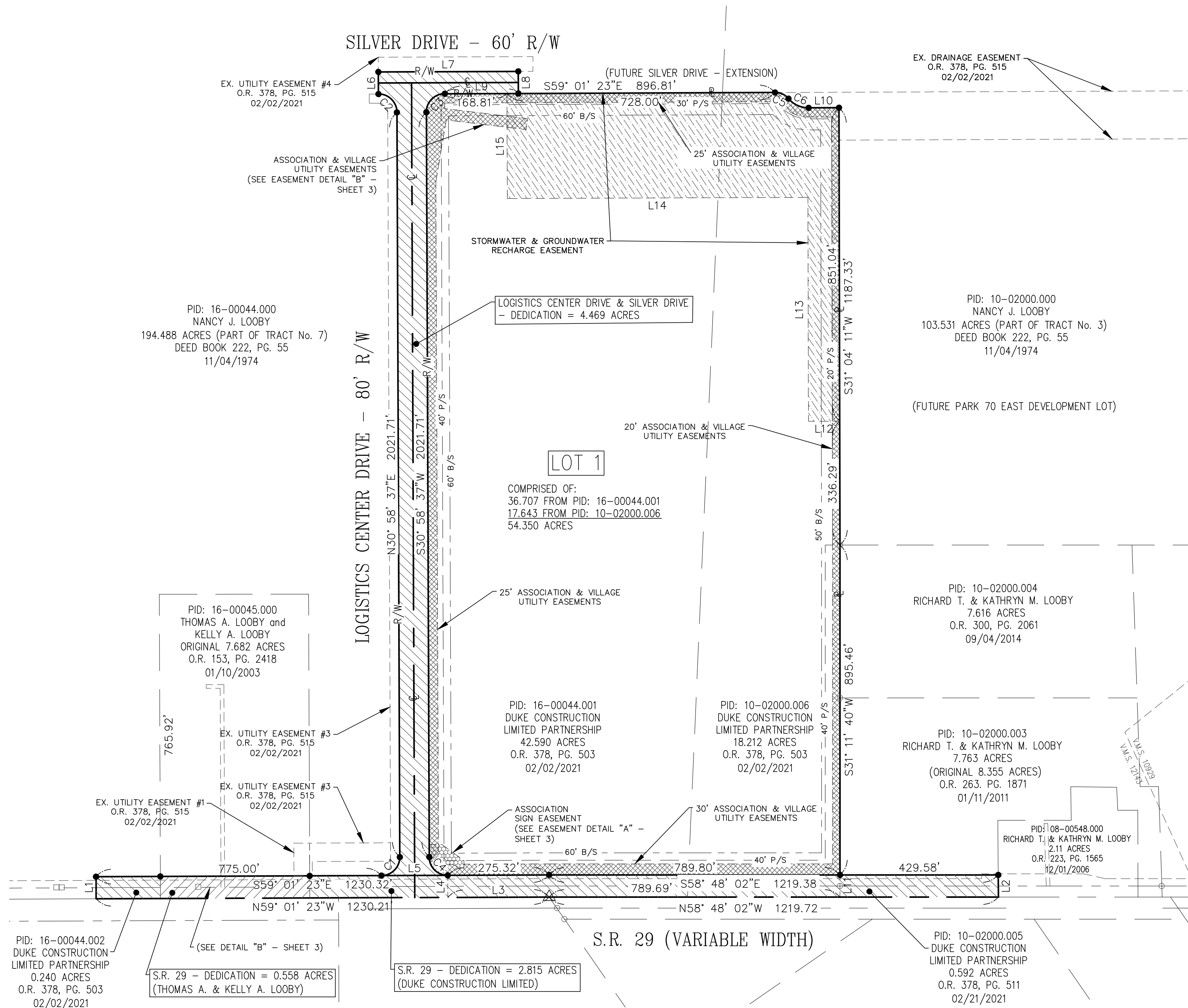
SURVEY RECORD 10-21
PLAT RECORD B249 - B255
PLAT RECORD B332
PLAT RECORD B335 - B343
DEED VOLUME 233, PG. 244
DEED VOLUME 297, PG. 257
DEED VOLUME 222, PG. 55
OFFICIAL RECORD 378, PG. 503
OFFICIAL RECORD 378, PG. 511

