

THOMAS W. MAGGARD, JR.
& LUCILLE MAGGARD
DB 215, P 328

SET IPS ARE 5/8" X 30" REBARS WITH RED PLASTIC CAPS
EMBOSSED "THOMAS ENGR & SURVEYING"

BEARINGS ARE BASED ON THE BEARING OF S 31° 45' E FOR
THE WEST LINE OF THE 5.092 AC TRACT AS FOUND IN
DB 215, P 328

5.092 AC

1.000 AC

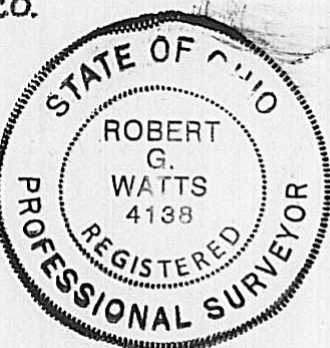
1.292 AC

1.078 AC
JAMES L. & MEGAN E. WEST
OR 233 P 1905

PLAT OF SURVEY
OF SANDRA KAYE SHELTON
TRACTS JEFFERSON TWP.
MADISON CO. OHIO
NOVEMBER 2007
386-07

THE THOMAS ENGINEERING & SURVEYING CO.

ROBERT G. WATTS RPLS #4138



LEONARD G. & TERESA HORSTMAN OR 54 P 545

100-07



THE *Thomas* ENGINEERING AND SURVEYING CO.
REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS
P. O. BOX 28098, COLUMBUS, OHIO 43228-0098 : 614-276-2619

Description of 1.000 Acre tract on
Plain City-Georgesville Road
for
Sandra Kaye Shelton
November 2007, 386-07

SITUATE in the State of Ohio, County of Madison, Jefferson Township, Virginia Military Survey No. 2678, and being part of the 5.45 Acre Tract I, and part of the One Acre Tract II conveyed to Sandra Kaye Shelton by deed of record in Instrument 200300011274, and Official Record 174, Page 973, both records being in the Records Office, Madison County, Ohio, and being more particularly described as follows:

Beginning for reference at a found 1 1/2" square bar about 18" deep and about 4 feet west of the edge of the "gravel" (now paved) on the deed centerline of Plain City-Georgesville Road at the southeast corner of said One Acre Tract II and the northeast corner of the Hambleton School Lot described in said Official Record 174, Page 973 as the Second Tract, said bar being mentioned in deeds of record in Deed Book 215, Page 328, basic tract, and in exception #3, and in Tract II, Official Record 174, Page 974, and in Deed Book 282, Page 327; thence with said deed centerline and the east line of said One Acre Tract II,

North 02° 58' 35" West, a distance of 60.00 feet to a set PK nail and the TRUE POINT OF BEGINNING; thence across said One Acre Tract II and into said 5.45 acre tract,

South 59° 41' 35" West, a distance of 226.49 feet to a set iron pin, passing a set iron pin on the west right of way line of said Plain City-Georgesville Road at 28.14 feet; thence continuing across said 5.45 acre tract and with an east line of a new 5.032 acre tract,

North 02° 58' 35" West a distance of 268.49 feet to a set iron pin at the southwest corner of a new 0.594 acre tract; thence continuing across said 5.45 acre tract and across said One Acre Tract II,

North 87° 01' 25" East, a distance of 201.21 feet to a set PK nail on the east line of said One Acre Tract II, and said deed centerline passing a set iron pin on the west right of way line of said Plain City-Georgesville Road at 176.21 feet; thence with said east line and said deed centerline,

South 02° 58' 35" East, a distance of 164.50 feet to the TRUE POINT OF BEGINNING containing 1.000 Acre and being subject however to all legal highways and easements of record.

All Instruments, Official Records, and Deed Books mentioned are those found in the Recorders Office, Madison County, Ohio. All set iron pins are 5/8"x30" rebars with red plastic caps embossed Thomas Engr & Surveying. Bearings are based on the bearing of South 31° 45' East for the west line of said 5.092 acre tract as found in Deed Book 215, Page 328. This description is based on a November 2007 field survey by Robert G. Watts, Reg. Prof. Surveyor #4138.



