



**Hickory Grove Estates
Subdivision**
Slides 644, 645, 646
Madison County Recorder

**PLAT OF A 4.998 ACRE
LOT SPLIT
FROM A 213.04 ACRE PROPERTY**
In VIRGINIA MILITARY SURVEYS 8005, 4510 & 4088
OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

PARCEL NUMBER: 13-00135.000
AREA SUMMARY: Original Area 13-00135.000 = 213.04 ACRES by deed
AREA OF SPLIT = 4.998 ACRES by Survey
Remainder = 208.04 ACRES

LOCATION: Located on the west side of State Route 56 about 2569 feet south along the centerline of State Route 56 in Virginia Military Surveys 4088, 4510 and 8005, Oak Run Township, Madison County, Ohio.
OWNER & PRIOR DEED REFERENCE: Robert A. Shoaf, Official Record 183, Page 493, Madison County Recorder's Records.
BASIS OF BEARING: Centerline of State Route 56 from the CENTERLINE SURVEY PLAT MAD-56-(11.78) July, 11, 1974. Bearing is S42°10'00"E.

LEGEND

- Monument found
- Monument set

Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.

Agricultural Lands LTD
OR.67, PG.290
Parcel #13-00164.000

TOTAL AREA = 4.998 AC.
AREA IN ROW = 0.436 AC.
Area in VMS 4510 = 0.119 AC.
Area in VMS 8005 = 0.112 AC.
Area in VMS 4088 = Remainder

REMAINING AREA = 208.04 AC.(By Deed)

PK Nail found in Top Center of 6" Wood Post
Wire Fence
V.M.S. 4510
V.M.S. 8005
SE Corner of V.M.S. 4510 described as 104.75 feet from property corner (PK Nail in Post) in OR-114, PG 2612, Exhibit "C" Parcel II, First Tract, 94.06 acres

ROLLA L. JR. & ELIZABETH K. SHOAF, TRUSTEES 1/2 & JAMES SHOAF 1/2
OR.114, PG.2607
Parcel #13-00134.000

DAVID C. & SANDRA MOLLER
OR.91, PG.180
Parcel #13-00196.005

TAMEY M. GOMEZ
OR.153, PG.665
Parcel #13-00196.001

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 July 2006.

Casey Elliott 10/03/06
Casey C. Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740) 852-1300



EXHIBIT A

DESCRIPTION OF A 4.998 ACRE SPLIT FROM AN ORIGINAL 213.04 ACRE PARCEL

in Virginia Military Survey 4088, 4510, & 8005
Oak Run Township, Madison County, Ohio

This description is for a 4.998 acre split from a 213.04 acre property (by deed) in the name of Robert A. Shoaf (Official Record 183, page 493, Madison County Recorder) (Parcel #13-00135.000 Madison County Auditor) located on the southwest side of State Route 56, approximately 2,800 feet south from the intersection of State Route 56 and Big Plain-Circleville Road, in Virginia Military Surveys 4088, 4510 and 8005 in Oak Run Township, Madison County, Ohio and is further described as follows:

BEGINNING at a ¾ inch diameter iron pipe found (slightly bent) at the northernmost corner of the property in the name of said Robert A. Shoaf at Station 662+22.40 of the Centerline Survey Plat for State Route 56 (ODOT MAD 56 (11.78), July 11, 1974) approximately 15 feet southwest of the centerline of pavement,

said iron pipe is S42°10'00"E, 140.40 feet from a 1 inch steel pin found at a Point of Intersection of State Route 56 at station 663+62.80,

said steel pin is approximately 45.3 feet southwest of the centerline of pavement and is S11°29'E, 2569.1 feet, (by centerline plat) from a railroad spike in a monument box at the intersection of State Route 56 and Big Plain Circleville Road;

thence S42°10'00"E, 61.47 feet, along the north line of the said Robert A. Shoaf property, along the centerline survey of State Route 56 to Station 661+60.93 the TRUE POINT OF BEGINNING;

thence S42°10'00"E, 267.50 feet, continuing along the centerline survey of State Route 56 to Station 658+93.43 to a MAG Nail set at the northeast corner of the said Robert A. Shoaf property and the northwest corner of a property in the name of Tamey M. Gomez (O.R.153, PG.665);

thence S24°23'40"W, 705.63 feet, along the west line of the said Tamey property, passing a ¾" diameter iron pipe found bent at 84.78 feet and the platted Right-of-way of State Route 56 at 87.20 feet, and continuing along a wire fence to an iron pin set, said pin set is N24°23'40"E, 6.92 feet, and N42°26'14"W, 65.25 feet, from an iron pin found with an identification cap stamped *COTTRILL PS 6858* at the southwest corner of a property in the name of David C. and Sandra Moller (O.R.91, PG.180);

thence N42°26'14"W, 403.46 feet, into the said Robert A. Shoaf property, passing from V.M.S. 4088 into V.M.S. 8005 at 339.71 feet to an iron pin set;

thence N35°16'07"E, 665.24 feet, passing from V.M.S. 8005 into V.M.S. 4510 at 83.02 feet, into V.M.S. 4088 at 323.40' and passing an iron pin set in the Right-of-way of State Route 56 at 606.03 feet, to the TRUE POINT OF BEGINNING.

A 20 foot wide EASEMENT for SUBSURFACE DRAINAGE is established for the benefit of the 5.001 acre split as follows:

Beginning at the iron pin set at the southeast corner of the 4.998 acre split in the line of said Tamey M. Gomez,

thence S24°23'40"W, 756.86 feet, along the southwest line of the said Gomez property to a point;

thence N65°35'20"W, 20.00 feet, to a point;

thence N24°23'40"E, 765.42 feet, to the south line of the said 5.001 acre split;

thence S42°26'14"E, 21.75 feet, along the south line of the 5.001 acre split to the point of beginning.

Said split contains 4.998 acres of which 0.436 acres are in the Right-of-way of State Route 56, 0.119 acres are in V.M.S. 4510 and 0.112 acres are in V.M.S.8005. The split is subject to all easements and rights-of-way of record and leaves 208.04 acres (by deed). The BASIS OF BEARINGS is N42°10'00"E along the centerline State Route 56 as shown on the Centerline Survey Plat for State Route 56 (MAD 56 (11.78), July 11, 1974). The V.M.S. lines were located by prior deed references. 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 in July 2006 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.


Casey C. Elliott, PS 7759
10/03/06
Date