SYMBOLS AND ABBREVIATIONS

- 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "ROLLING-HOCEVAR"
- ⬢ 1" REBAR SET
- ▲ RAILROAD SPIKE SET
- MAG NAIL SET
- FOUND, AS LABELED
- △ RAILROAD SPIKE FOUND
- ⊠ MONUMENT FOUND
- R/W RIGHT-OF-WAY LINE
- ⊕ CENTERLINE
- ℙ PROPERTY LINE
- V.M.S. VIRGINIA MILITARY SURVEY
- P/S PARKING SETBACK
- B/S BUILDING SETBACK

S.R. 29 R.O.W. DROP - COMPRISED OF
0.240 ACRES FROM PID: 16-00044.002
0.558 ACRES FROM PID: 16-00045.000
1.414 ACRES FROM PID: 16-00044.001
0.569 ACRES FROM PID: 10-02000.006
0.592 ACRES FROM PID: 10-02000.005

- R.O.W. DEDICATION
- STORMWATER GROUNDWATER RECHARGE EASEMENT
- ASSOCIATION & VILLAGE UTILITY EASEMENT
- ASSOCIATION SIGN EASEMENT



SUBDIVISION OF PARK 70 EAST AT WEST JEFFERSON PHASE I

Parcel Line Table		
Line #	Length	Direction
L1	60.00'	N30° 58' 37"E
L2	60.00'	S30° 46' 08"W
L3	275.21'	N59° 01' 23"W
L4	60.00'	N30° 58' 37"E
L5	180.00'	N59° 01' 23"W
L6	60.00'	N30° 58' 37"E
L7	380.00'	S59° 01' 23"E
L8	60.00'	S30° 58' 37"W
L9	200.00'	N59° 01' 23"W
L10	82.44'	S59° 01' 23"E
L11	60.00'	N31° 11' 40"E
L12	85.00'	N58° 55' 49"W
L13	609.94'	N31° 56' 36"E
L14	816.23'	N59° 01' 23"W
L15	285.00'	N30° 58' 37"E

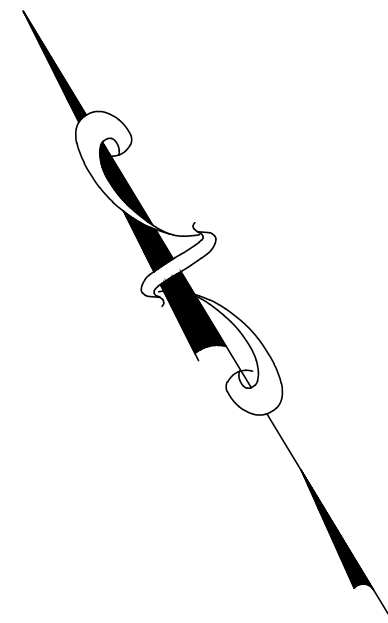
Easement Line Table		
Line #	Length	Direction
E100	231.10'	N59° 01' 23"W
E101	79.98'	N30° 58' 37"E
E102	11.13'	N58° 53' 51"W
E103	23.16'	N33° 26' 46"W
E104	57.92'	N59° 01' 23"W
E105	33.90'	N30° 58' 37"E
E106	34.27'	S59° 01' 23"E
E107	74.22'	S22° 49' 00"E
E108	20.09'	S31° 06' 09"W
E109	15.26'	S30° 58' 37"W
E110	226.50'	S51° 55' 14"E
E111	30.00'	S38° 04' 46"W
E112	218.69'	N51° 55' 14"W
E113	170.27'	S40° 47' 39"W
E114	1852.93'	N30° 58' 37"E
E115	101.00'	S30° 58' 37"W
E116	94.03'	S59° 01' 23"E