Robert G. Watts
RPLS #4138





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Description of 0.020 Acre tract on
Plain City-Georgesville Road
Out of a 1.298 acre tract conveyed to Sandra Kaye Shelton
for
Sandra Kaye Shelton
November 2007, 386-07

SITUATE in the State of Ohio, County of Madison, Jefferson Township, Virginia Military Survey No. 2677, and being part of the 1.298 Acre Tract conveyed to Sandra Kaye Shelton by deed of record in Instrument 200300011274, and Official Record 174, Page 973, both records being in the Recorders Office, Madison County, Ohio, and being more particularly described as follows:

Beginning for reference at a found 1 1/2" square bar about 18" deep and about 4 feet west of the edge of the "gravel" (now paved) on the deed centerline of Plain City-Georgesville Road at the southeast corner of a One Acre Tract II conveyed by said deed of record in Instrument 200300011274, and Official Record 174, Page 973 also being the northeast corner of the Hambleton School Lot described in said Official Record 174, Page 973 as the Second Tract, said bar being mentioned in deeds of record in Deed Book 215, Page 328, basic tract, and in exception #3, and in Tract II, Official Record 174, Page 974, and in Deed Book 282, Page 327; thence with said deed centerline,

South 12° 06' 00" East, a distance of 31.58 feet to a set iron pin on a south line of said 1.298 acre tract and the north line of a tract conveyed by deed of record in Instrument 200700005801, and Official Record 233, Page 209; thence with said lines,

South 59° 41' 35" West, a distance of 190.20 feet to a set iron pin on said south line of said 1.298 acre tract; thence across said tract conveyed by deed of record in Instrument 200700005801, and Official Record 233, Page 209,

South 41° 12' 21" West, a distance of 77.89 feet to a set iron pin and the TRUE POINT OF BEGINNING on an east line of said 1.298 acre tract and the west line of said tract conveyed by deed of record in Instrument 200700005801, and Official Record 233, Page 209; thence with said east and west line,

South 21° 24' 00" East, a distance of 174.01 feet to the southwest corner of said tract conveyed by deed of record in Instrument 200700005801, and Official Record 233, Page 209, and a southeast corner of said 1.298 acre tract; thence with the south line of said 1.298 acre tract and the north line of a tract conveyed to Leonard G. and Teresa Horstman by deed of record in Official Record 54, Page 545,

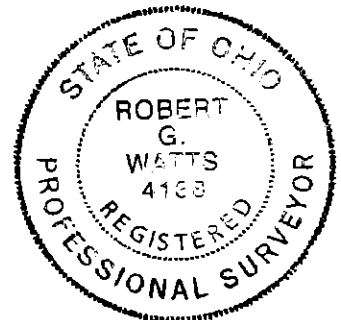
South 57° 37' 57" West, a distance of 10.12 feet to a set iron pin; thence across said 1.298 acre tract,

North 18° 10' 03" West, a distance of 176.21 feet to the TRUE POINT OF BEGINNING containing 0.020 acre and being subject however to all legal easements of record.

All Instruments, Official Records, and Deed Books mentioned are those found in the Recorders Office, Madison County, Ohio. All set iron pins are 5/8"x30" rebars with red plastic caps embossed Thomas Engr & Surveying. Bearings are based on the bearing of South 31° 45' East for the west line of the 5.092 acre as found in Deed Book 215, Page 328. This description is based on a November 2007 field survey by Robert G. Watts, Reg. Prof. Surveyor #4138.



Robert G. Watts
RPLS #4138





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Description of 0.020 Acre tract on
Plain City-Georgesville Road
Out of a tract conveyed to James L. West and Megan E. West
by deed of record in Instrument 200700005801 and
Official Record 233, Page 209
for
Sandra Kaye Shelton
November 2007, 386-07

SITUATE in the State of Ohio, County of Madison, Jefferson Township, Virginia Military Survey No. 2677, and being part of the tract conveyed by deed of record in Instrument 200300005801, and Official Record 233, Page 209, both records being in the Recorders Office, Madison County, Ohio, and being more particularly described as follows:

Beginning for reference at a found 1 1/2" square bar about 18" deep and about 4 feet west of the edge of the "gravel" (now paved) on the deed centerline of Plain City-Georgesville Road at the southeast corner of a One Acre Tract II conveyed by said deed of record in Instrument 200300011274, and Official Record 174, Page 973 also being the northeast corner of the Hambleton School Lot described in said Official Record 174, Page 973 as the Second Tract, said bar being mentioned in deeds of record in Deed Book 215, Page 328, basic tract, and in exception #3, and in Tract II, Official Record 174, Page 974, and in Deed Book 282, Page 327; thence with said deed centerline,

