

# PLAT of a 28.8441 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

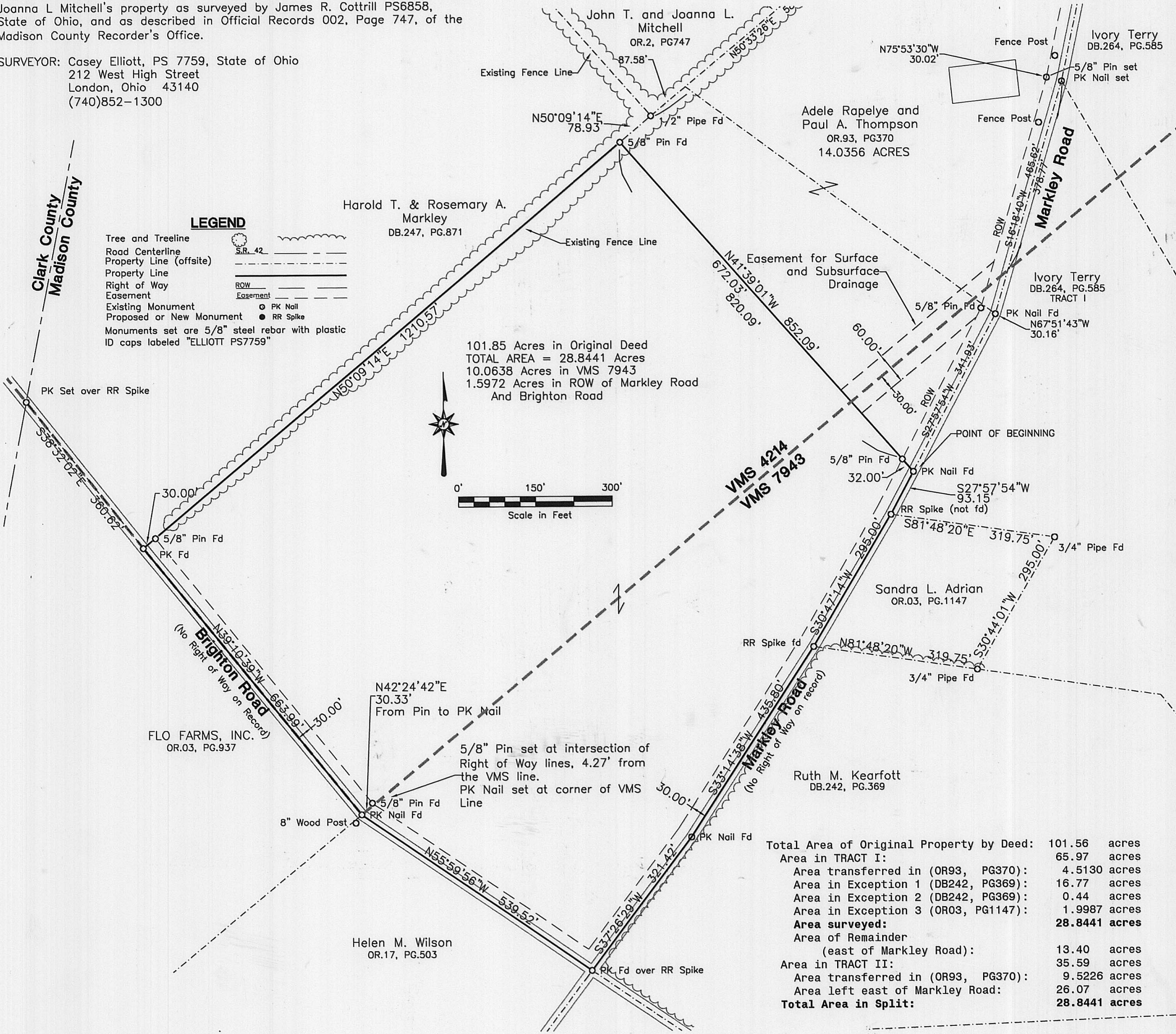
LOCATION: Located on the northwest corner of Brighton Road and Markley Road in Virginia Military Surveys 4214 and 7943, Union Township, Madison County, Ohio.

