

Oliver I. and Marilyn V.
Mossbarger
DB.278, PG.720

Northeast corner of
UNIT 39, Ohio Farms
Survey

UNIT 40
UNIT 39

Samuel L. and D. Diane Junk
DB.294, PG.606

Wilbur Dailey
DB.163, PG.367

Wilbur Jr. and Barbara Dailey
DB.238, PG.225

Randall and Betty Pettit
DB.257, PG.459

This plat shows a split of 13.687 acres from 24.090 acres
LOCATION: Located 2,874.56 feet northwest along the centerline of State Route 56 from
the intersection of Junk Road and State Route 56 in VMS 8207, Pleasant Township,
Madison County, Ohio.

Property is within Unit 39 of the Ohio Farms Survey (Slide 272 in the Madison County
Recorder's Office)

PRIOR DEED REFERENCE: Deed Book 295, Page 240

OWNER: Edward Coughenour

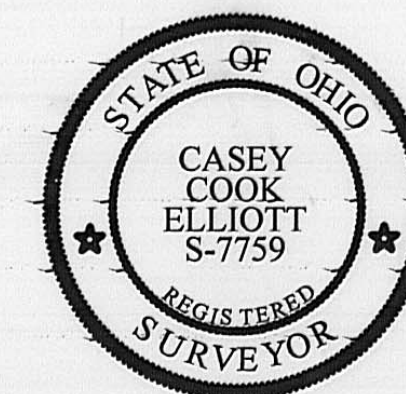
BASIS OF BEARING: S28°11'00"E Centerline of State Route 56 as established and
described by prior deed reference.

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

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
a field survey performed on November 30, 2000.

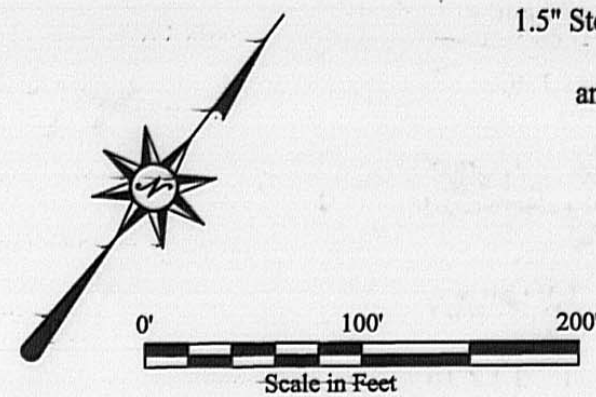
Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

December 4, 2000



The monument box at the intersection
of Junk Road and State Route 56 is:
S28°19'47"E 269.97'
S30°25'00"E 1271.55'
S41°27'52"E 1333.04'
from the Point of Beginning.

Original Area = 24.0900 Acres
AREA OF THIS SURVEY
= 13.687 acres
Remainder = 10.403 acres



● Property marker set
○ Property marker found
Property markers set are 3/4" diameter iron pipe with
a plastic ID cap labeled ELLIOTT-PS7759



Edward Coughenour
DB.295, PG.240

Cathy L. and Charles W. Potts
DB.283, PG.535

Delmas L. Lassiter
OR.106, PG.1551

VMS 5890
VMS 8207

STATE ROUTE 56 (60'ROW)

POB

EXHIBIT "A"
Description of a SPLIT
In VMS 8207, Pleasant Township,
Madison County, Ohio

This description is for a property split from a 24.090 acre parcel in the name of Ed Coughenour (Deed Book 295, Page 240, Madison County Recorder's records). The 24.090 acre parcel is part of Unit 39 of the Ohio Farms Survey (Slide 272) located in Virginia Military Survey 8207 and 5890 in Pleasant Township, Madison County, Ohio, and is further described as follows:

Beginning at the TRUE POINT OF BEGINNING in the centerline of State Route 56 (60 foot right-of-way), said point is the following three calls from the monument box at the intersection of Junk Road and State Route 56 along the centerline of State Route 56:

S28°19'47"E, 269.97 feet;

S30°25'00"E, 1271.55 feet;

S41°27'52"E, 1333.04 feet, to the monument box;

thence S53°14'57"W, 816.47 feet, passing a 5/8" iron bar with an identification cap stamped *Cottrill 6858* at 30.50 feet, along the northwest line of a property in the name of Delmas L. Lassiter (Official Records 106, Page 1551) to an iron pin found with an identification cap stamped *Cottrill 6858* located on the east side of a 4" square wood post;

thence N28°15'13"W, 911.78 feet, along an east line of a property in the name of Cathy L. and Charles W. Potts *et. al.* (Deed Book 283, Page 535) for 321.13 feet passing an iron pin (missing) at the property corner, and continuing through the said 24.090 parcel to an iron pin set in the south line of a property in the name of Oliver Mossbarger (Deed Book 278, Page 720);

thence N53°21'56"E, 589.40 feet, along the south line of the said Mossbarger property to a T-bar found at the northwest corner of a property in the name of Samuel L. and D. Diane Junk (Deed Book 294, Page 606);

thence S27°44'10"E, 597.76 feet, passing a 1/2" steel pin at 145.22 feet and at 295.03 feet, and a 1-1/2" diameter steel post at 444.59 feet, to an iron pin (missing), a 1-1/2" steel post is located 3.30 feet north of the missing pin and 1.1 feet west of the property line;

thence N61°43'42"E, 230.14 feet, passing a steel pin with an identification cap stamped *Cottrill 6858* at 200.14 feet, along the southeast line of a property in the name of Randall and Betty Pettit (Deed Book 257, Page 459) to a point in the centerline of the said State Route 56;

thence S28°11'00"E, 279.38 feet, along the centerline of State Route 56 to the TRUE POINT OF BEGINNING.

Said property is subject to all easements and rights of way of record and contains 13.687 acres all within VMS 8207. The BASIS FOR BEARINGS is the centerline of S.R. 56 as established by the previous deed reference. All pins set are 3/4 inch diameter iron pipe with identification caps stamped *ELLIOTT PS7759*. This description is based on an actual survey performed in November 30, 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.