South 12° 06' 00" East, a distance of 31.58 feet to a set iron pin on a south line of said 1.298 acre tract and the north line of a tract conveyed by deed of record in Instrument 200700005801, and Official Record 233, Page 209; thence with said lines,


South 59° 41' 35" West, a distance of 190.20 feet to a set iron pin and the TRUE POINT OF BEGINNING on said south line of said 1.298 acre tract and said north line; thence across said tract conveyed by deed of record in Instrument 200700005801, and Official Record 233, Page 209,

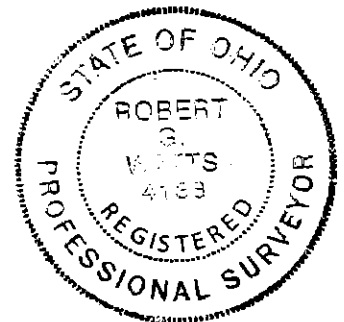
South 41° 12' 21" West, a distance of 77.89 feet to a set iron pin on an east line of said 1.298 acre tract and the west line of said tract conveyed by deed of record in Instrument 200700005801, and Official Record 233, Page 209; thence with said east and west line,

North 21° 24' 00" West, a distance of 25.00 feet to the northwest corner of said tract conveyed by deed of record in Instrument 200700005801, and Official Record 233, Page 209, and an inside corner of said 1.298 acre tract; thence with the north line of said tract conveyed by deed of record in Instrument 200700005801, and Official Record 233, Page 209, and a south line of said 1.298 acre tract,

North 59° 41' 35" East, a distance of 70.00 feet to the TRUE POINT OF BEGINNING containing 0.020 Acre and being subject however to all legal easements of record.

All Instruments, Official Records, and Deed Books mentioned are those found in the Recorders Office, Madison County, Ohio. All set iron pins are 5/8"x30" rebars with red plastic caps embossed Thomas Engr & Surveying. Bearings are based on the bearing of South 31° 45' East for the west line of the 5.092 acre as found in Deed Book 215, Page 328. This description is based on a November 2007 field survey by Robert G. Watts, Reg. Prof. Surveyor #4138.


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Description of 0.594 Acre tract on
Plain City-Georgesville Road
for
Sandra Kaye Shelton
November 2007, 386-07

SITUATE in the State of Ohio, County of Madison, Jefferson Township, Virginia Military Survey No. 2678, and being part of the 5.45 Acre Tract I, and part of the One Acre Tract II and all of the 0.28 acre Tract III conveyed to Sandra Kaye Shelton by deed of record in Instrument 200300011274, and Official Record 174, Page 973, both records being in the Records Office, Madison County, Ohio, and being more particularly described as follows:

Beginning for reference at a found 1 1/2" square bar about 18" deep and about 4 feet west of the edge of the "gravel" (now paved) on the deed centerline of Plain City-Georgesville Road at the southeast corner of said One Acre Tract II and the northeast corner of the Hambleton School Lot described in said Official Record 174, Page 973 as the Second Tract, said bar being mentioned in deeds of record in Deed Book 215, Page 328, basic tract, and in exception #3, and in Tract II, Official Record 174, Page 974, and in Deed Book 282, Page 327; thence with said deed centerline and the east line of said One Acre Tract II,

North 02° 58' 35" West, a distance of 224.50 feet to a set PK nail and the TRUE POINT OF BEGINNING, passing a set PK nail at the southeast corner of a new 1.000 acre tract at 60.00 feet; thence across said One Acre Tract II and into said 5.45 acre tract with the north line of said new 1.000 acre tract,

South 87° 01' 25" West, a distance of 201.21 feet to a set iron pin, passing a set iron pin on the west right of way line of said Plain City-Georgesville Road at 25.00 feet; thence continuing across said 5.45 acre tract and with an east line of a new 5.032 acre tract,


North 02° 58' 35" West a distance of 130.63 feet to a set iron pin on the north line of said 5.45 acre tract, the south line of a Thomas W., Jr. and Lucille Maggard tract of record in Deed Book 215, Page 328 at the northeast corner of said 5.092 acre tract; thence with said north line and said south line,

North 83° 45' 06" East, a distance of 47.68 feet to a found iron bar at the northwest corner of said 0.28 acre Tract III and the northeast corner of said 5.45 acre tract; thence with the north line of said 0.28 acre Tract III and the south line of said Maggard tract,

South 88° 35' 56" East, a distance of 154.06 feet to a set PK nail in the Plain City-Georgesville Road pavement on the deed centerline of said road being South 02° 58' 35" East, a distance of 16.00 feet from the base of a found bent iron pin on the north line of a 16 foot lane, passing a set iron pin at 129.05 feet on the west right of way line of said Plain City-Georgesville Road; thence with the east line of said 0.28 acre Tract, the east line of said One Acre Tract II and the deed centerline of said Road,

South 02° 58' 35" East, a distance of 121.59 feet to the TRUE POINT OF BEGINNING containing 0.594 Acre and being subject however to all legal highways and easements of record.

