



This plat is a re-survey of Lots 22, 23, 72 and 73.

LOCATION: Located in Virginia Military Survey 6288, in the Village of Somerford, Somerford Township, Madison County, Ohio, on the south side of Old U.S.40 at 2746 Old U.S. 40.

PRIOR DEED REFERENCE: Official Records 75, Page 983, Madison County Recorder's Office.

OWNER: Clarabelle Wilson

BASIS OF BEARING: CL of Old U.S. 40 as established by Ohio Department of Transportation survey MAD.40-(0.00-6.84) dated 1949.

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

Summary of Areas

Total Area of Survey =	34,711.9 SF
Lot 22 =	6,534.0 SF
Lot 23 =	8,712.0 SF
Lot 72 =	6,534.0 SF
Lot 73 =	8,712.0 SF
Vacated Alleys =	4,219.9 SF
Area in U.S. 40 ROW =	9,897.9 SF
Lot 72 =	4,059.5 SF
Lot 73 =	5,188.8 SF
Vacated Alley =	649.6 SF

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 October, 2000.

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

October 20, 2000



102-2000



EXHIBIT "A"
Description of LOTS 22, 23, 72, and 73
With exceptions, Alleys, and Rights-of-Way
In VMS 6288, Somerford Township, Village of Somerford,
Madison County, Ohio

This description is for a property in the name of Clarabelle Wilson (Official Records 0075, Page 0983, Madison County Recorder's records). The property is located in Virginia Military Survey 6288 and consists of:

- (a) Lot 22 except the eastern 16.5 feet (exception noted in Deed Book 140, Page 513);
 - (b) All of Lot 23;
 - (c) Lot 72 except the eastern 16.5 feet;
 - (d) All of Lot 73;
 - (e) The vacated alley between the remaining portions of Lots 22 and 72 and between Lots 23 and 73 (Journal Number 37, Page 603, dated 6/21/1976, of the Madison County Commissioners' Office);
 - (f) And the east half of the vacated alley between Lots 23 and 24 and between Lots 73 and 74 (Journal 37, Page 603);
- All in the Original Town Plat of the Village of Somerford, Somerford Township, Madison County, Ohio, and is further described as follows:

Beginning at the TRUE POINT OF BEGINNING at an iron pipe set at the northwest corner of the property, said pipe is at the intersection of the centerline of the said vacated alley between Lot 23 and 24 and the south right-of-way of Old U.S. 40 (80 feet ROW) and is N86°32'30"E, 1213.99 feet (1212.75 by plat), and S03°25'41"E, 40.00 feet, from a railroad spike found at the intersection of State Route 56 and Old U.S. 40;

Thence N86°32'30"E, 123.75 feet, along the south right-of-way line of Old U.S. 40, passing the northwest corner of Lot 23 at 8.25 feet and the northwest corner of Lot 22 at 74.25 feet, to an iron pipe set 16.50 feet west of the northeast corner of Lot 22;

Thence S03°25'41"E, 280.56 feet (280.50 feet by plat), parallel to the east line of Lot 22 and Lot 72, passing the south line of Lot 22 at 132 feet, the north line of Lot 72 at 148.5 feet, and a 4" steel fence post at 195.22 feet found in the north right-of-way of U.S. 40, to a point in the south line of Lot 72 which is 16.5 feet west of the southeast corner of Lot 72;

Thence S86°34'12"W, 123.75 feet, passing the southwest corner of Lot 72 at 49.50 feet and the southwest corner of Lot 73 at 115.50 feet, to a point in the centerline of the said 16.5 foot vacated alley;

Thence N03°25'41"W, 280.50 feet, along the centerline of the vacated alley, passing an iron pipe set at 74.88 feet, the north right-of-way line of U.S. 40 at 78.76 feet and the centerline of the other vacated alley at 140.25 feet, to the TRUE POINT OF BEGINNING.

Said property is subject to a Right-of-Way and Easement for a public highway and road (Deed Book 145, Page 419) described as Parcel Number 34. The portion of Parcel 34 that impacts this description is described as follows:

BEGINNING AT A POINT that is S03°25'41"E, 201.74 feet, from the above described TRUE POINT OF BEGINNING at Station 142+90.17, Left 67.26 feet (ODOT Right-of-Way survey for U.S. 40, MAD.40(0.00-6.84) surveyed in 1949);

Thence N86°44'29"E, 72.73 feet, along the north Right-of-Way of U.S. 40 to an iron pin set at station 143+64.5, Left 60.00 feet;

Thence along a curve to the left with radius 1,849.86 feet, chord length 51.97 feet and chord bearing N79°03'23"E, passing into Lot 72 at 2.03 feet, to a point in the east line of the described property at station 144+18.17, Left 60.00 feet;

Thence S03°25'41"E, 85.34 feet, to the southeast corner of the described property in the south line of Lot 72;

Thence S86°34'12"W, 123.75 feet, passing the southwest corner of Lot 72 at 49.50 feet and the southwest corner of Lot 73 at 115.50 feet, to a point in the centerline of the said 16.5 foot vacated alley;

Thence N03°25'41"W, 78.76 feet, along the centerline of the vacated alley, passing an iron pipe set at 74.88 feet to the POINT OF BEGINNING.

Said public highway and road easement contains 9,879.9 square feet and is held in perpetuity.

Said property is subject to all easements and rights of way of record and contains 0.797 acres (34,711.9 square feet) of which Lot 22 contains 6,534.0 square feet, Lot 23 contains 8,712.0 square feet, Lot 72 contains 6,534.0 square feet, Lot 73 contains 8,712.0 square feet and the vacated alleys contain 4,219.9 square feet. The BASIS FOR BEARINGS is N86°32'30"E, along the centerline of Old U.S. 40 as established by the Ohio Department of Transportation in the Right-of-Way survey for U.S. 40, MAD.40(0.00-6.84) surveyed in 1949. All pins set are ¾ inch diameter iron pipe with identification caps stamped ELLIOTT PS7759. This description is based on an actual survey performed in October, 2000, by Casey Elliott, PS7759, State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.