

11/10/99  
 # 49/99  
 12.4399 ac tract already  
 split out  
 OR99/2405

**PLAT OF TWO LOTS SPLIT  
 From a 20.0137 ACRE PROPERTY  
 In the Name of John D. and Debbie J. Brown  
 Located in VMS 7978  
 Union Twp., Madison County**

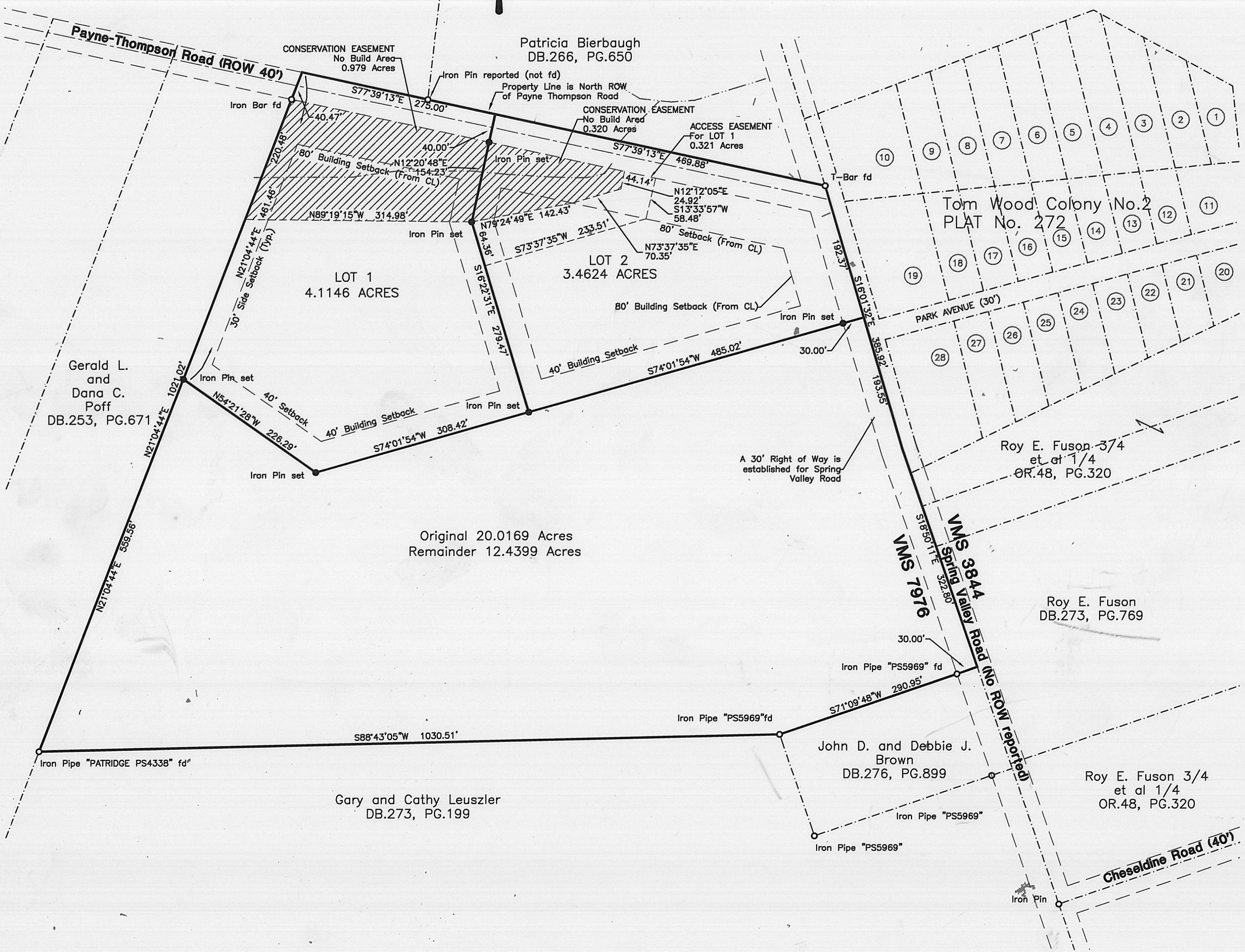
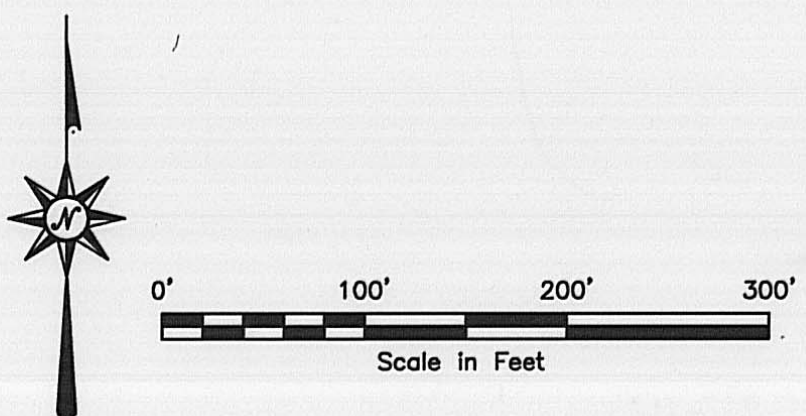
LOCATION: Located at the southwest corner of Payne-Thompson Road (T-101) and Spring Valley Road (CR-71) in Virginia Military Survey 7976, Union Township, Madison County, Ohio.

