

PLAT of a 14.0356 Acre LOT SPLIT From a 101.85 ACRE PROPERTY In the Name of Ivory Terry Located in VMS 4214 and 7943 Union Twp., Madison County

JUSTIN KNOLL
Plat Book 2, Page 228
Slide 559

LOCATION: Located on the northwest corner of Brighton Road and Markley Road in Virginia Military Surveys 4214 and 7943, Union Township, Madison County, Ohio.

PRIOR DEED REFERENCE: Deed Book 264, Page 585, Madison County Recorder's Office

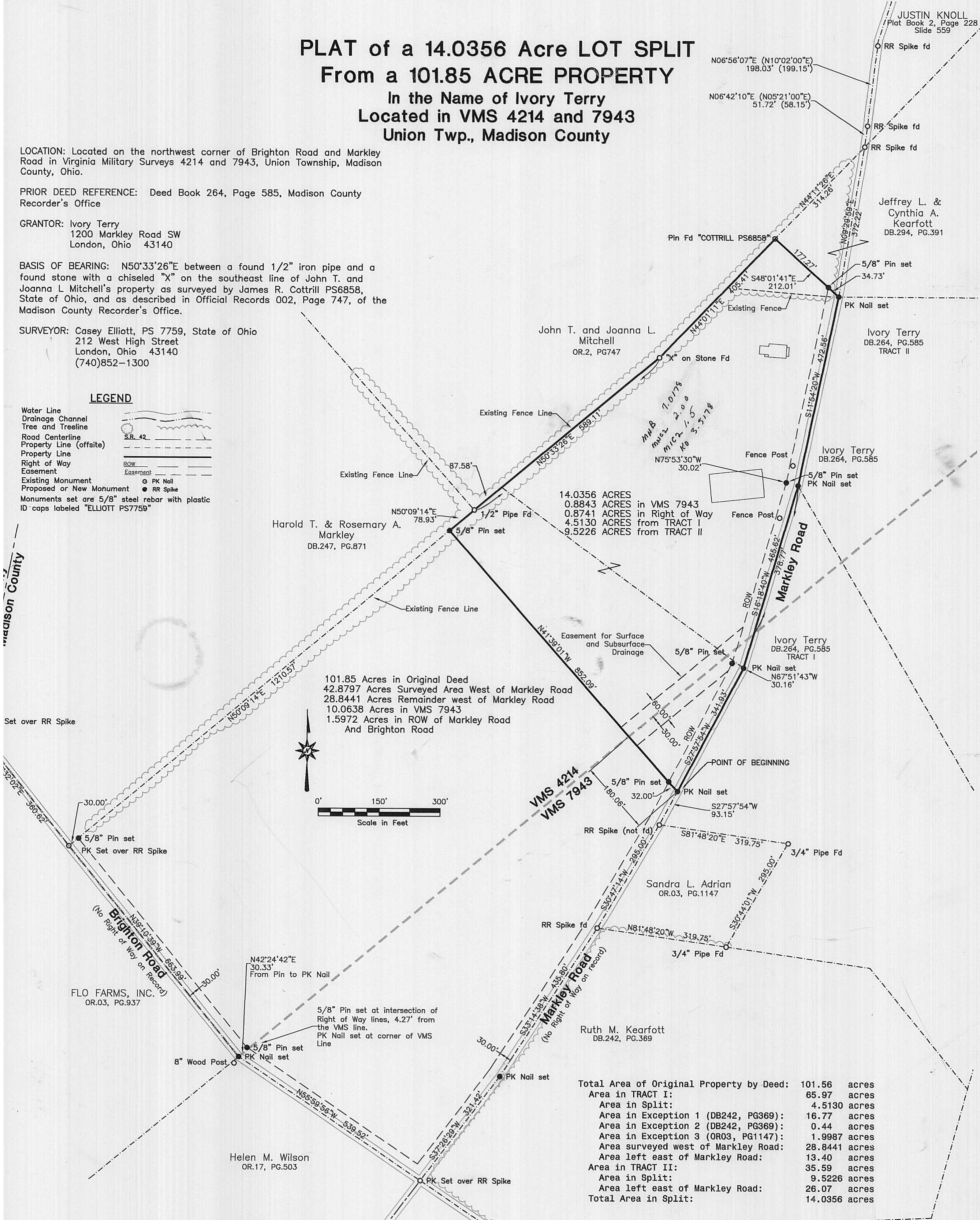
GRANTOR: Ivory Terry
1200 Markley Road SW
London, Ohio 43140

BASIS OF BEARING: N50°33'26"E between a found 1/2" iron pipe and a found stone with a chiseled "X" on the southeast line of John T. and Joanna L. Mitchell's property as surveyed by James R. Cottrill PS6858, State of Ohio, and as described in Official Records 002, Page 747, of the Madison County Recorder's Office.

