

PLAT OF SURVEY
FOR
A 0.360 ACRE SPLIT
FROM
AN ORIGINAL 2.521 ACRE TRACT
V.M.S. 2836 & 6202, Village of West Jefferson,
Madison County, Ohio

AREA SUMMARY:
Area in VMS 2836 = 0.263 Acres (estimated)
Area in VMS 6202 = 0.097 Acres (estimated)
Total Area in Split = 0.360 Acres
Total Area in Remainder = 2.161 Acres
Previous Tract Area = 2.521 Acres (2.519 by Plat)

LOCATION: Located on the northwest corner of Taylor Blair Road and U.S. 40 in Virginia Military Surveys 2836 and 6202, Village of West Jefferson, Madison County, Ohio.

PRIOR DEED REFERENCE: Official Records 93, Page 548, Madison County Recorder's Office.

OWNER: Ronald E. & Julia J. Straight

BASIS OF BEARING: Centerline of U.S. 40 as shown in MADISON COUNTY S.H. 1 SEC D-2(Pt.), C, B and West Jefferson (Pt.), 2-OHIO-1947, Sheet 13 of 13.

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 November, 2004.

Casey Elliott

November 10, 2004

Casey C. Elliott, PS 7759, State of Ohio

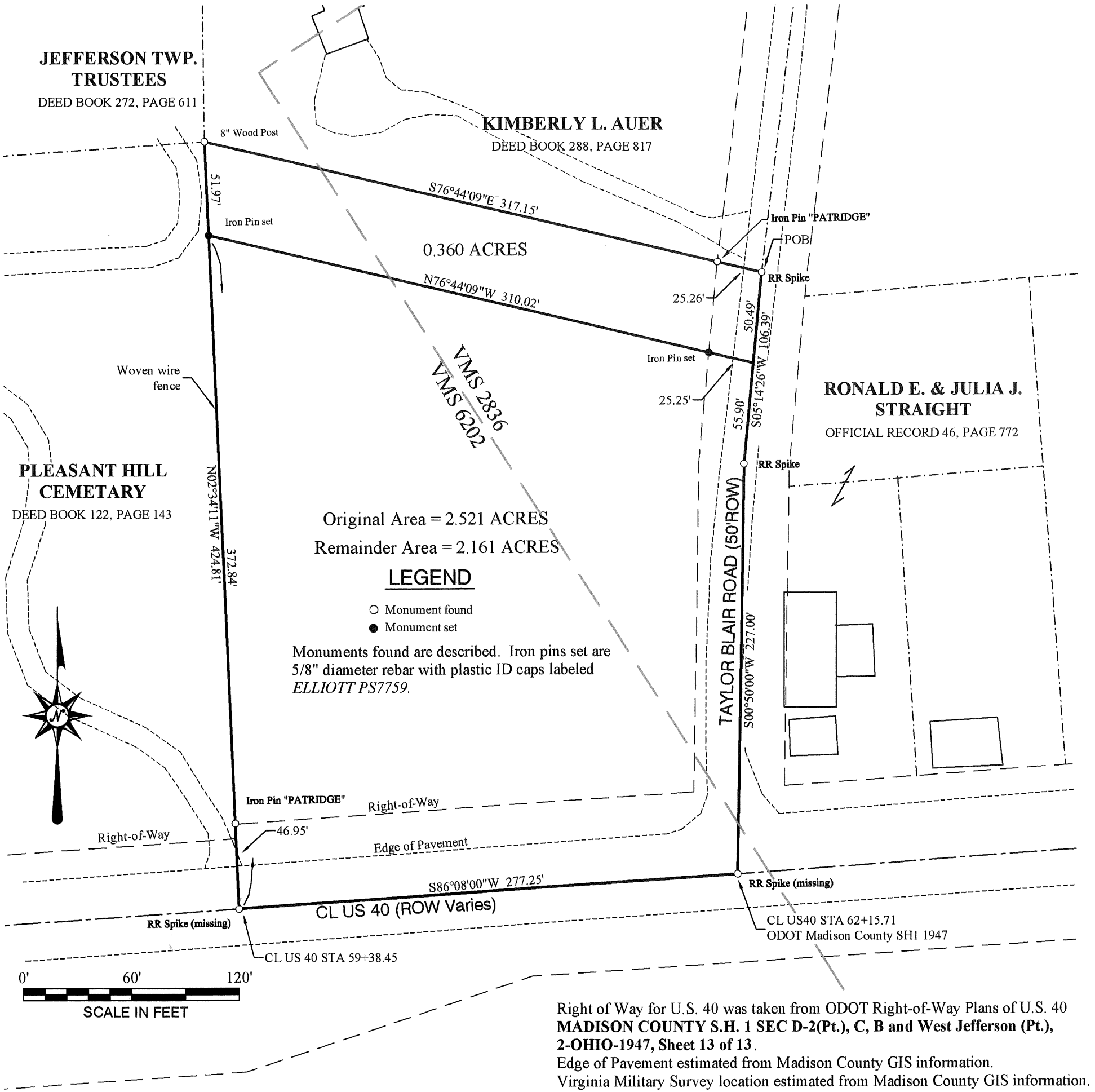


EXHIBIT A
DESCRIPTION OF A 0.360 ACRE LOT SPLIT
From a 2.521 Acre Tract

**In VMS 2836 and 6202, Village of West Jefferson,
Madison County, Ohio**

This description is for a 0.360 Acre LOT SPLIT from a 2.521 acre Tract in the name of Ronald E. and Julia J. Straight (Official Records 93, page 548, Madison County Recorder's Records (Parcel Index 10-01232.000, Madison County Auditor) located in Virginia Military Survey 6202 and 2836, on the west side of Taylor Blair Road (50 foot Right-of-Way) and the north side of Unites States Route 40, in West Jefferson, Madison County, Ohio, and further described as follows:

Beginning at a railroad spike found at the southeast corner of the said 2.521 acre property at the intersection of Taylor Blair Road and U.S. 40, thence N00°50'00"E, 227.00 feet to a railroad spike in the centerline of Taylor Blair Road, and N05°14'26"E, 106.39 feet, to a railroad spike at the northeast corner of the said 2.521 acre tract which is the TRUE POINT OF BEGINNING;

thence S05°14'26"W, 50.49 feet, along the centerline of Taylor Blair Road to a point;

thence N76°44'09"W, 610.02 feet, through the 2.521 acre tract to a pin set in the east line of Pleasant Hill Cemetery (Deed Book 122, Page 143);

thence N02°34'11"W, 51.97 feet, along the east line of said cemetery to an 8" wood Post found which is the southeast corner of a property in the name of the Jefferson Township Trustees (Deed Book 272, Page 611) and the southwest corner of a property in the name of Kimberly L. Auer (Deed Book 288, Page 817);

thence S76°44'09"E, 317.15 feet, along the south line of the said Auer property to the TRUE POINT OF BEGINNING.

Said property contains 0.360 acres which is subject to all easements and rights-of-way of record. The remainder is 2.161 acres. The BASIS OF BEARINGS is the centerline of U.S. 40 as shown on the Right-of-Way Plans MADISON COUNTY S.H. 1 SEC D-2(Pt.), C, B and West Jefferson (Pt.), 2-OHIO 1947, Sheet 13 of 13.. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on an actual survey performed in November 2004 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.