

PLAT OF TWO LOTS SPLIT From a 20.5929 ACRE PROPERTY In the Name of Steven D. and Loree K. Hearst Located in VMS 3762 Somersford Twp., Madison County

LOCATION: Located on Val Wilson Road approximately 1106.87 feet northwest along the centerline of Val Wilson Road from the intersection of Val Wilson Road and Old Columbus Road in Virginia Military Survey 3762, Somersford Township, Madison County, Ohio.

PRIOR DEED REFERENCE: Official Records 24, Page 972, Madison County Recorder's Office

OWNER: Steven D. and Loree K. Hearst
1295 Val Wilson Road
London, Ohio 43140

BASIS OF BEARING: N38°33'00"W along the centerline of Val Wilson Road as shown on Royal Meadows Subdivision in Cabinet B, Slide 58 of the Madison County Recorder's Office.

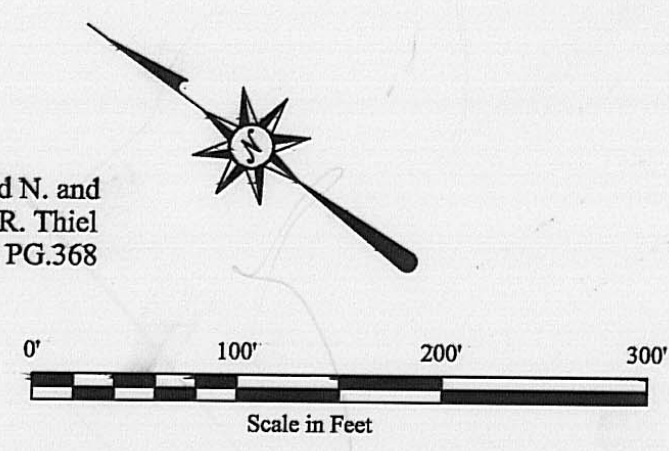
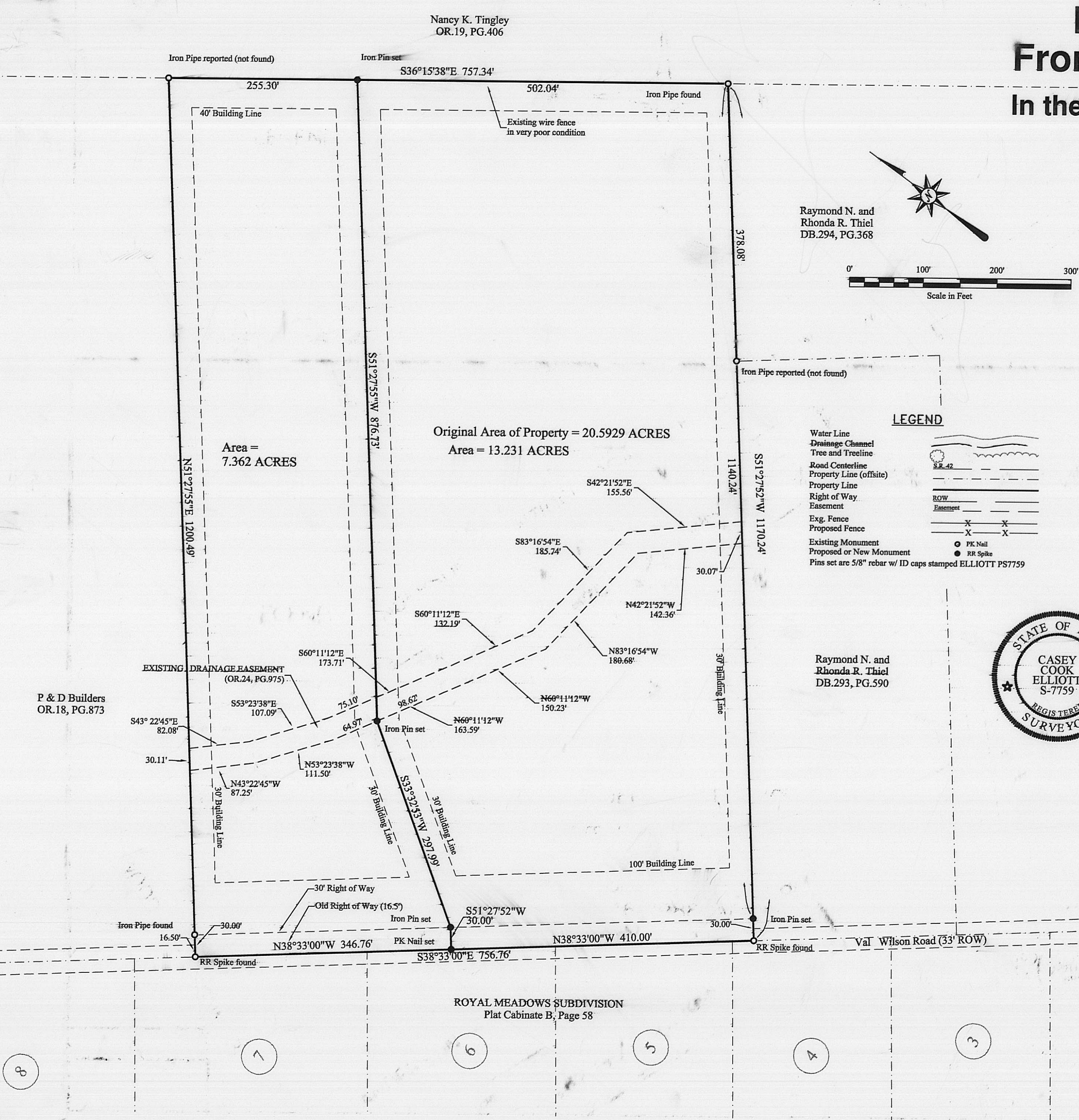
SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

The right of way of Val Wilson Road is increased from 16.5 feet to 30 feet within the property as shown.

