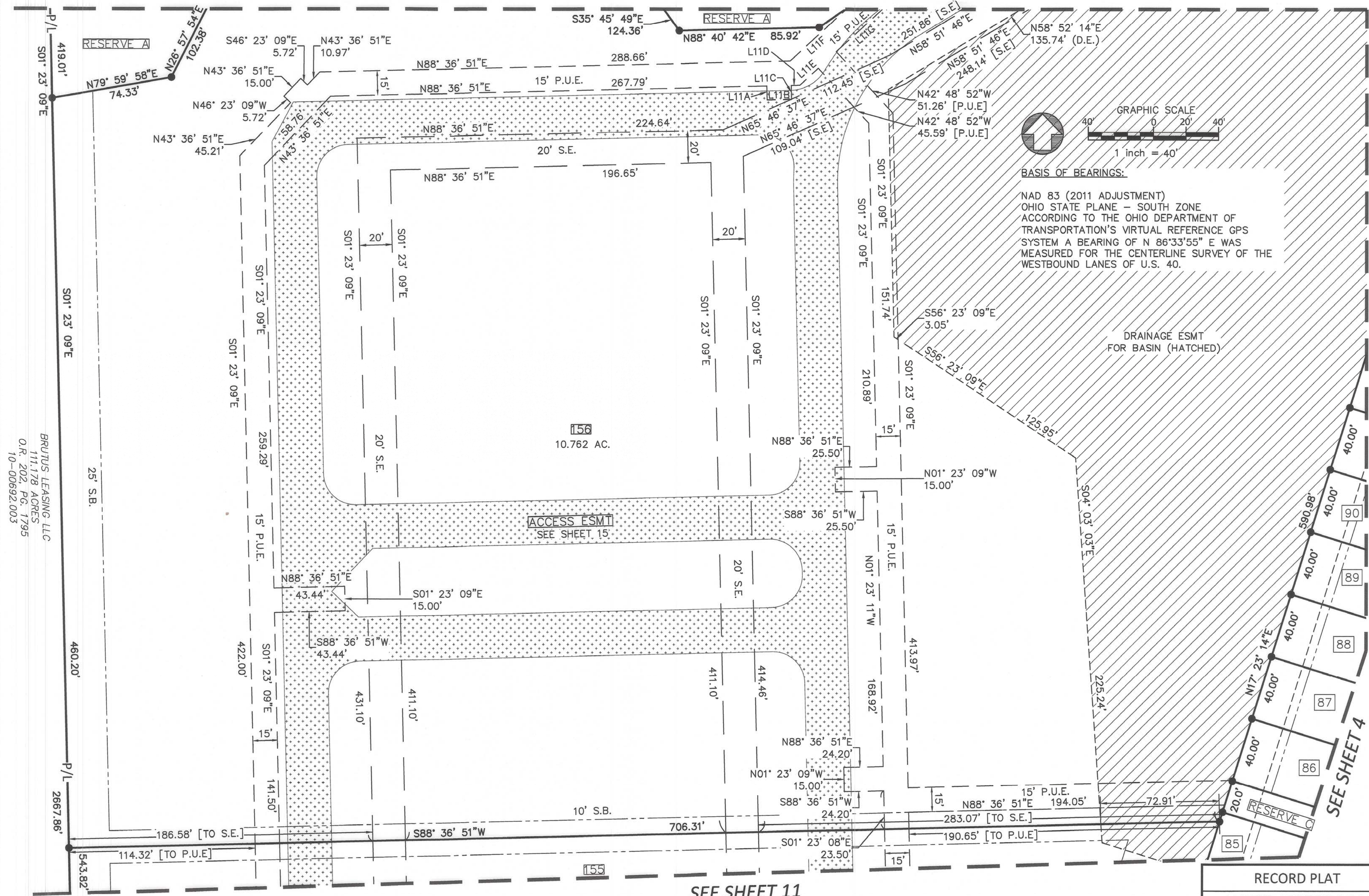


SEE SHEET 13

SEE SHEET 14



BRUTUS LEASING, LLC
111.178 ACRES
O.R. 202, PG. 1795
10-00692.003

LOTS		SHEET		LOTS		SHEET		LOTS		SHEET		LOTS		SHEET	
L11A	N01° 23' 09"W	8.50'	L11D	S88° 36' 51"W	5.34'	1-4	4	55-62	7	103-113	9	155	5, 6, 11	RESERVE D	8, 9
L11B	S88° 36' 51"W	15.00'	L11E	S47° 11' 08"W	15.34'	5-20	5	63-77	6	114-122	10	156	4, 5, 12, 13	U.S. 40	4, 13, 14
L11C	N01° 23' 09"W	8.50'	L11F	S47° 11' 08"W	67.27'	21-38	6	78-95	5	123-125	6	RESERVE A	4, 13	ACCESS ESMT	15
			L11G	N47° 11' 08"E	41.10'	39-46	7	96-99	4	126-140	10	RESERVE B	4		
						47-54	8	100-102	8	141-154	9	RESERVE C	5		

DRAINAGE ESMT FOR BASIN

ACCESS ESMT SEE SHEET 15

RECORD PLAT
WEST JEFFERSON MEADOWS
DETAILS
SHEET 12 OF 15



