

**PLAT OF A 3.172 ACRE SPLIT
FROM
A 15.005 ACRE TRACT
FOR
Leonard G. & Teresa A. Horstman
V.M.S. 2677 & 8641, Jefferson Twp.
Madison County, Ohio**

**HIDDENCREEK AT THE DARBY
PHASE FOUR EAST
PLAT BOOK B, SLIDE 283-7
LOT 70
LOT 69**

**TOTAL REMAINDER = 11.833 AC.
9.167 AC.**

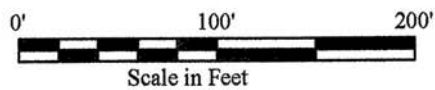
AREA SUMMARY

Total Area Surveyed	=	15.005 acres
Area in Lot Split	=	3.172 acres
Area in VMS 2677	=	2.587 acres
Area in VMS 8641	=	0.585 acres
Area in Remainder	=	11.833 acres
Area in VMS 2677	=	2.666 acres
Area in VMS 8641	=	9.167 acres

LEGEND

- Monument found
- Monument set

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



Iron Pin set at corner 1.61' from center of 10" corner post
10" Wood Corner Post
16" Wood Line Post 1.72' fr. corner post

Robert Scott & Connie C. Murray
D.B. 283, Pg. 763
Parcel #08-00249.001

Sandra Kaye Shelton
O.R. 174, Pg. 973
Parcel #08-00921.000

James L. & Megan E. West
O.R. 233, Pg. 1909
Parcel #08-00920.000

Thomas A. & Darlene Meadows
D.B. 221, Pg. 311
Parcel #08-00607.000

Micheal R. & Sherre L. Yates
O.R. 05, Pg. 716
Parcel #08-00647.000

OWNER: LEONARD G. & TERESA A. HORSTMAN

DEED REFERENCE: Official Records 54, Page 545

AUDITOR'S PARCEL: 08-00023.000

LOCATION: 350 Plain City Georgesville Road, Galloway, OH 43119. Located approximately 2100 feet south of U.S. 40 along Plain City-Georgesville Road on the west side of the road in Virginia Military Survey 2677 and 8641, Jefferson Township, Madison County, Ohio.

BASIS OF BEARING: Southeast line of Lots 69 and 70 as shown on the *Hidden Creek at the Darby, Phase Four East* Plat, Plat Book B, Slide 283-7

SURVEYOR: Casey Elliott, PS 7759, Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

William R. & Kris A. Miller
O.R. 240, Pg. 658
Parcel #08-00042.001



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 December 2009.

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

12/21/2009

**TOTAL AREA = 3.172 AC.
2.587 AC.**

0.585 AC.

2.666 AC.

PLAIN CITY-GEORGESVILLE ROAD (Co. Road 7, 50' ROW)