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



|   |                |              |
|---|----------------|--------------|
| Total Area of Original Property by Deed:  | 101.56         | acres        |
| Area in TRACT I:                          | 65.97          | acres        |
| Area transferred in (OR93, PG370):        | 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        |
| <b>Area surveyed:</b>                     | <b>28.8441</b> | <b>acres</b> |
| Area of Remainder (east of Markley Road): | 13.40          | acres        |
| Area in TRACT II:                         | 35.59          | acres        |
| Area transferred in (OR93, PG370):        | 9.5226         | acres        |
| Area left east of Markley Road:           | 26.07          | acres        |
| <b>Total Area in Split:</b>               | <b>28.8441</b> | <b>acres</b> |

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 7/97, 1/98 and 12/99.



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

December 24, 1999



## **EXHIBIT "A"**

### **A Description for a 28.8441 Acre Split From a 101.85 Acre Property Located in Union Township, Madison County, Ohio**

This description is for a 28.8441 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 split is further described as follows:

Beginning at a PK nail found at the centerline of Brighton Road (no right-of-way of record) and the line between VMS 4214 and 7943, said point is S42°24'42"W, 30.33 feet, from an iron pin found with a plastic ID cap stamped *ELLIOTT PS7759*;

Thence N39°10'39"W, 663.99 feet along the centerline of Brighton Road and the northeast line of a property in the name of FLO FARMS INC (Official Record 03, Page 937) to a PK nail found, said PK nail is S38°32'02"E, 360.62 feet from a PK nail set over a railroad spike in the centerline of Brighton Road at the Clark County, Madison County line;

Thence N50°09'14"E, 1210.57 feet, along an existing fence line and the southeast line of a property in the name of Harold T. and Rosemary A. Markley (DB 247, PG 871), passing a 5/8" pin found at 30.00 feet, to an iron pin found with an ID cap stamped *ELLIOTT PS7759*, said pin is S50°09'14"W, 78.93 feet, from a 1/2" pipe found at the base of a wood corner post;

Thence S41°39'01"E, 852.09 feet, along the southwest line of a property in the name of Adele Rapelye and Paul A. Thompson (OR 93, PG 370), passing into VMS 7943 at 672.03 feet and passing an iron pin found at 820.09 feet, to a PK nail found in the centerline of Markley Road;

Thence S27°57'54"W, 93.15 feet along the centerline of Markley Road to the northwest corner of a property in the name of Sandra L. Adrian (OR 03, PG 1147);

Thence S30°47'14"W, 295.00 feet, along the centerline of Markley Road and the northwest line of the said Adrian property, to a railroad spike found;

Thence S33°14'38"W, 435.80 feet, along the centerline of Markley Road and the northwest line of a property in the name of Ruth M. Kearfott (DB 242, PG 369) to a PK Nail found;

Thence S37°26'29"W, 321.42 feet, along the centerline of Markley Road to the intersection of Markley Road and Brighton Road;

Thence N55°59'56"W, 539.52 feet, along the centerline of Brighton Road and the northeast line of a property in the name of Helen M. Wilson (OR 17, PG 503) at the TRUE POINT OF BEGINNING.

*A Perpetual Public Easement for Surface and Subsurface Drainage* was established on the said Rapelye-Thompson property in OR 93, PG 370 that is 60.00 feet wide and centered on the line between VMS 7943 and VMS 4214.

The said SPLIT contains 28.8441 acres of which 10.0638 acres is in VMS 7943 and the remainder in VMS 4214. 1.5972 acres of the SPLIT is in the default rights-of-way of Brighton and Markley Roads. The new SPLIT 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 a 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, 1998, with additional field work in December, 1999, 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.