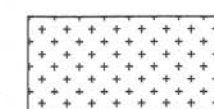
A 0.259 ACRES
JOYCE & JAMES SCHROCK
O.R. 360, PG. 1105
10-01590.000

B 1.578 ACRES
JOHN A. GRAY
O.R. 218, PG. 1593
10-00208.000

C 2.569 ACRES
TIDD HOLDINGS LLC
O.R. 304, PG. 1763
10-00692.002

<u>LOTS</u>	<u>SHEET</u>
1-4	4
5-20	5
21-38	6
39-46	7
47-54	8
55-62	7
63-77	6
78-95	5
96-99	4
100-102	8
103-113	9
114-122	10
123-125	6
126-140	10
141-154	9
155	5, 6, 11
156	4, 5, 12, 13
RESERVE A	4, 13
RESERVE B	4
RESERVE C	5
RESERVE D	8, 9
U.S. 40	4, 13, 14
ACCESS ESMT	15

- PERMANENT MARKER SET AFTER CONSTRUCTION
- ▲ SET STAINLESS STEEL SPIKE AFTER CONSTRUCTION
- SET 5/8-INCH REBAR, 30 IN. LONG, PLASTIC CAP
"POWER 7935" TO BE SET AFTER CONSTRUCTION
- FOUND REBAR/IRON PIN AS DESCRIBED
- FOUND SURVEY NAIL

