

PLAT OF TWO LOTS SPLIT FROM A 77.744 ACRE PROPERTY

In VIRGINIA MILITARY SURVEY 6648, 12071 & 12881
 CANAAN TOWNSHIP, MADISON COUNTY, OHIO

PARCEL NUMBER: 01-00638.000
AREA SUMMARY: Original Area by plat = 77.744 ACRES
 (Plat 103-2000 by Cottrill)
AREA OF LOT SPLIT "A" = 8.500 ACRES
AREA OF LOT SPLIT "B" = 9.975 ACRES
 Remainder = 59.269 ACRES

LOCATION: Located on the east side of Plain City-Georgesville Road (County Road 7) approximately 2000 feet north of the north intersection of Price-Hilliards Road and Plain City-Georgesville Road, in Virginia Military Surveys 6648, 12881 & 12071, Canaan Township, Madison County, Ohio.

OWNERS & PRIOR DEED REFERENCE:

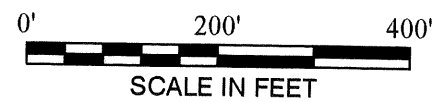
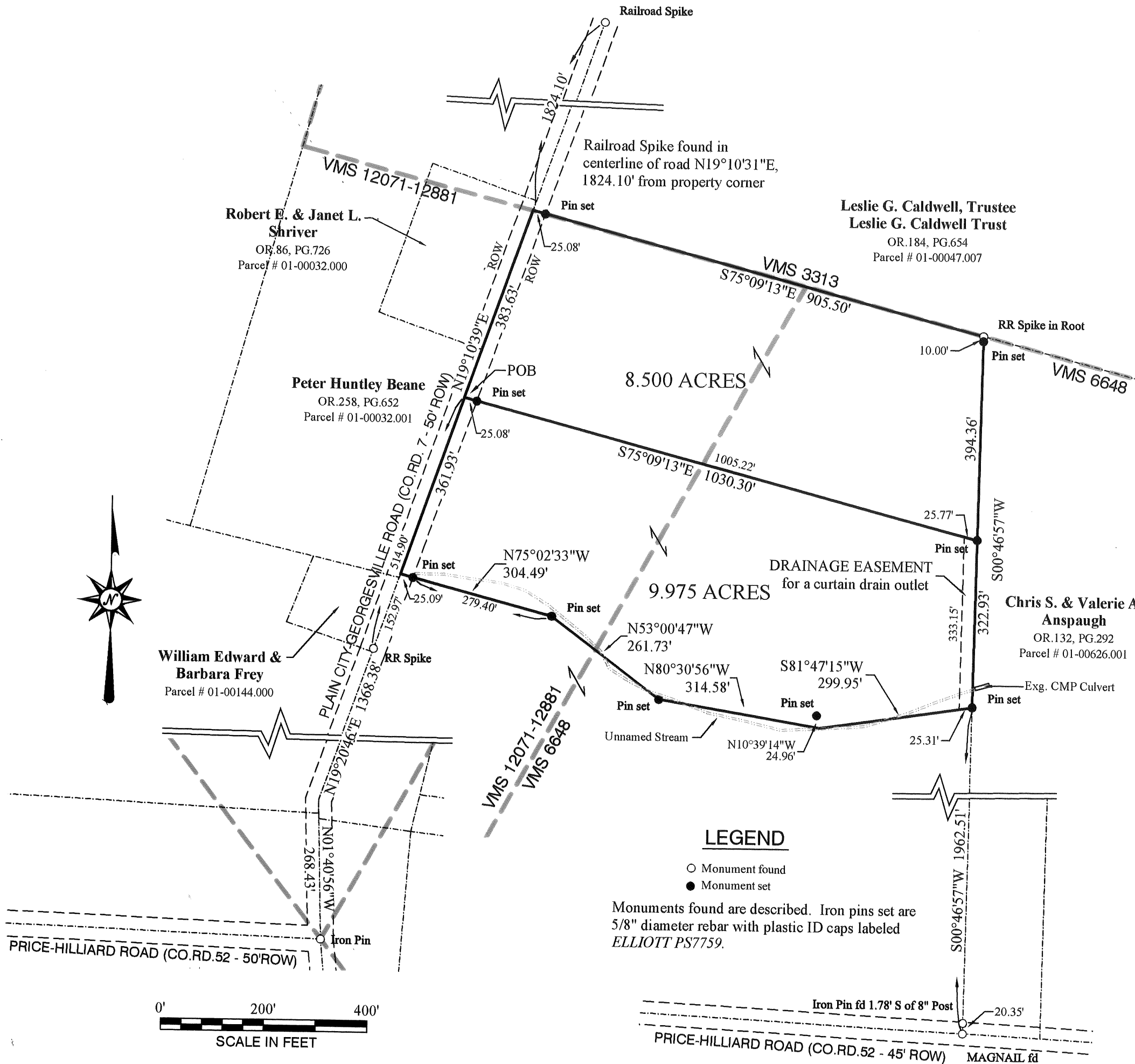
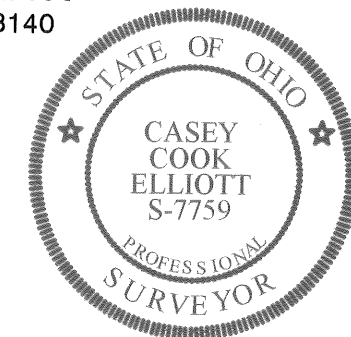
Earl Osborne (75% total interest):
 15% in Official Records 163, Page 1198
 10% in Deed Book 274, Page 210
 25% in Deed Book 274, Page 225
 25% in Deed Book 274, Page 203, Madison County Recorder's Office and
Rebecca Raber (Rebecca O. Egnot)
 25% Interest in Deed Book 274, Page 203