SYMBOLS AND ABBREVIATIONS

- 5/8"x30" REBAR SET W/
YELLOW I.D. CAP MARKED
"ROLLING-HOCEVAR"
- 1" REBAR SET
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- MAG NAIL SET
- FOUND, AS LABELED
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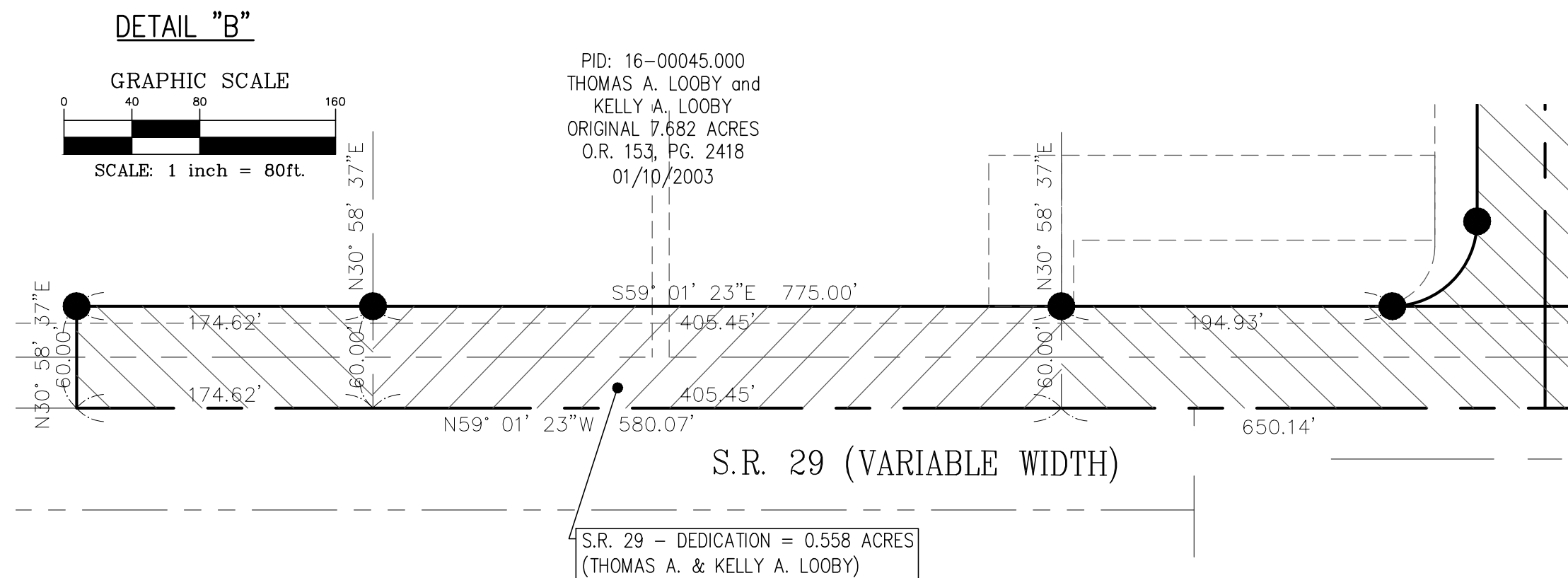
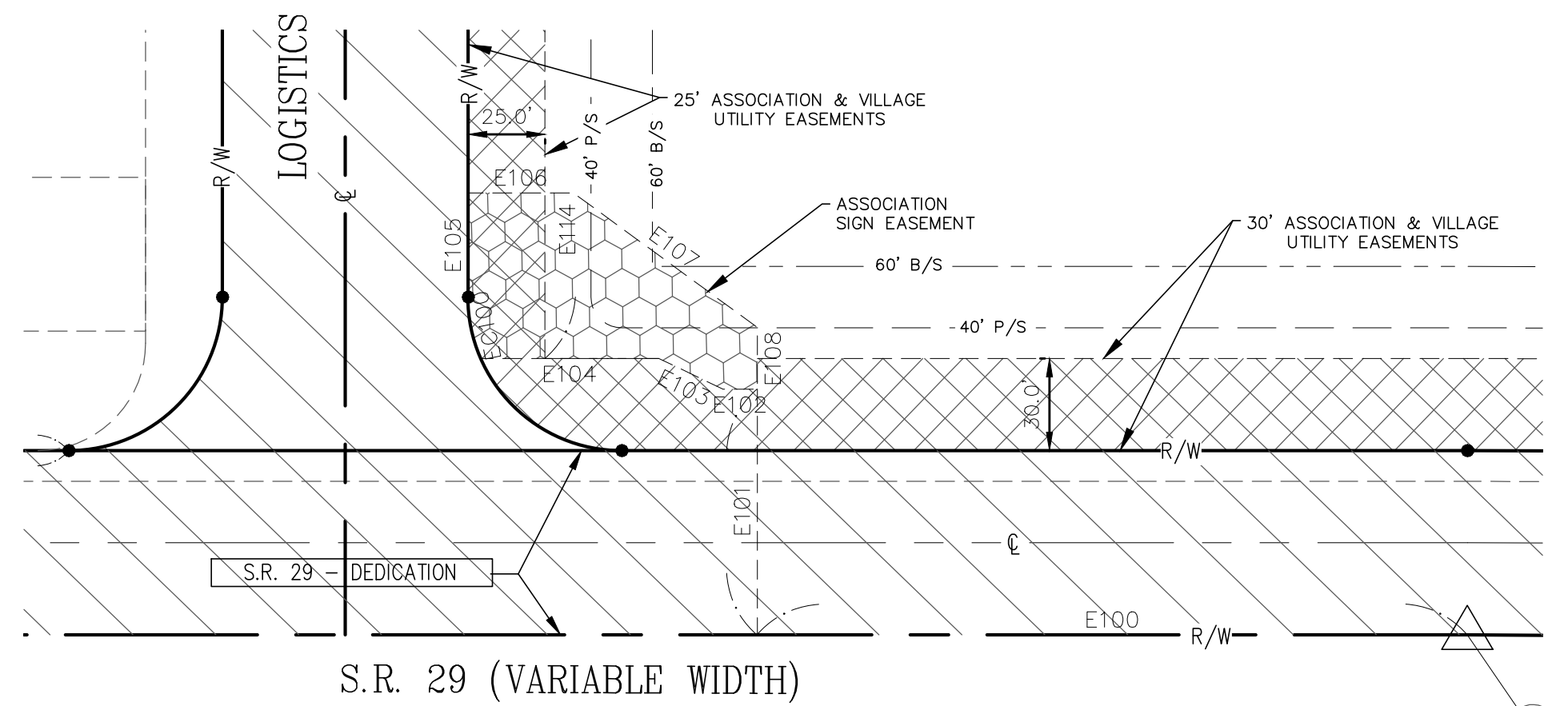
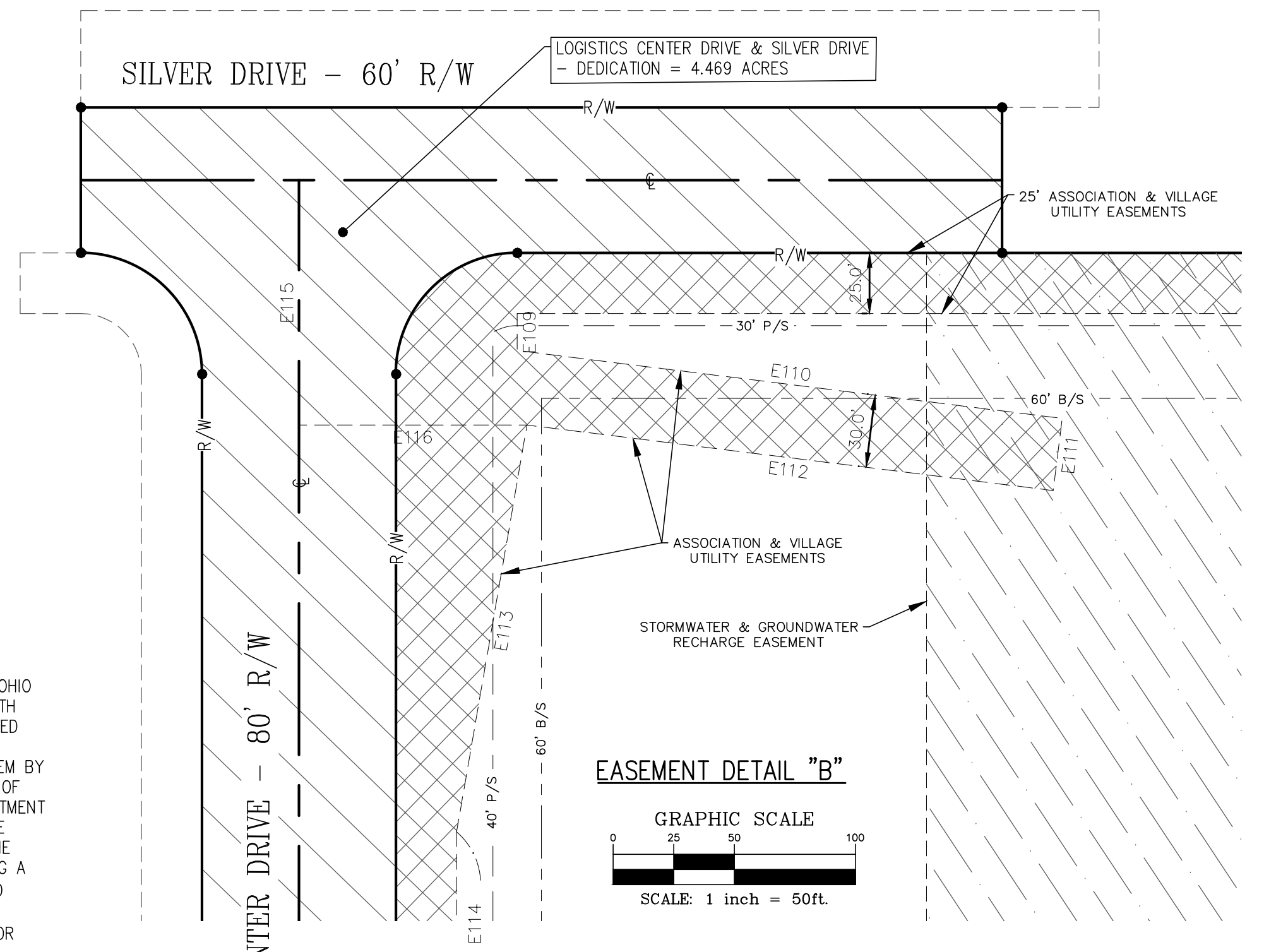
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Parcel Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent Length
C1	78.54'	50.00'	090° 00' 00"	N75° 58' 36"E	70.71'	50.00'
C2	78.54'	50.00'	090° 00' 00"	N14° 01' 23"W	70.71'	50.00'
C3	78.54'	50.00'	090° 00' 00"	S75° 58' 37"W	70.71'	50.00'
C4	78.54'	50.00'	090° 00' 00"	S14° 01' 23"E	70.71'	50.00'
C5	41.43'	48.00'	049° 27' 30"	S34° 17' 38"E	40.16'	22.11'
C6	62.15'	72.00'	049° 27' 30"	S34° 17' 38"E	60.24'	33.16'

Easement Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent Length
EC100	20.58'	50.00'	023° 34' 41"	S19° 11' 16"W	20.43'	10.44'



- R.O.W. DEDICATION
- STORMWATER GROUNDWATER RECHARGE EASEMENT
- ASSOCIATION & VILLAGE UTILITY EASEMENT
- ASSOCIATION SIGN EASEMENT

