

PLAT OF TWO LOTS SPLIT FROM A 32.121 ACRE TRACT

V.M.S. 2445, Jefferson Twp., Madison County

LOCATION: Located in Virginia Military Survey 2445, Jefferson Township, Madison County, Ohio, on the southeast side of Roberts Road west of Plain City-Georgesville Road.

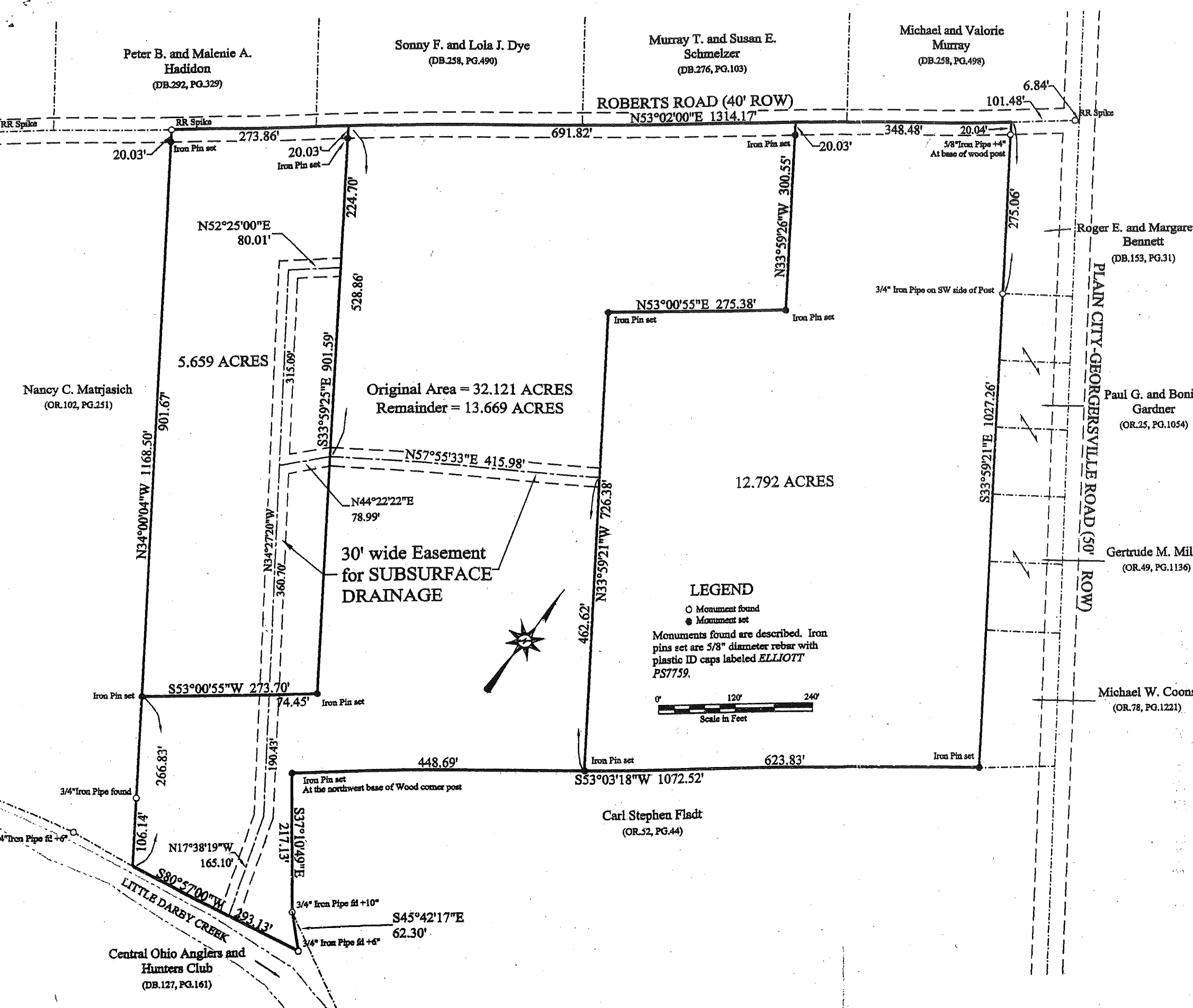
PRIOR DEED REFERENCE: Deed Book 290, Page 13