All Instruments, Official Records, and Deed Books mentioned are those found in the Recorders Office, Madison County, Ohio. All set iron pins are 5/8"x30" rebars with red plastic caps embossed Thomas Engr & Surveying. Bearings are based on the bearing of South 31° 45' East for the west line of the 5.092 acre as found in Deed Book 215, Page 328. This description is based on a November 2007 field survey by Robert G. Watts, Reg. Prof. Surveyor #4138.


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Description of 5.092 Acre tract on
Plain City-Georgesville Road
for
Sandra Kaye Shelton
November 2007, 386-07

SITUATE in the State of Ohio, County of Madison, Jefferson Township, Virginia Military Survey No. 2678, and being part of the 5.45 Acre Tract I, and part of the One Acre Tract II conveyed to Sandra Kaye Shelton by deed of record in Instrument 200300011274, and Official Record 174, Page 973, both records being in the Records Office, Madison County, Ohio, and being more particularly described as follows:

Beginning at a found 1 1/2" square bar about 18" deep and about 4 feet west of the edge of the "gravel" (now paved) on the deed centerline of Plain City-Georgesville Road at the southeast corner of said One Acre Tract II and the northeast corner of the Hambleton School Lot described in Official Record 174, Page 973 as the Second Tract, said bar being mentioned in deeds of record in Deed Book 215, Page 328, basic tract, and in exception #3, and in Tract II, Official Record 174, Page 974, and in Deed Book 282, Page 327; thence with the south line of said One acre Tract II, the north line of said Hambleton School Lot, the south line of said 5.45 Acre Tract I, the north line of a 1.292 acre tract and with the south line of said Virginia Military Survey 2678,

South 59° 41' 35" West, a distance of 496.63 feet to a set iron pin at the southwest corner of said 5.45 Acre tract on the east line of Lot 71 of Hidden Creek at the Darby, Phase 4 East, passing a set iron pin on the west right of way line of said Plain City-Georgesville Road at 26.32 feet; thence with the west line of said 5.45 Acre tract and the east lines of said Hidden Creek at the Darby, Phase 4, East, Lots 71, 72, and 73,

North 31° 45' 00" West, a distance of 629.86 feet to a found iron pin at the northwest corner of said 5.45 acre tract and a southwest corner of the remainder of a tract conveyed to Thomas W. Maggard, Jr. and Lucille Maggard by deed of record in Deed Book 215, Page 328; thence with the north line of said 5.45 acre tract and the south line of said Maggard tract,


North 83° 45' 06" East, a distance of 544.06 feet to a set iron pin; thence across said 5.45 acre tract and with the west lines of new 0.594 acre and 1.000 acre tracts,

South 02° 58' 35" East, a distance of 399.12 feet to a set iron pin at the southwest corner of said new 1.000 acre tract, passing the southwest corner of said new 0.594 acre and the northwest corner of said new 1.000 acre tract at 130.63 feet; thence continuing across said 5.45 acre tract and across said One Acre Tract II, parallel with the south line of the herein described tract and 53.30 feet distant therefrom, measured at a right angle,

North 59° 41' 35" East, a distance of 226.49 feet to a set PK nail on the east line of said One Acre Tract II, the deed centerline of said Plain City-Georgesville Road and in the existing pavement, passing a set iron pin on the west right of way of said Plain City-Georgesville Road at 198.35 feet; thence with said east line and said deed centerline,

South 02° 58' 35" East, a distance of 60.00 feet to the point of beginning containing 5.092 Acres and being subject however to all legal highways and easements of record.

All Instruments, Official Records, and Deed Books mentioned are those found in the Recorders Office, Madison County, Ohio. All set iron pins are 5/8"x30" rebars with red plastic caps embossed Thomas Engr & Surveying. Bearings are based on the bearing of South 31° 45' East for the west line of the 5.092 acre tract as found in Deed Book 215, Page 328. This description is based on a November 2007 field survey by Robert G. Watts, Reg. Prof. Surveyor #4138.


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