DRAINAGE ESMT
FOR BASIN

ACCESS ESMT
SEE SHEET 15



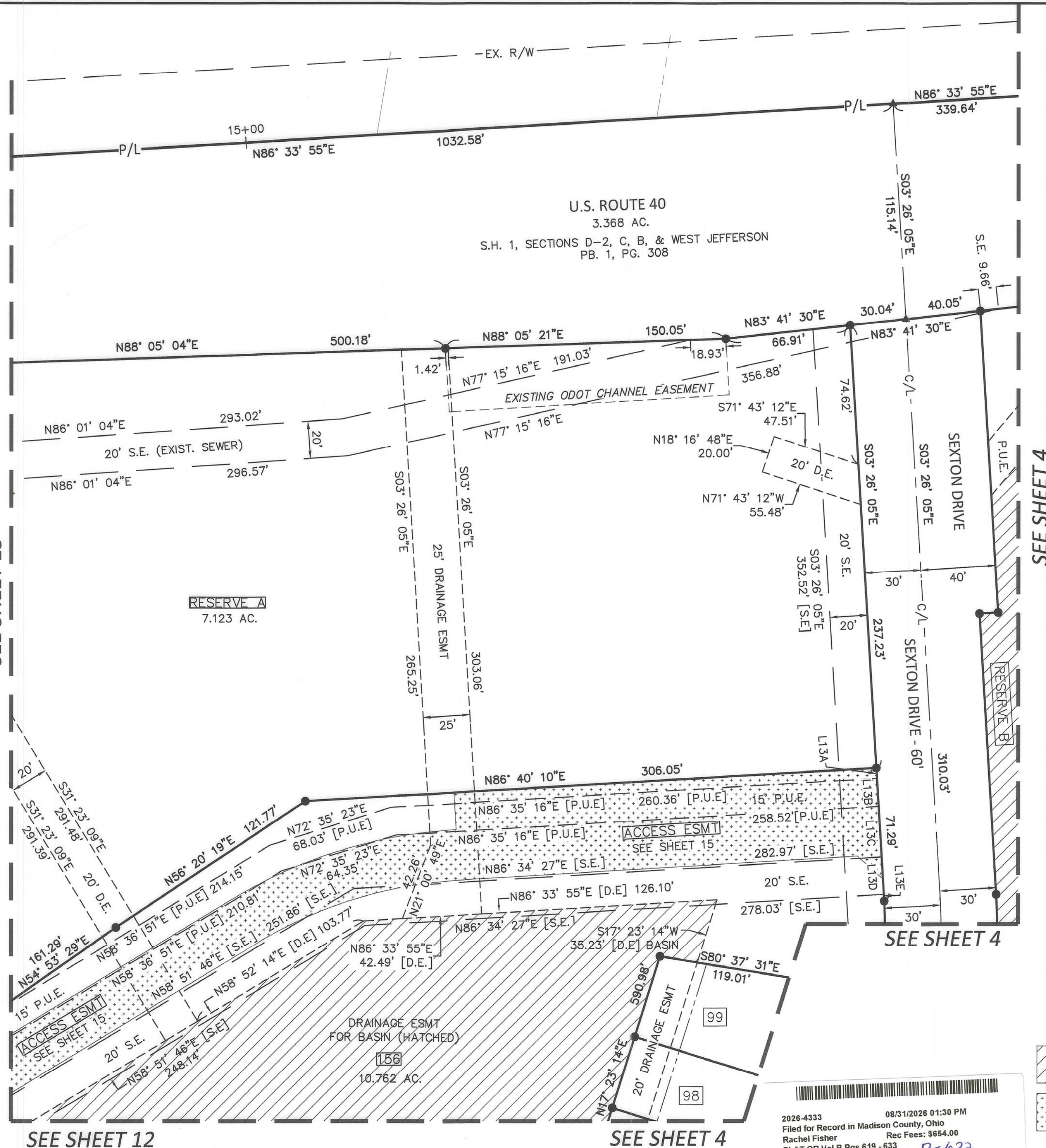
RECORD PLAT

WEST JEFFERSON
MEADOWS

DETAILS

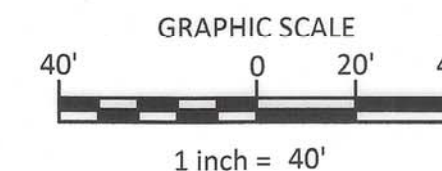
SHEET 13 OF 15

SEE SHEET 13



BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT)
OHIO STATE PLANE - SOUTH ZONE
ACCORDING TO THE OHIO DEPARTMENT OF
TRANSPORTATION'S VIRTUAL REFERENCE GPS
SYSTEM A BEARING OF N 86°33'55" E WAS
MEASURED FOR THE CENTERLINE SURVEY OF THE
WESTBOUND LANES OF U.S. 40.



L13A	S03° 26' 05"E	5.60'
L13B	S03° 26' 05"E	15.00' [P.U.E.]
L13C	S03° 26' 05"E	27.13'
L13D	S03° 26' 05"E	20.00' [S.E.]
L13E	S03° 26' 05"E	3.56'

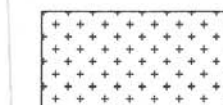
LOTS SHEET

1-4	4
5-20	5
21-38	6
39-46	7
47-54	8
55-62	7
63-77	6
78-95	5
96-99	4
100-102	8
103-113	9
114-122	10
123-125	6
126-140	10
141-154	9
155	5, 6, 11
156	4, 5, 12, 13
RESERVE A	4, 13
RESERVE B	4
RESERVE C	5
RESERVE D	8, 9
U.S. 40	4, 13, 14
ACCESS ESMT	15

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DRAINAGE ESMT
FOR BASIN



ACCESS ESMT
SEE SHEET 15

POWER GEOSPATIAL, L.T.D.