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

LEGEND

- Water Line
- Drainage Channel
- Tree and Treeline
- Road Centerline
- Property Line (offsite)
- Property Line
- Right of Way
- Easement
- Existing Monument
- Proposed or New Monument
- Monuments set are 5/8" steel rebar with plastic ID caps labeled "ELLIOTT PS7759"



14.0356 ACRES
0.8843 ACRES in VMS 7943
0.8741 ACRES in Right of Way
4.5130 ACRES from TRACT I
9.5226 ACRES from TRACT II

101.85 Acres in Original Deed
42.8797 Acres Surveyed Area West of Markley Road
28.8441 Acres Remainder west of Markley Road
10.0638 Acres in VMS 7943
1.5972 Acres in ROW of Markley Road
And Brighton Road

Total Area of Original Property by Deed:	101.56	acres
Area in TRACT I:	65.97	acres
Area in Split:	4.5130	acres
Area in Exception 1 (DB242, PG369):	16.77	acres
Area in Exception 2 (DB242, PG369):	0.44	acres
Area in Exception 3 (OR03, PG1147):	1.9987	acres
Area surveyed west of Markley Road:	28.8441	acres
Area left east of Markley Road:	13.40	acres
Area in TRACT II:	35.59	acres
Area in Split:	9.5226	acres
Area left east of Markley Road:	26.07	acres
Total Area in Split:	14.0356	acres

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in July, 1997, with further information collected in January, 1998.



Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

October 22, 1998

This description is for a 14.0356 acre LOT split from a 101.85 acre property in the name Ivory Terry (Deed Book 246, Page 585 of the Madison County Recorder's records) located on the northwest corner Brighton Road and Markley Road (no Rights of Way on record) in Virginia Military Survey (VMS) 4214 and 7943, in Union Township, Madison County, Ohio; said LOT is further described as follows:

Beginning at a PK Nail set over a reported railroad spike found at the intersection of Brighton Road and Markley Road in VMS 7943,

Said PK Nail is S55°59'56"E, 539.52 feet, along the centerline of Brighton Road from a PK Nail set on the line between VMS 7943 and VMS 4214 at the northernmost corner of a property in the name of Helen M. Wilson (Official Records, 17, Page 503) and the easternmost corner of a property in the name of FLO FARMS, INC. (Official Records 03, Page 937);

Thence N37°26'29"E, 321.42 feet, along the centerline of Markley Road, an east line of the said Terry property and a west line of Ruth M. Kearfott (Deed Book 242, Page 369) to a PK Nail set;

Thence N33°14'38"E, 435.80 feet, along the centerline of Markley Road, to a railroad spike found at the southwest corner of a property in the name of Sandra L. Adrian (Official Records 03, Page 1147);

Thence N30°47'14"E, 295.00 feet, along the centerline of Markley Road and the west line of the said Adrian property, to a railroad spike (missing);

Thence N27°57'54"E, 93.15 feet, along the centerline of Markley Road, to a PK Nail set at the TRUE POINT OF BEGINNING.

Thence N41°29'01"W, 852.09 feet, into the TRACT I of the Terry property passing an iron pin set at 32.00 feet and passing into VMS 4214 at 180.06 feet, to an iron pin set in the south line (and existing fence) of a property in the name of Harold T. and Rosemary A. Markley (Deed Book 247, Page 871);

Thence N50°09'14"E, 78.93 feet, along the said fence and said Markley property line to a 1/2" steel pipe (damaged) found on the southeast side of a wood corner post at the southernmost corner of a property in the name of John T. and Joanna L. Mitchell (Official Records 02, Page 747);

Thence N50°33'26"E, 589.11 feet, along a southeast line and fence line of the said Mitchell property to a chiseled "X" found in a stone, passing into TRACT II of the Terry property at 87.58 feet;

Thence N44°01'11"E, 405.41 feet, to an iron pin found with an ID Cap labeled *COTTRILL PS6858* in the said Mitchell property line at the western corner of a property in the name of Jeffrey L. and Cynthia A. Kearfott (Deed Book 294, page 391), said pin is S44°11'26"W, 314.26 feet, from a railroad spike found in the centerline of Markley Road at the south end of JUSTEN KNOLL (described in Plat Book 2, Page 228, Slide 559);

Thence S48°01'41"E, 212.01 feet, along the south line of the said Kearfott property to a PK Nail set in the centerline of Markley Road, passing an iron pin set at 177.27 feet.

Thence S11°54'20"W, 472.56 feet, along the centerline of Markley Road to a PK Nail set on an interior line of the said Terry property, said nail is witnessed by an iron pin set in the right of way of Markley Road N75°53'30"W, 30.02 feet, from the PK Nail;

Thence S16°18'40"W, 465.62 feet, along the centerline of Markley Road, to a PK Nail set at the boundary between TRACT I and TRACT II, (said nail is witnessed by an iron pin set in the right of way of Markley Road N67°51'43"W, 30.16 feet, from the PK Nail), passing into VMS 7943 at 378.77 feet,;

Thence S27°57'54"W, 341.93 feet, along the centerline of Markley Road, to the TRUE POINT OF BEGINNING

A Perpetual Public Easement for Surface and Subsurface Drainage is granted on the said 14.0356 acre Lot that is 60.00 feet wide and centered on the line between VMS 7943 and VMS 4214. The easement permits access, installation, maintenance and replacement of any subsurface drainage structures such as pipes or catch basins and surface structures such as grassed waterways necessary to provide for the drainage of storm water and drainage water across the new lot.

The said LOT contains 14.0356 acres of which 0.8843 acres is in VMS 7943 and the remainder in VMS 4214. 4.5130 acres of the LOT derives from TRACT I and 9.5226 acres derives from TRACT II. The new LOT is subject to all easements and rights of way of record. The Basis of Bearing is the line from the said 1/2 inch pipe and the said stone with a chiseled "X" on the southeast line of John T. and Joanna L. Mitchell as described in Official Records 02, Page 747. This description is based on an actual survey performed on October 18, 1998 by Casey Elliott, Professional Land Surveyor S-7759, State of Ohio. All pins set are 5/8" iron rebar with plastic ID caps stamped *ELLIOTT PS-7759*. This survey, description, and the plat meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.