PRIOR DEED REFERENCE: Deed Book 270, Page 40, Madison County Recorder's Office

OWNER: John D. and Debbie J. Brown  
 4920 Payne-Thompson Road  
 London, Ohio 43140

BASIS OF BEARING: S77°39'13"E along the centerline of Payne Thompson Road as described by Robert T. Patridge (PS-4338) in Deed Book 270, Page 40, 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
- Exg. Fence
- Proposed Fence
- Existing Monument
- Proposed or New Monument
- Pins set are 5/8" rebar w/ ID caps stamped ELLIOTT PS7759

We the undersigned, being the owners of the land platted here, voluntarily consent to the execution of the plat and dedicate the rights of way as shown to the public use forever.

The right of way of Spring Valley Road is established as 30 feet within the property as shown.

The CONSERVATION easements shown are dedicated for:  
 (1) Protection of the stream and adjacent woodland from any disturbance except as necessary to protect health or existing infrastructure;  
 (2) Access to the CONSERVATION easements is permitted to each lot owner(s) to provide an outlet for storm water and/or drainage.

The ACCESS EASEMENT shown is dedicated from LOT 2 to LOT 1 to provide access from Payne-Thompson Road to LOT 1. Any driveway improvement installed within the easement for the sole purpose of providing access for LOT 1 shall be maintained by the owner(s) of LOT 1.

*John D. Brown* 11-12-99  
 Owner Date  
*Debbie J. Brown* 11/11/99  
 Owner Date

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 on May 20, 1998.

*Casey C. Elliott*  
 Casey C. Elliott, PS 7759, State of Ohio  
 September 1, 1999





**EXHIBIT "A"**

**A Description for a LOT 1, a 4.1146 acre Split  
From a 20.0169 Acre Property  
Located in Union Township,  
Madison County, Ohio**

This description is for a 4.1146 acre lot split (LOT 1) from a 20.0169 acre property in the name of John D. and Debbie J. Brown (Deed Book 270, Page 40 of the Madison County Recorder's records) located on the southwest corner of Payne-Thompson Road (40 foot Right of Way) and Spring Valley Road (No Right of Way reported) in Virginia Military Survey 7976, in Union Township, Madison County, Ohio; said property is further described as follows:

BEGINNING at a T-bar found in the center of Spring Valley Road on the north Right of Way of Payne Thompson Road;

Thence N77°39'13"W, 469.88 feet, along the north right of way of Payne-Thompson Road and the south line of a property in the name of Patricia Bierbaugh (Deed Book 266, Page 650) to a point, which is the TRUE POINT OF BEGINNING;

Thence S12°20'48"W, 154.23 feet, into the said Brown property passing a pin set at 40.00 feet to a pin set;