OWNER: Brian P. Casey *et al.*

BASIS OF BEARING: Centerline of Roberts Road as established in plat 40-89 and as described in Deed Book 279, Page 674

SURVEYOR: Casey Elliott, PS 7759, State of Ohio

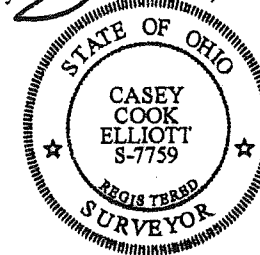
212 West High Street
London, Ohio 43140
(740)852-1300



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 April 4, 2002.

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

July 10, 2002



20-03

EXHIBIT A

**Description of a 5.659 Acre LOT Split
From a 32.121 Acre Tract
Located in Virginia Military Survey 2445
Jefferson Township, Madison County, Ohio**

This description is for a lot split from an original 32.121 acre property in the name of Brian P. Casey *et al.* (Deed Book 290, Page 13, Madison County Recorder's Office) located in Virginia Military Survey 2445, Jefferson Township, Madison County, Ohio, and further described as follows:

Beginning at a railroad spike found in the intersection of Plain City-Georgesville Road (50 foot Right-of-way) and Roberts Road (40 foot Right-of-way), said railroad spike is 6.84 feet from the original intersection of Plain City-Georgesville Road;

thence S53°02'00"W, 1141.78 feet, along the centerline of Roberts Road to the TRUE POINT OF BEGINNING;

thence S33°59'25"E, 901.59 feet, into the said 32.121 acre tract, passing an iron pin set at 20.03 feet, the west end of a drainage easement at 224.70 feet and the west end of another drainage easement at 528.86 feet, to an iron pin set;

thence S53°00'55"W, 273.70 feet, passing the centerline of a drainage easement at 74.45 feet to a pin set in the east line of a property in the name of Nancy C. Matijasich (Official Records 102, Page 251);

thence N34°00'04"W, 901.67 feet, along the east line of the said Matijasich property, passing an iron pin set in the south Right-of-way of Roberts Road at 881.64 feet, to a railroad spike found in the centerline of Roberts Road;

thence N53°02'00"E, 273.86 feet, along the centerline of Roberts Road to the TRUE POINT OF BEGINNING.

Said lot split contains 5.659 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of Roberts Road as established in plat 40-89 and described in Deed Book 279, page 674. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a previous survey performed April 4, 2002, 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 a 12.792 Acre LOT Split
From a 32.121 Acre Tract
Located in Virginia Military Survey 2445
Jefferson Township, Madison County, Ohio**

This description is for a lot split from an original 32.121 acre property in the name of Brian P. Casey *et al.* (Deed Book 290, Page 13, Madison County Recorder's Office) located in Virginia Military Survey 2445, Jefferson Township, Madison County, Ohio, and further described as follows:

Beginning at a railroad spike found in the intersection of Plain City-Georgesville Road (50 foot Right-of-way) and Roberts Road (40 foot Right-of-way), said railroad spike is 6.84 feet from the original intersection of Plain City-Georgesville Road;

thence S53°02'00"W, 101.48 feet, along the centerline of Roberts Road to the TRUE POINT OF BEGINNING;

thence S33°59'21"E, 1027.26 feet, along the west lines of properties in the names of Roger E. and Margeret E. Bennett (Deed Book 153, Page 31), Paul G. and Bonita Gardner (Official Records 25, Page 1054), Gertrude M. Miller (Official Records 49, Page 1136) and Micheal W. Coons (Official records 78, Page 1221), passing a 5/8" iron pipe found exposed 4" on the north side of a wood post at 20.04 feet and a 3/4" iron pipe found on the southwest side of a wood post at 275.06 feet, to an iron pin set;

thence S53°03'18"W, 623.83 feet, along the north line of a property in the name of Carl Stephen Fladt (Official Records 52, Page 44) to an iron pin set;

thence N33°59'21"W, 726.38 feet, into the said 32.121 acre tract, passing the west end of an easement for drainage at 462.62 feet, to an iron pin set;