RECORD PLAT
WEST JEFFERSON
MEADOWS

DETAILS

SHEET 14 OF 15

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, BEING LOCATED IN VIRGINIA MILITARY SURVEYS 10929 AND 12148 AND BEING A SUBDIVISION OF 58.368 ACRES COMPRISED OF

LOTS 1 THROUGH 156 INCLUSIVE [39.113 ACRES];
RESERVE A [7.123 ACRES];
RESERVE B [1.833 ACRES];
RESERVE C [0.055 ACRES];
RESERVE D [0.457 ACRES];
DEDICATED SEXTON DRIVE AND JONES LOOP [6.419 ACRES];
AND DEDICATED U.S. ROUTE 40 [3.368 ACRES];

AND BEING ALL THAT 58.368 ACRE TRACT OF LAND (AUDITOR'S PARCEL NUMBER 10-00330.000) TRANSFERRED TO WEST JEFFERSON MEADOWS INVESTMENTS, LLC IN
OFFICIAL RECORD 457, PAGE 1506

THE UNDERSIGNED, LAUREN TONTI, AUTHORIZED AGENT OF WEST JEFFERSON MEADOWS INVESTMENTS, LLC, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "WEST JEFFERSON MEADOWS", A SUBDIVISION CONTAINING LOTS 1 TO 156 INCLUSIVE, AND AREAS DESIGNATED AS RESERVES "A", "B", "C" AND "D", DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF U.S. ROUTE 40, SEXTON DRIVE, JONES LOOP, AND MARY WAY SHOWN HEREON AND NOT HERETOFORE DEDICATED.

IN WITNESS THEREOF, LAUREN TONTI, AUTHORIZED AGENT OF WEST JEFFERSON MEADOWS INVESTMENTS, LLC, (OWNER) HEREUNTO SET THEIR HAND THIS:

17th DAY OF August, 2026

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS: _____

WITNESS: _____

BY: Lauren Tonti, Agent
LAUREN TONTI, AUTHORIZED AGENT

STATE OF OHIO, Franklin COUNTY

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED LAUREN TONTI, AUTHORIZED AGENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY COMPANY ACT AND DEED OF WEST JEFFERSON MEADOWS INVESTMENTS, LLC FOR THE USE AND PURPOSES HEREIN.

IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 17th

DAY OF August, 2026

BY: R O R
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/9/27



DECLARATION:

• LOT 155 SHALL HAVE ACCESS TO SEXTON DRIVE BY A COMMON ACCESS DRIVE CROSSING LOT 156 AND SHOWN ON SHEET 15 OF 15.

• LOTS 155 & 156 ARE SUBJECT TO A DECLARATION OF ACCESS, INGRESS/EGRESS, COVENANTS, RESTRICTIONS, UTILITY EASEMENTS, ASSESSMENTS AND ASSESSMENT LIENS. FROM SAID DECLARATION IS EXCLUDED LOTS 1-154, RESERVES, "A", "B", "C", AND "D". SAID DECLARATION RECORDED IN:

OFFICIAL RECORD 458, PAGE 838, MADISON COUNTY RECORDER.

• ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL BE CONVEYED SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR WEST JEFFERSON MEADOWS, WHICH DOCUMENT WILL BE RECORDED SUBSEQUENTLY IN THE OFFICIAL RECORDS OF THE MADISON COUNTY RECORDER.