Thence S16°22'31"E, 279.47 feet, to an iron pin set at the base of an 8" wood gate post;

Thence S74°01'54"W, 308.42 feet, to an iron pin set in a fence line;

Thence N54°21'28"W, 226.29 feet, along a fence to an iron pin set on the west side of an 8" wood gate post in the east line of a property in the name of Gerald L. and Dana C. Poff (Deed Book 253, Page 671);

Thence N21°04'44"E, 461.46 feet, along the east line of the said Poff property to a point in the north Right of Way of Payne-Thompson Road, passing an iron pin found at 420.99 feet;

Thence S77°39'13"E, 275.00 feet, along the north Right of Way line of Payne-Thompson Road to the TRUE POINT OF BEGINNING.

LOT 1 contains 4.1146 acres and is subject to all easements and rights of way of record. The Basis of Bearing is the north Right of Way of Payne-Thompson Road as described by Robert T. Patridge, PS-4338 (Deed Book 270, Page 40). LOT 1 includes a CONSERVATION EASEMENT and is served by an ACCESS EASEMENT over LOT 2, both established by plat.

This description is based on an actual survey performed on May 25, 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.

**EXHIBIT "A"**

**A Description for a LOT 2, a 3.4624 acre Split  
From a 20.0169 Acre Property  
Located in Union Township,  
Madison County, Ohio**

This description is for a 3.4624 acre lot split (LOT 2) from a 20.0169 acre property in the name of John D. and Debbie J. Brown (Deed Book 270, Page 40 of the Madison County Recorder's records) located on the southwest corner of Payne-Thompson Road (40 foot Right of Way) and Spring Valley Road (No Right of Way reported) in Virginia Military Survey 7976, in Union Township, Madison County, Ohio; said property is further described as follows:

- BEGINNING at a T-bar found in the center of Spring Valley Road on the north Right of Way of Payne Thompson Road;
- Thence S16°01'32"E, 192.37 feet, along the centerline of Spring Valley Road to a point;
- Thence S74°01'54"W, 485.02 feet, into the said 20.0169 acre property passing an iron pin set at 30.00 feet to an iron pin set on the west side of an 8" gate post;
- Thence N16°22'31"W, 279.47 feet, along a fence to an iron pin set;
- Thence N12°20'48"E, 154.23 feet, passing a pin set at 114.23 feet to a point in the north Right of Way of Payne-Thompson Road and the south line of a property in the name of Patricia Bierbaugh (Deed Book 266, Page 650);
- Thence S77°39'13"E, 469.88 feet, along the north Right of Way line of Payne-Thompson Road to the TRUE POINT OF BEGINNING.

LOT 2 includes an *ACCESS EASEMENT* for LOT 1, which is described as follows:

- BEGINNING at a T-bar found in the center of Spring Valley Road on the north Right of Way of Payne Thompson Road;
- Thence N77°39'13"W, 469.88 feet;
- Thence S12°20'48"E, 154.23 feet, to an iron Pin at the TRUE POINT OF BEGINNING of the easement;
- Thence N79°24'49"E, 142.43 feet;
- Thence N73°37'35"E, 70.35 feet;
- Thence N12°12'05"E, 24.92 feet, to the south Right of Way of Payne-Thompson Road;
- Thence S77°39'13"E, 44.14 feet, along the south Right of Way of Payne-Thompson Road;
- Thence S13°33'57"W, 58.48 feet;
- Thence S73°37'35"W, 233.51 feet;
- Thence N16°22'31"W, 64.36 feet, to the POINT OF BEGINNING of the EASEMENT.

LOT 2 includes a CONSERVATION EASEMENT established by plat. LOT 2 contains 3.4624 acres and is subject to all easements and rights of way of record. The dedication for the new *ACCESS EASEMENT* for LOT 1 is shown on the plat filed with this description. The Basis of Bearing is the north Right of Way of Payne-Thompson Road as described by Robert T. Patridge, PS-4338 (Deed Book 270, Page 40). This description is based on an actual survey performed on May 25, 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.