N53°00'55"E, 275.38 feet, to an iron pin set;

thence N33°59'26"W, 300.55 feet, passing an iron pin set in the south Right-of-way of Roberts Road at 280.52 feet, to a point in the centerline of Roberts Road;

thence N53°02'00"E, 348.48 feet, along the centerline of Roberts Road to the TRUE POINT OF BEGINNING.

Said lot split contains 12.792 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of Roberts Road as established in plat 40-89 and described in Deed Book 279, page 674. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled ELLIOTT PS7759. This description is based on a previous survey performed April 4, 2002, 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 a 13.669 Acre LOT Split
From a 32.121 Acre Tract
Located in Virginia Military Survey 2445
Jefferson Township, Madison County, Ohio**

This description is for a lot split from an original 32.121 acre property in the name of Brian P. Casey *et al.* (Deed Book 290, Page 13, Madison County Recorder's Office) located in Virginia Military Survey 2445, Jefferson Township, Madison County, Ohio, and further described as follows:

Beginning at a railroad spike found in the intersection of Plain City-Georgesville Road (50 foot Right-of-way) and Roberts Road (40 foot Right-of-way), said railroad spike is 6.84 feet from the original intersection of Plain City-Georgesville Road;

thence S53°02'00"W, 449.46 feet, along the centerline of Roberts Road to the TRUE POINT OF BEGINNING;

thence S33°59'26"E, 300.55 feet, passing a pin set in the south Right-of-way of Roberts Road at 20.03 feet, into the said 32.121 acre tract, to an iron pin set;

thence S53°00'55"W, 275.58 feet, to an iron pin set;

thence S33°59'21"E, 726.38 feet, passing the west end of an easement for drainage at 263.76 feet, to an iron pin set in the south line of the said 32.121 acre tract;

thence S53°03'18"W, 448.69 feet, along the north line of a property in the name of Carl Stephen Fladt (Official Records 52, Page 44) to an iron pin set at the northwest side of an 8" corner post;

thence S37°10'49"E, 217.15 feet, along a west line of the said Fladt property, to a ¾" iron pipe found exposed 10" in a wire fence;

thence S45°42'17"E, 62.30 feet, along a west line of a property in the name of Central Ohio Anglers and Hunters Club (Deed Book 127, Page 161), to a ¾" iron pipe found exposed 6" at the top of the bank of Little Darby Creek;

thence S80°57'00"W, 293.13 feet, along a north line of the said Anglers Club property passing a drainage easement at 123.31 feet, to a point on the north bank of the little Darby Creek;

thence N34°00'04"W, 266.83 feet, passing a ¾" iron pipe found at 106.14 feet, along the east line of a property in the name of Nancy C. Matrasich (Official records 102, Page 251), to an iron pin set;

thence N53°00'55"E, 275.70 feet, into the said 32.121 acre property, passing a drainage easement at 199.25 feet, to an iron pin set;

N53°59'25"W, 901.59 feet, passing a drainage easement at 372.73 feet, a second drainage easement at 676.89 feet, and passing an iron pin set in the south Right-of-way of Roberts Road at 881.56 feet, to a point in the centerline of Roberts Road;

thence N53°02'00"E, 691.82 feet, along the centerline of Roberts Road to the TRUE POINT OF BEGINNING.

Said lot split contains 13.669 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of Roberts Road as established in plat 40-89 and described in Deed Book 279, page 674. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a previous survey performed April 4, 2002, 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.