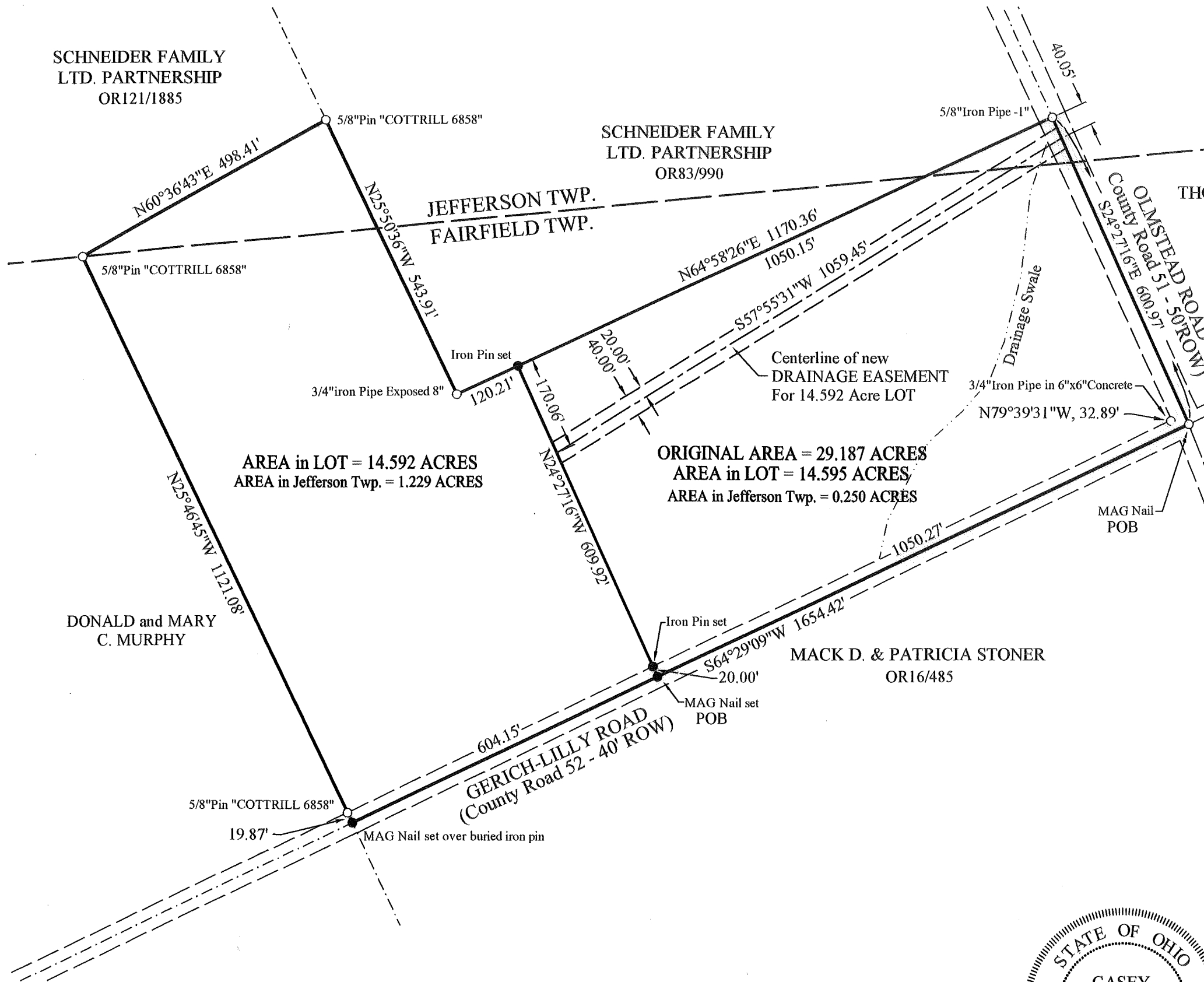


**PLAT OF A LOT SPLIT
FROM
A 29.187 ACRE TRACT**

**V.M.S. 6570, Jefferson and Fairfield Twp.,
Madison County, Ohio**

THOMAS L. PARKER
DB263/556



AREA in LOT = 14.592 ACRES
AREA in Jefferson Twp. = 1.229 ACRES

ORIGINAL AREA = 29.187 ACRES
AREA in LOT = 14.595 ACRES
AREA in Jefferson Twp. = 0.250 ACRES

LOCATION: Located in Virginia Military Survey 6570, Jefferson and Fairfield Township, Madison County, Ohio, at the northwest corner of the intersection of Olmstead Road (County Road 51) and Gerich-Lilly Road (County Road 52).

PRIOR DEED REFERENCE: Official Records 126, Page 1317

OWNER: Terry and Stephanie Hitzeman *et al*
735 Haymarket,
West Jefferson, Ohio 43162

BASIS OF BEARING: S64°29'09"W - Centerline of Gerich-Lilly Road as listed in the 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 an actual field survey performed in August, 2002.