BASIS OF BEARING: Centerline of Plain City-Georgesville Road along the front of the Parsonage lot as shown on plat 9-82 in the Engineer's Map Room (an adjacent survey). **Bearing is N19°20'46"E.**

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 March 2005.

Casey Elliott
 March 17, 2005

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



37-05

EXHIBIT A
DESCRIPTION OF
AN 8.500 ACRE LOT SPLIT
In VMS 6648, 12071 & 12881
In Canaan Township, Madison County, Ohio

This description is for an 8.500 acre LOT split from an original 77.744 acre property (Auditor's Parcel #01-00638.000) in the name of:

Earl Osborne (75% interest):

15% in Official Records 163, Page 1198

10% in Deed Book 274, Page 210

25% in Deed Book 274, Page 225

25% in Deed Book 274, Page 203, Madison County Recorder's Office and

Rebecca Raber (Rebecca O. Egnot)

25% Interest in Deed Book 274, Page 203

Said LOT is located approximately 2200 feet north of the north intersection of Price-Hilliards Road (County Road 52, 50 foot Right-of-way) and Plain City-Georgesville Road (County Road 7, 50 foot Right-of-way) on the east side of Plain City-Georgesville Road in Virginia Military Surveys 6648, 12071 and 12881, Canaan Township, Madison County, Ohio, and further described as follows:

Beginning at an iron pin found at the north intersection of said Plain City-Georgesville Road and said Price-Hilliards Road;

thence N01°40'56"W, 268.43 feet, along the centerline of Plain City-Georgesville Road to a point;

thence N19°20'46"E, 1368.38 feet, along the centerline of Plain City-Georgesville Road to a railroad spike found;

thence N19°10'39"E, 514.90 feet, along the centerline of Plain City-Georgesville Road to the TRUE POINT OF BEGINNING;

thence N19°10'39"E, 383.63 feet, along the centerline of Plain City Georgesville Road to a point at the northwest corner of the original property and the southwest corner of a property in the name of Leslie G. Caldwell, Trustee for the Leslie G. Caldwell Trust (O.R. 184, PG. 654);

thence S75°09'13"E, 905.50 feet, passing an iron pin set at 25.08 feet in the east Right-of-way of Plain City Georgesville Road, along the south line of the said Caldwell property and the south line of VMS 3313 to a railroad spike found in the root of an old stump at the northwest corner of a property in the name of Chris S. and Valerie A. Anspaugh (O.R. 132, PG. 292);

thence S00°46'57"W, 394.36 feet, along the west line of the said Anspaugh property to an iron pin set;

thence N75°09'13"W, 1030.30 feet, through the original property, passing an iron pin set at 1005.22 feet, to the TRUE POINT OF BEGINNING.

Included with this property is a 25 foot wide DRAINAGE EASEMENT to permit the installation, maintenance, replacement and/or removal of an underground drainage pipe for a leach field curtain drain or other underground drainage pipes. The DRAINAGE EASEMENT begins at the southeast corner of the described lot and continues:

thence S00°46'57"W, 322.93 feet, to an iron pin set;

thence S81°47'15"W, 25.31 feet;

thence N00°46'57"E, 333.15 feet, to the south line of the 8.500 acre lot;

thence S75°09'13"E, 25.77 feet, to the beginning point.