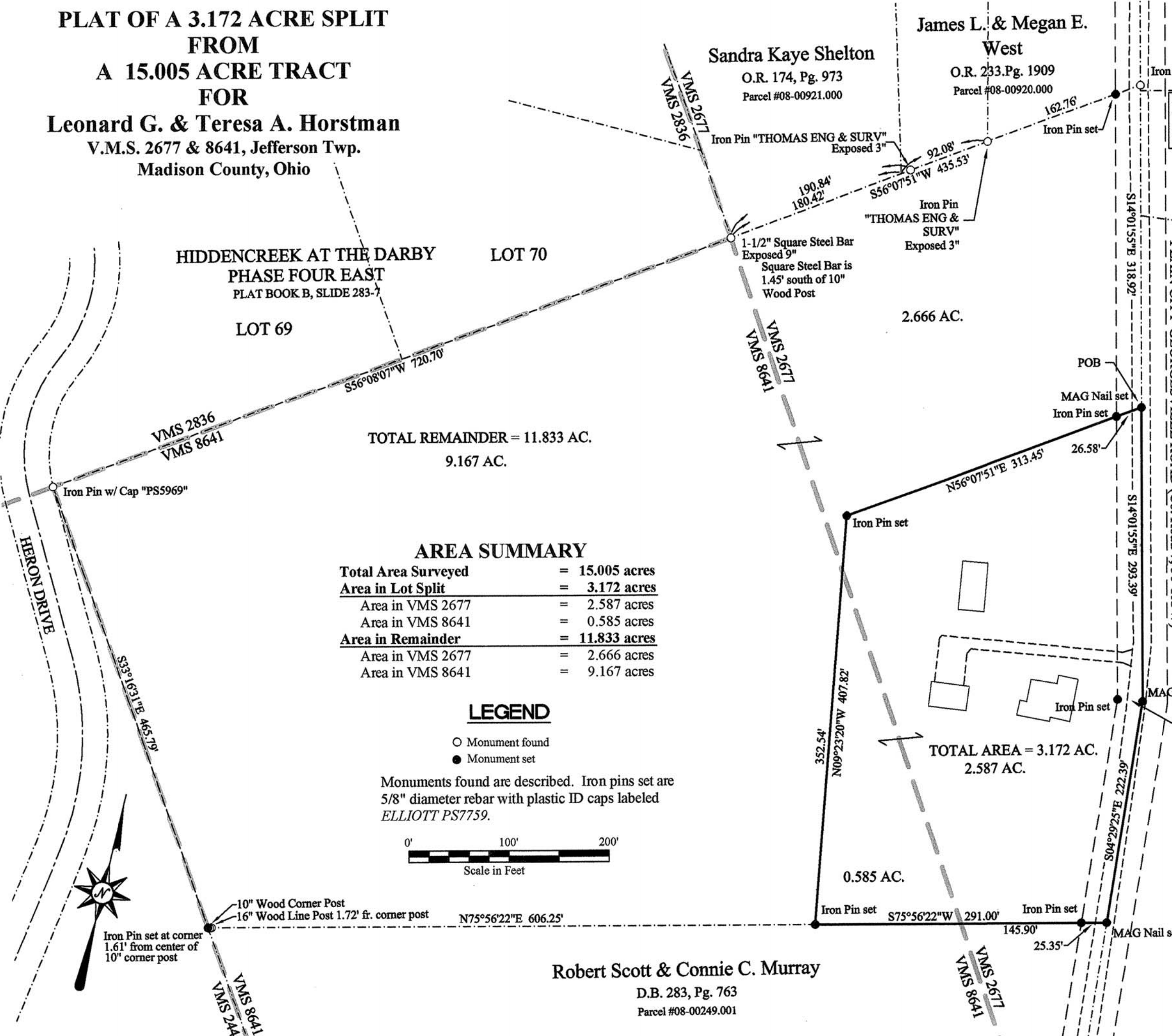


EXHIBIT A

DESCRIPTION OF A 3.172 ACRE TRACT SPLIT FROM A 15.005 ACRE PARCEL IN THE NAME OF LEONARD G. & TERESA A. HORSTMAN in Virginia Military Survey 2677 AND 8641 Jefferson Township, Madison County, Ohio

This description is for a 3.172 acre tract split from a 15.005 acre property in the name of Leonard G. and Teresa A. Horstman, (Official Records 54, Page 545, Madison County Recorder, Auditor's Parcel #08-00023.000) located on the west side of Plain City-Georgesville Road (County Road 7, 50 foot Right-of-way), approximately 2100 feet south of U. S. 40 along the centerline of Plain City-Georgesville Road, in V.M.S. 2677 and V.M.S. 8641, Jefferson Township, Madison County, Ohio and is further described as follows:

COMMENCING at an iron pin found at the northeast corner of the said 15.005 acre property in the centerline of Plain City-Georgesville Road, said pin is 1716.8 feet, plus or minus, from the centerline of the eastbound lane of U.S. 40, measured along the surveyed centerline of Plain City-Georgesville Road, and is located at the southeast corner of a property in the name of James L. and Megan E. West (O.R. 233, Pg. 1909);

Thence S14°01'55"E, 318.92 feet, along the centerline of said Plain City-Georgesville Road to a MAG Nail set at the TRUE POINT OF BEGINNING;

Thence S14°01'55"E, 293.39 feet, continuing along the centerline of said road to a MAG Nail set at a Point of Intersection of the said road, said MAG Nail is referenced by an iron pin set in the west Right-of-way of said road at S80°44'26"W, 25.09 feet;

Thence S04°29'25"E, 222.39 feet, along the centerline of said road to a MAG Nail set at the southeast corner of the said Horstman property;

Thence S75°56'22"W, 291.00 feet, passing an iron pin set at 25.35 feet, and passing from V.M.S. 2677 into V.M.S. 8641 at 145.90 feet, along the north line of a property in the name of Robert Scott and Connie C. Murray (Deed Book 280, Page 763) to an iron pin set;

Thence N09°23'20"W, 407.82 feet, into the said Horstman Tract, passing into V.M.S. 2677 at 352.54 feet, to an iron pin set;

Thence N56°07'51"E, 313.45 feet, passing an iron pin set in the west Right-of-way of the said Plain City-Georgesville Road at 286.87 feet to the TRUE POINT OF BEGINNING.

Said tract contains 3.172 acres, of which 2.587 acres is in V.M.S. 2677 and 0.585 acres is within V.M.S. 8641, and is subject to all easements and rights-of-way of record. The remainder left from the 15.005 acre property is 11.833 acres, of which 2.666 acres is within V.M.S. 2677 and 9.167 acres is within V.M.S. 8641. The BASIS OF BEARINGS is S56°08'07"W along the southeast lines of Lots 69 and 70 of the Hidden Creek at the Darby, Phase Four East plat (Plat Book 2, Slide 283-287. 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 December 2009 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 12/21/09
Casey C. Elliott, PS 7759, State of Ohio