RECORD PLAT
WEST JEFFERSON MEADOWS
VMS 10929 & 12148
VILLAGE OF WEST JEFFERSON
MADISON COUNTY, OHIO

RESERVE "A" SHALL BE MAINTAINED BY THE DEVELOPER, OR ITS SUCCESSOR OR ASSIGNS, AS A DRAINAGE EASEMENT AND NATURAL OPEN SPACE. THE DEVELOPER RESERVES A RIGHT TO CONSTRUCT AND MAINTAIN UTILITY, SIGNAGE FACILITIES, OPEN SPACE & TRAIL AMENITIES. RESERVE "A" IS SUBJECT TO SANITARY SEWER AND DRAINAGE EASEMENTS DEDICATED OVER THE EXISTING SANITARY SEWER AS SHOWN ON SHEETS 4, 13, & 14

RESERVE "B" SHALL BE OWNED AND MAINTAINED BY THE SINGLE FAMILY HOMEOWNER'S ASSOCIATION FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY, SIGNAGE FACILITIES, AND DRAINAGE FACILITIES.

RESERVE "C" SHALL BE OWNED AND MAINTAINED BY THE SINGLE FAMILY HOMEOWNERS ASSOCIATION. A PEDESTRIAN ACCESS, PUBLIC UTILITY, AND DRAINAGE EASEMENT IS DEDICATED ACROSS RESERVE "C".

RESERVE "D" SHALL BE MAINTAINED AS A DRAINAGE AND OPEN SPACE EASEMENT OWNED AND MAINTAINED BY THE SINGLE FAMILY HOMEOWNER'S ASSOCIATION.

ALL DRAINAGE EASEMENTS (D.E.) ARE CREATED AS PERPETUAL NONEXCLUSIVE EASEMENTS TO PROVIDE PATHS, COURSES, PIPES, PONDS, AND LANDSCAPING FOR AREA AND LOCAL STORM DRAINAGE, EITHER OVERLAND OR IN ADEQUATE UNDERGROUND CONDUIT, TO SERVE THE NEEDS FOR THE MUTUAL BENEFIT OF EACH LOT, THE DECLARANT, AND THE ASSOCIATION AND ADJOINING GROUND AND/OR PUBLIC DRAINAGE SYSTEMS AS MAY BE NECESSARY AND AS MAY BE PERMITTED BY DECLARANT AND PERMITTED BY THE ASSOCIATION. EACH LOT OWNER SHALL MAINTAIN THE DRAINAGE AREA LOCATED ON ITS LOT. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS DELINEATED ON THIS PLAT.

PUBLIC UTILITY EASEMENTS (P.U.E) IS DEDICATED WITHIN SAID DRAINAGE EASEMENTS (D.E.).

NO EASEMENT SHALL BE BLOCKED IN ANY MANOR BY THE CONSTRUCTION OR RECONSTRUCTION OF ANY IMPROVEMENT, NOR SHALL ANY GRADING RESTRICT, IN ANY MANNER, THE WATER FLOW. SAID AREAS ARE SUBJECT TO CONSTRUCTION OR RECONSTRUCTION, MAINTENANCE, AND REPAIR, TO ANY EXTENT NECESSARY TO OBTAIN ADEQUATE DRAINAGE AT ANY TIME BY THE DECLARANT, THE ASSOCIATION, OR ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER DRAINAGE, INCLUDING THE RIGHT TO ACCESS SUCH AREAS, PROVIDED THAT NEITHER DECLARANT NOR THE ASSOCIATION SHALL HAVE ANY DUTY TO UNDERTAKE ANY SUCH CONSTRUCTION OR RECONSTRUCTION, UNLESS THE MASTER DECLARANT PROVIDES OTHERWISE. FENCES ARE PERMITTED PROVIDED THEY DO NOT OBSTRUCT THE FLOW OF WATER.

AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND, AND WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER MANAGEMENT.

