

# PLAT OF 2.010 ACRE LOT SPLIT FROM A 20 ACRE PROPERTY In the Name of Kay A. Lombard

Located in VMS 7059, Darby Township, Madison County, Ohio

**LOCATION:** Located in VMS 7059, Darby Township, Madison County, Ohio, on the north side of Lombard-Chuckery Road (County Road 29) about 800 feet west of the intersection with Rosedale-Plain City Road.  
Also referred to as 2280 Lombard-Chuckery Road, Plain City, Ohio.

**PRIOR DEED REFERENCE:**  
Deed Volume 233, Page 203 Madison County Recorder's records

**OWNER:** Kay A. Lombard  
1015 State Route 38  
London, Ohio 43140

**BASIS OF BEARING:** N57°36'00"W along the centerline of Lombard-Chuckery Road as established in OR.98, PG.2464

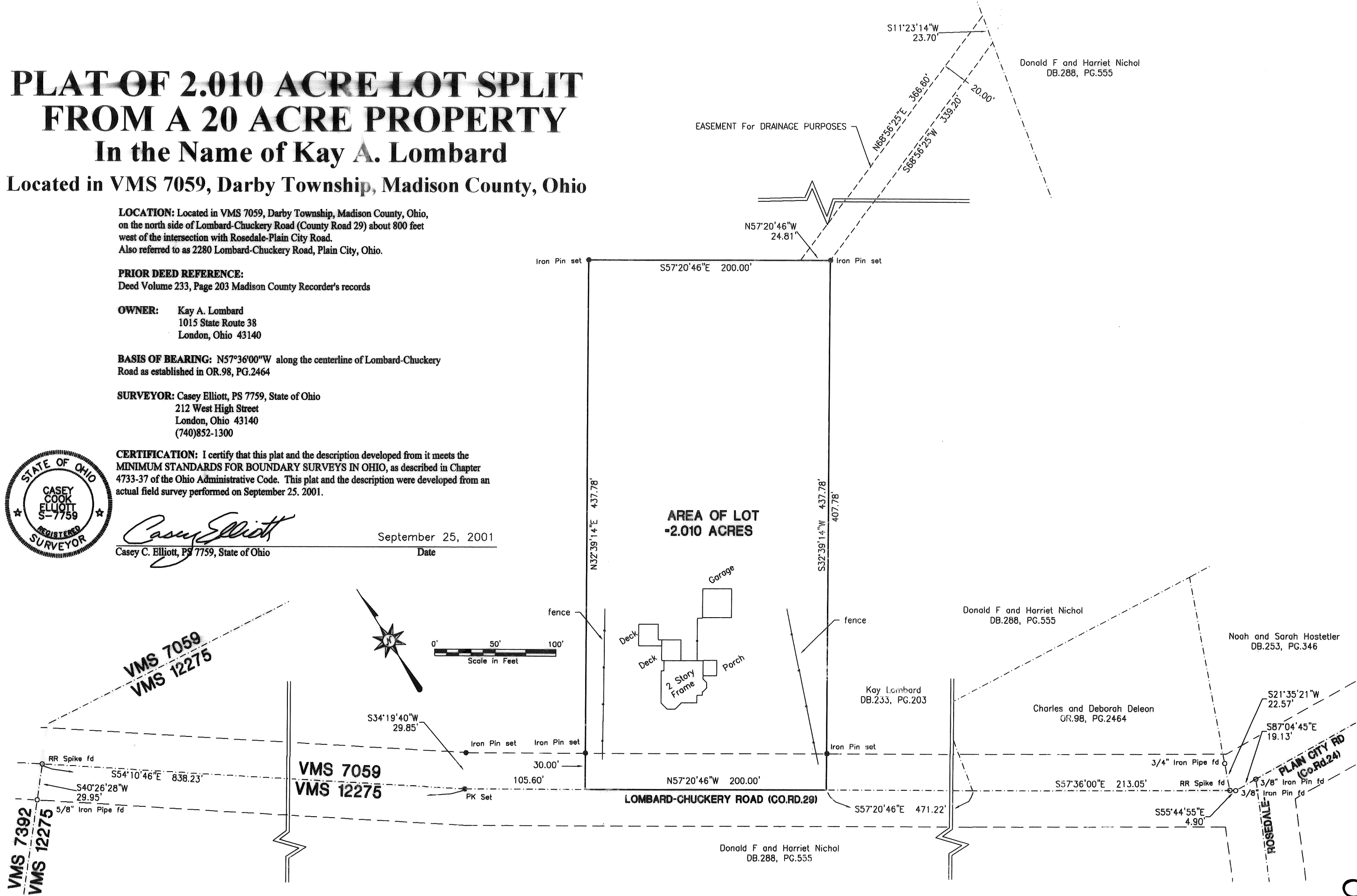
**SURVEYOR:** Casey Elliott, PS 7759, State of Ohio  
212 West High Street  
London, Ohio 43140  
(740)852-1300

**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 an actual field survey performed on September 25, 2001.



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

September 25, 2001  
Date



## **EXHIBIT A**

### **Description of a 2.010 Acre Lot Split In Darby Township, Madison County, Ohio**

This description is for a 2.010 acre lot split from a 20 acre property in the name of Kay A. Lombard, Deed Book 233, Page 203, Madison County Recorder's records, located in Virginia Military Survey 7059, Darby Township, Madison County, Ohio, and is further described as follows:

Beginning at an iron pin found at the intersection of Lombard-Chuckery Road (County Road 29) and Rosedale-Plain City Road (County Road 24);

thence for four calls along the centerline of Lombard-Chuckery Road:

thence N87°04'45"W, 19.13 feet, to an iron pin found (not excavated);

thence N55°44'55"W, 4.90 feet, to a railroad spike found (not excavated) at the southwest corner of a property in the name of Noah and Sarah Hostetler, (DB.253, PG.346);

thence N57°36'00"W, 213.05 feet, to a point at the southwest corner of a property in the name of Charles and Deborah Deleon (Official Records 98, Page 2464);

thence N57°20'46"W, 471.22 feet, to the TRUE POINT OF BEGINNING;

From the POINT OF BEGINNING thence N57°20'46"W, 200.00 feet, along the centerline of said Lombard-Chuckery Road to a point, said point is S57°20'46"E, 105.60 feet from a PK nail set at a point of intersection of the road;

thence N32°39'14"E, 437.78 feet, passing an iron pin set at 30.00 feet in the north right-of-way of the road, into the said 20 acre property to an iron pin set;

thence S57°20'46"E, 200.00 feet, to an iron pin set;

thence S32°39'14"W, 437.78 feet, passing an iron pin set at 407.78 feet in the north right-of-way of the road, to the TRUE POINT OF BEGINNING.

An EASEMENT FOR DRAINAGE PURPOSES is established along with this description

Beginning at the iron pin set in the northeast corner of the 2.010 acre lot;

thence N57°20'46"W, 24.81 feet, along the north line of the 2.010 acre lot to a point;

thence N68°56'25"E, 366.60 feet, through the property in the name of Kay A. Lombard (DB.233, PG.203) to a point in the west line of the property in the name of Donald F. and Harriet Nichol (DB.288, PG.555);

thence S11°23'14"E, 23.70 feet, along the west line of the said Nichol property to a point;

thence S68°56'25"W, 339.20 feet, to the point of beginning of the easement.

Said easement is 20.00 feet wide and extends across the Lombard property to the east line of the Nichol property and is established for drainage purposes only.

Said lot contains 2.010 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of Lombard-Chuckery Road as established in Deed Book 253, Page 346. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed on September 25, 2001, 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.