Said property contains 8.500 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of Plain City-Georgesville Road along the front of the Parsonage llot as shown on plat 9-82 in the Engineer's Map Room (BEARING N19°20'46"E). 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 March 2005 by Casey C. 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.



Casey C. Elliott, PS7759 State of Ohio
212 West High St.
London, Ohio 43140
(740)852-1300

March 18, 2005

EXHIBIT A
DESCRIPTION OF
A 9.975 ACRE LOT SPLIT
In VMS 6648, 12071 & 12881
In Canaan Township, Madison County, Ohio

This description is for an 9.975 acre LOT split from an original 77.744 acre property (Auditor's Parcel #01-00638.000) in the name of:

Earl Osborne (75% interest):

15% in Official Records 163, Page 1198

10% in Deed Book 274, Page 210

25% in Deed Book 274, Page 225

25% in Deed Book 274, Page 203 Madison County Recorder's Office and

Rebecca Raber (Rebecca O. Egnot)

25% Interest in Deed Book 274, Page 203

Said LOT is located approximately 2000 feet north of the north intersection of Price-Hilliards Road (County Road 52, 50 foot Right-of-way) and Plain City-Georgesville Road (County Road 7, 50 foot Right-of-way) on the east side of Plain City-Georgesville Road in Virginia Military Surveys 6648, 12071 and 12881, Canaan Township, Madison County, Ohio, and further described as follows:

Beginning at an iron pin found at the north intersection of said Plain City-Georgesville Road and said Price-Hilliards Road;

thence N01°40'56"W, 268.43 feet, along the centerline of Plain City-Georgesville Road to a point;

thence N19°20'46"E, 1368.38 feet, along the centerline of Plain City-Georgesville Road to a railroad spike found;

thence N19°10'39"E, 514.90 feet, along the centerline of Plain City-Georgesville Road to the TRUE POINT OF BEGINNING;

thence S75°09'13"E, 1030.30 feet, across the said 77.744 acre property, passing an iron pin set in the east Right-of-way of Plain City-Georgesville Road at 25.08 feet, to an iron pin set in the west line of a property in the name of Chris S. and Valerie A. Anspaugh (O.R. 132, PG. 292);

thence S00°46'57"W, 322.93 feet, along the west line of the said Anspaugh property to an iron pin set on the south bank of an unnamed stream;

thence S81°47'15"W, 299.95 feet, into the said 77.744 acre property and generally along the said unnamed stream to a point in the streambed with an iron pin set at N10°39'14"W, 24.96 feet, for reference;

thence N80°30'56"W, 314.58 feet, to an iron pin set on the south bank of the said stream;

thence N53°00'47"W, 261.73 feet, to an iron pin set on the south bank of the said stream;

thence N75°02'33"W, 304.49 feet, passing an iron pin set in the east Right-of-way of Plain City-Georgesville Road at 279.40 feet, to a point in the centerline of the road;

thence N19°10'39"E, 361.93 feet, along the centerline of the said road to the TRUE POINT OF BEGINNING.

Included on this property is a 25 foot wide DRAINAGE EASEMENT for an 8.500 acre lot to the north to permit the installation, maintenance, replacement and/or removal of an underground drainage pipe for a leach field curtain drain or other underground drainage pipes. The DRAINAGE EASEMENT begins at the northeast corner of the described lot and continues:

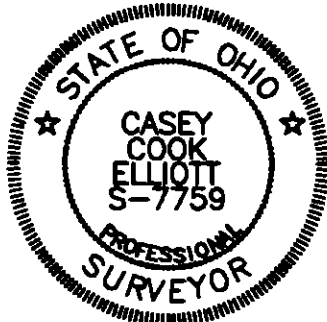
thence S00°46'57"W, 322.93 feet, to an iron pin set;

thence S81°47'15"W, 25.31 feet;

thence N00°46'57"E, 333.15 feet, to the south line of the 8.500 acre lot;

thence S75°09'13"E, 25.77 feet, to the beginning point.

Said property contains 9.975 acres and is subject to all easements and rights-of-way of record. The **BASIS OF BEARINGS** is the centerline of Plain City-Georgesville Road along the front of the Parsonage lot as shown on plat 9-82 in the Engineer's Map Room (BEARING N19°20'46"E). 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 March 2005 by Casey C. 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.



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