



This plat shows a split of four lots from 13.687 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: Official Records 117, Page 803

OWNER: Delmas L. Lassiter

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
CE EAV/01 - B2C

April 25, 2001

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.

EXHIBIT "A"
Description of TRACT A
Split from a 13.687 Acre Parcel
In VMS 8207, Pleasant Township,
Madison County, Ohio

This description is for a property (labeled Tract "A") split from a 13.687 acre parcel in the name of Delmas L. Lassiter (Official Records 117, Page 803, Madison County Recorder's records). The 13.687 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 four calls from the monument box at the intersection of Junk Road and State Route 56 along the centerline of State Route 56:

S28°11'00"E, 219.38 feet;

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 S61°43'42"W, 330.62 feet, passing a pin set at the right-of way line of State Route 56 at 30.33 feet, into the said 13.687 acre parcel to an iron pipe set;

thence N27°44'10"W, 213.18 feet, to an iron pipe set at the corner of Tract B;

thence N61°43'42"E, 100.00 feet, to a 1.5 inch steel post found at the corner of a property in the name of Randall and Betty Pettit (Deed Book 257, Page 459);

thence S27°44'10"E, 153.17 feet, to an iron pin (missing) 3.3 feet beyond a 1.5" steel post;

thence N61°43'42"E, 230.14 feet, passing an iron pin found with an ID cap labeled *COTTRILL 6858* at 200.14 feet at the Right-of Way of State Route 56, to a point in the centerline of State Route 56;

thence S28°11'00"E, 60.00 feet, to the TRUE POINT OF BEGINNING.

Said property is subject to all easements and rights of way of record and contains 0.807 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 ¾ 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.

EXHIBIT "A"
Description of TRACT B
Split from a 13.687 Acre Parcel
In VMS 8207, Pleasant Township,
Madison County, Ohio

This description is for a property (labeled Tract "B") split from a 13.687 acre parcel in the name of Delmas L. Lassiter (Official Records 117, Page 803, Madison County Recorder's records). The 13.687 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 at the southwest corner of Tract B, said point is the following six calls from the monument box at the intersection of Junk Road and State Route 56 along the centerline of State Route 56:

- thence S27°44'10"E, 213.18 feet, to an iron pipe set at a corner of Tract "C";
- thence N61°43'42"E, 330.62 feet, passing a pin set at 300.62 feet on the right-of way line of State Route 56 (60 foot Right-of-Way) to the centerline of State Route 56;
- thence S28°11'00"E, 219.38 feet;
- thence S28°19'47"E, 269.97 feet;
- thence S30°25'00"E, 1271.55 feet;
- thence S41°27'52"E, 1333.04 feet, to the monument box;
- thence N27°44'10"W, 149.56 feet, to an iron pipe set at the southwest corner of Tract "C";
- thence N61°43'42"E, 100.00 feet, to a iron pin found 6" under the ground at the corner of a property in the name of Wilbur Junior and Barbara Dailey (Deed Book 238, Page 225);
- thence S27°44'10"E, 149.56 feet, to a 1.5" steel post at the corner of Randall and Betty Pettit (Deed Book 257, Page 459);
- thence S61°43'42"W, 100.00 feet, to the TRUE POINT OF BEGINNING.

Said property is subject to all easements and rights of way of record and contains 0.343 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 ¾ 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.

EXHIBIT "A"
Description of TRACT C
Split from a 13.687 Acre Parcel
In VMS 8207, Pleasant Township,
Madison County, Ohio

This description is for a property (labeled Tract "C") split from a 13.687 acre parcel in the name of Delmas L. Lassiter (Official Records 117, Page 803, Madison County Recorder's records). The 13.687 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 at the southwest corner of Tract C, said point is the following six calls from the monument box at the intersection of Junk Road and State Route 56 along the centerline of State Route 56:

- thence S27°44'10"E, 362.74 feet, to an iron pipe set at a corner of Tract "C";
- thence N61°43'42"E, 330.62 feet, passing a pin set at 300.62 feet at the right-of way line of State Route 56 (60 foot Right-of-Way) to the centerline of State Route 56;
- thence S28°11'00"E, 219.38 feet;
- thence S28°19'47"E, 269.97 feet;
- thence S30°25'00"E, 1271.55 feet;
- thence S41°27'52"E, 1333.04 feet, to the monument box;
- thence N27°44'10"W, 149.81 feet, to an iron pipe set at the southwest corner of Tract "D";
- thence N61°43'42"E, 100.00 feet, to a iron pin found 4" under the ground at the corner of a property in the name of Samuel L. and D. Diane Junk (Deed Book 294, Page 606);
- thence S27°44'10"E, 149.81 feet, to an iron pin found 6 inches under ground at the southwest corner of a property in the name of Wilbur Dailey (Deed Book 163, Page 367);
- thence S61°43'42"W, 100.00 feet, to the TRUE POINT OF BEGINNING.

Said property is subject to all easements and rights of way of record and contains 0.344 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 ¾ 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.

EXHIBIT "A"
Description of TRACT D
Split from a 13.687 Acre Parcel
In VMS 8207, Pleasant Township,
Madison County, Ohio

This description is for a property (labeled Tract "D") split from a 13.687 acre parcel in the name of Delmas L. Lassiter (Official Records 117, Page 803, Madison County Recorder's records). The 13.687 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 at the southwest corner of Tract D, said point is the following six calls from the monument box at the intersection of Junk Road and State Route 56 along the centerline of State Route 56:

thence S27°44'10"E, 512.55 feet, to an iron pipe set at a corner of Tract "D";

thence N61°43'42"E, 330.62 feet, passing a pin set at 300.62 feet at the right-of way line of State Route 56 (60 foot Right-of-Way) to the centerline of State Route 56;

thence S28°11'00"E, 219.38 feet;

thence S28°19'47"E, 269.97 feet;

thence S30°25'00"E, 1271.55 feet;

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

thence N27°44'10"W, 130.50 feet, to an iron pipe set in the south line of a property in the name of Oliver I. and Marilyn V. Mossbarger (Deed Book 278, Page 720);

thence N53°21'56"E, 101.22 feet, to a T-bar found 4" above the ground at the corner of a property in the name of Samuel L. and D. Diane Junk (Deed Book 294, Page 606);

thence S27°44'10"E, 145.22 feet, to an iron pin found 4 inches under ground at the northwest corner of a property in the name of Wilbur Dailey (Deed Book 163, Page 367);

thence S61°43'42"W, 100.00 feet, to the TRUE POINT OF BEGINNING.

Said property is subject to all easements and rights of way of record and contains 0.317 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 ¾ 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.