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

November 24, 1998



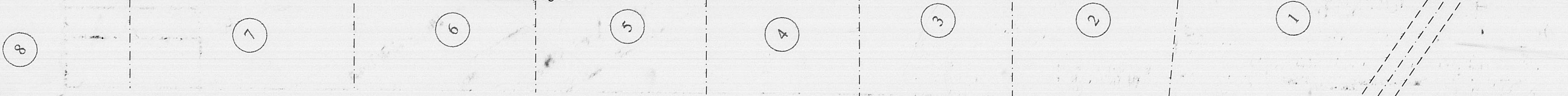
LEGEND

- Water Line
- Drainage Channel
- Tree and Treeline
- Road Centerline
- Property Line (offsite)
- Property Line
- Right of Way
- Easement
- E.g. Fence
- Proposed Fence
- Existing Monument
- Proposed or New Monument
- Pins set are 5/8" rebar w/ ID caps stamped ELLIOTT PS7759

Raymond N. and Rhonda R. Thiel
DB.293, PG.590

70/00

ROYAL MEADOWS SUBDIVISION
Plat Cabinet B, Page 58



**Description of a 7.362 Acre Split
From a 20.593 Acre Tract**

This description is for a 7.362 acre split from a 20.5929 acre tract in the name of Steven D. and Loree K. Hearst (Official Records 24, Page 972, Madison County Recorder's Office). Said lot is located in Virginia Military Survey 3762, Sommerford Township, Madison County, Ohio and is further described as follows:

Beginning at a railroad spike found in the center of Val Wilson Road (33 foot Right of Way), said spike is N38°33'00"W, 1160.87 feet, from a railroad spike found in the intersection of Val Wilson Road and Old Columbus Road (40 foot Right of Way);

Thence N38°33'00"W, 410.00 feet, along the centerline of Val Wilson Road to a PK Nail set at the TRUE POINT OF BEGINNING;

Thence N38°33'00"W, 346.76 feet, continuing along the centerline of the said Val Wilson Road to a railroad spike found;

Thence N51°27'55"E, 1200.49 feet, along the south line of a property in the name of P&D Builders, Inc. an Ohio Corporation, passing an iron pipe found at 30.00 feet, to an iron pipe reported but not found in the west line of a property in the name of Nancy K. Tingley (Official Records 19, Page 406);

Thence S36°15'38"E, 255.30 feet, along the west line of the said Tingley property to an iron pipe set;

Thence S51°27'55"W, 876.73 feet, into the said 50.593 acre property to an iron pin set;

Thence S33°32'53"W, 297.99 feet, to an iron pipe set;

Thence S51°27'52"W, 30.00 feet, to the TRUE POINT OF BEGINNING.

Right of Way: The Right of Way of Val Wilson Road is increased from 16.5 feet from the west property line to 30 feet from the west property line. Said west property line is also the centerline of the road.

The new lot contains 7.362 acres and is subject to all easements and rights of way of record. The basis of bearings is the centerline of Val Wilson Road as shown on the Royal Meadows Subdivision in Cabinet B, Slide 58, Madison County Recorder's Office. Iron Pins set are 5/8 inch diameter steel rebar with plastic ID caps labeled *ELLIOTT PS7759*. This description is based on an actual field survey performed on May 20, 1998 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.

**Description of a 13.231 Acre Remainder
From a 20.593 Acre Tract**

This description is for a 13.231 acre remainder from a 20.5929 acre tract in the name of Steven D. and Loree K. Hearst (Official Records 24, Page 972, Madison County Recorder's Office). Said lot is located in Virginia Military Survey 3762, Sommerford Township, Madison County, Ohio and is further described as follows:

Beginning at a railroad spike found in the center of Val Wilson Road (33 foot Right of Way), said spike is N38°33'00"W, 1160.87 feet, from a railroad spike found in the intersection of Val Wilson Road and Old Columbus Road (40 foot Right of Way) and is the TRUE POINT OF BEGINNING

Thence N38°33'00"W, 410.00 feet, along the centerline of Val Wilson Road, passing over to a PK Nail set;

Thence N51°27'52"E, 30.00 feet, into the said 20.593 acre property to an iron pin set at the new right-of-way line for Val Wilson Road;

Thence N33°32'53"E, 297.99 feet, to an iron pin set;

Thence N51°27'55"E, 876.73 feet, to an iron pin set in the west line of a property in the name of Nancy K. Tingley (O.R. 19, Page 406);

Thence S36°15'38"E, 502.04 feet, along the west line of the said Tingley property to an iron pipe found;

Thence S51°27'52"W, 1170.24 feet, along the north line of a property in the name of Raymond N. and Rhonda R. Thiel (Deed Book 294, Page 368, and Deed Book 293, Page 590), passing an iron pipe (reported, not found) at 378.08 feet, and an iron pin set at 1140.24 feet, to the TRUE POINT OF BEGINNING.

Right of Way: The Right of Way of Val Wilson Road is increased from 16.5 feet from the west property line to 30 feet from the west property line. Said west property line is also the centerline of the road.

The remainder contains 13.231 acres and is subject to all easements and rights of way of record. The basis of bearings is the centerline of Val Wilson Road as shown on the Royal Meadows Subdivision in Cabinet B, Slide 58, Madison County Recorder's Office. Iron Pins set are 5/8 inch diameter steel rebar with plastic ID caps labeled *ELLIOTT PS7759*. This description is based on an actual field survey performed on May 20, 1998 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.