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

August 30, 2002

24-03

EXHIBIT A

**Description of a 14.595 Acre LOT Split
From a 29.187 Acre Tract
Located in Virginia Military Survey 6570
Jefferson and Fairfield Townships, Madison County, Ohio**

This description is for a LOT split from an original 29.187 acre property in the name of Terry and Stephanie Hitzeman *et al* (Official Records 126, Page 1317, Madison County Recorder's Office) located in Virginia Military Survey 6570, Jefferson and Fairfield Townships, Madison County, Ohio, on the northwest corner of Gerich-Lilly Road (County Road 52, 40' Right-of-way) and Olmstead Road (County Road 51, 50' Right-of-way) and is further described as follows:

Beginning at a MAG nail found at the intersection of the said Gerich-Lilly Road and the said Olmstead Road, at the northwest corner of the Gerich Wade Subdivision (Plat 239-S, Madison County Engineer's Tax Maps), said point is S79°39'31"E, 32.89 feet from a ¾" iron pipe found in the center of a 6"x6" concrete base and is the TRUE POINT OF BEGINNING;

thence S64°29'09"W, 1050.27 feet, along the centerline of Gerich-Lilly Road to a MAG Nail set;

thence N24°27'16"W, 609.92 feet, through the said 29.187 acre tract, passing a pin set at 20.00 feet, to a pin set in the south line of a property in the name of the Schneider Family LTD Partnership (OR.83, PG.990);

thence N64°58'26"E, 1050.15 feet, along the south line of the said Schneider Family property to a 5/8" iron pipe found in the centerline of Olmstead Road;

thence S24°27'16"E, 600.97 feet, along the centerline of Olmstead Road to the TRUE POINT OF BEGINNING.

This description also establishes a DRAINAGE EASEMENT for an adjacent 14.592 acre LOT:

Beginning at the said 5/8" iron pipe found in the centerline of Olmstead Road at the northeast corner of the said 14.595 acre LOT;

thence S24°27'16"E, 40.05 feet, along the centerline of Olmstead Road to the BEGINNING OF THE DRAINAGE EASEMENT;

thence S57°55'31"W, 1059.45 feet, along the centerline of the EASEMENT to a point in the west line of the said 14.595 acre property.

Said DRAINAGE EASEMENT is 40 feet wide (20 feet on each side of the described line) and is established for subsurface drainage of curtain drains or other clean water.

Said lot split contains 14.595 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of Gerich-Lilly Road as established in the previous deed. 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 August, 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 B

Description of a 14.592 Acre LOT Split

From a 29.187 Acre Tract

Located in Virginia Military Survey 6570

Jefferson and Fairfield Townships, Madison County, Ohio

This description is for a LOT split from an original 29.187 acre property in the name of Terry and Stephanie Hitzeman *et al* (Official Records 126, Page 1317, Madison County Recorder's Office) located in Virginia Military Survey 6570, Jefferson and Fairfield Townships, Madison County, Ohio, on the northwest corner of Gerich-Lilly Road (County Road 52, 40' Right-of-way) and Olmstead Road (County Road 51, 50' Right-of-way) and is further described as follows:

Beginning at a MAG nail found at the intersection of the said Gerich-Lilly Road and the said Olmstead Road, at the northwest corner of the Gerich Wade Subdivision (Plat 239-S, Madison County Engineer's Tax Maps) said point is $S79^{\circ}39'31''E$, 32.89 feet from a $\frac{3}{4}$ " iron pipe found in the center of a 6"x6" concrete base;

thence $S64^{\circ}29'09''W$, 1050.27 feet, along the centerline of Olmstead Road to a MAG nail set at the TRUE POINT OF BEGINNING;

thence $S64^{\circ}29'09''W$, 604.15 feet, continuing along the centerline of Olmstead Road to a MAG nail set over a buried iron pin at the southwest corner of the said 29.187 acre tract;

thence $N25^{\circ}46'45''W$, 1121.08 feet, along the northeast line of a property in the name of Donald and Mary C. Murphy, passing a $\frac{5}{8}$ " iron pin with an identification cap stamped *COTTRILL 6858* at 19.87 feet, to a $\frac{5}{8}$ " iron pin found with an identification cap stamped *COTTRILL 6858*, said pin is approximately on the Jefferson Township, Fairfield Township line;

thence $N60^{\circ}36'43''E$, 498.41 feet, along the south line in the name of the Schneider Family LTD Partnership (OR.121, PG.1885) to a $\frac{5}{8}$ " iron pin found with an identification cap stamped *COTTRILL 6858*;

thence $S25^{\circ}50'36''E$, 543.91 feet, along a west line of another property in the name of the said Schneider Family LTD Partnership (OR.83, PG.990) to a $\frac{3}{4}$ " iron pipe exposed 8" and marked with a 24" steel fence post;

thence $N64^{\circ}58'26''E$, 120.21 feet, along a south line of the said Schneider property to an iron pin set;

thence $S24^{\circ}27'16''E$, 609.92 feet, through the said 29.187 acre tract, passing the centerline of a DRAINAGE EASEMENT at 170.06 feet, passing an iron pin set at 589.92 feet, to the TRUE POINT OF BEGINNING.

Said lot split contains 14.592 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of Gerich-Lilly Road as established in the previous deed. All monuments set are $\frac{5}{8}$ inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in August, 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.