AREAS DESIGNATED AS SANITARY EASEMENT (S.E.) ARE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC SANITARY SEWER FACILITIES. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

- PERMANENT MARKER SET AFTER CONSTRUCTION
 - ▲ SET STAINLESS STEEL SPIKE
 - SET 5/8-INCH REBAR, 30 IN. LONG, PLASTIC CAP "POWER 7935"
 - FOUND REBAR/IRON PIN AS DESCRIBED
 - FOUND SURVEY NAIL

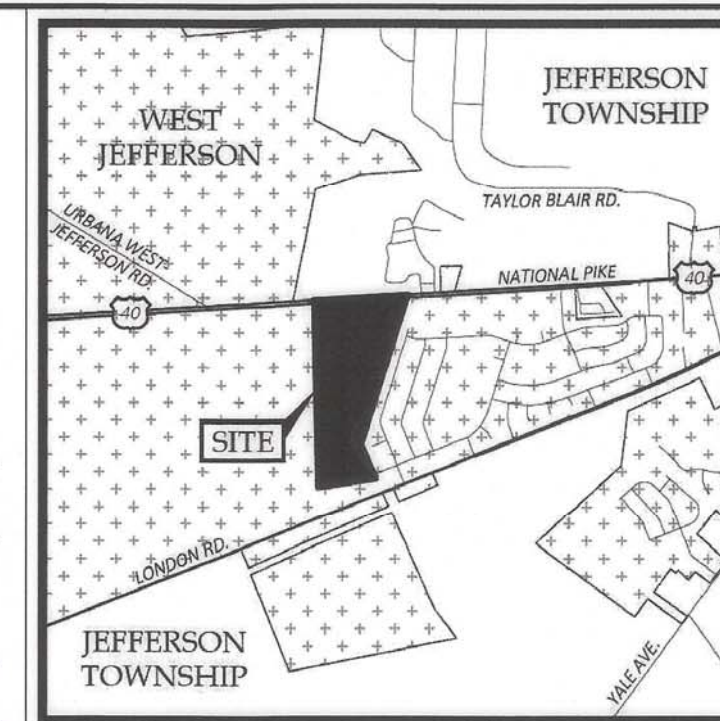
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS NOTED. MONUMENTS SHALL BE SET AS CONSTRUCTION IS COMPLETED. PROPERTY RECORDS ARE IN THE RECORDER'S OFFICE, AUDITOR'S OFFICE, ENGINEER'S OFFICE, MADISON COUNTY, OHIO AND ODOT DISTRICT 6. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. CURVE DATA IS SHOWN IN TABLE FORMAT.

Mark D. Power 8/12/2026
MARK D. POWER, OHIO PROFESSIONAL SURVEYOR NO. 7935
POWER GEOSPATIAL, LTD.
P.O. BOX 581, LONDON, OHIO 43143
PHONE: 614-546-8337



LOCATION MAP
NO SCALE

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER	
DATE <u>8/31/26</u>	BY <u>SM</u>
TOWNSHIP <u>West Jefferson</u>	
ACREAGE <u>Lots 1-156 inclusive 39.113 ac</u>	
Res A	7.123 ac
Res B	1.833 ac
Res C	0.055 ac
Res D	0.457 ac
Dedicated Sexton Dr + Jones Loop	6.419 ac
Dedicated US Route 40	3.368 ac



APPROVED AND ACCEPTED THIS _____ DAY OF _____
BY ORDINANCE NO.:

WHEREIN ALL OF U.S. ROUTE 40, SEXTON DRIVE, JONES LOOP, AND MARY WAY AS DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON, OHIO.

APPROVED THIS 21st DAY OF August
Joe Maitland
SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON

APPROVED THIS 21st DAY OF August
Tom Hays
DEVELOPMENT DIRECTOR, VILLAGE OF WEST JEFFERSON

APPROVED THIS 21st DAY OF August
Kay A. Marks
MAYOR, VILLAGE OF WEST JEFFERSON

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT.

TRANSFERRED THIS 31st DAY OF August 2026
COUNTY AUDITOR
Jennifer S. Hunter by Rodgers

FILED FOR RECORD THIS 31st DAY OF August 2026
COUNTY RECORDER Rachel Fisher by
DEPUTY RECORDER Jessie Thomas

2026-4333 08/31/2026 01:30 PM
Filed for Record in Madison County, Ohio
Rachel Fisher Rec Fees: \$654.00
PLAT OR Vol B Pgs 619 - 633 B-6M



POWER GEOSPATIAL, LTD.

RECORD PLAT
WEST JEFFERSON MEADOWS
TITLE SHEET
SHEET 1 OF 15