

# PLAT OF SURVEY OF 92.851 ACRES

FOR  
**BETSY FORAN & JOY BUXTON**  
In V.M.S. 12142 & 12153, Deercreek Twp.  
Madison County, Ohio

**PURPOSE:** Retracement survey of 92.851 acres in three parcels.

**LOCATION:** Located on the east side of Lafayette-Plain City Road (County Road 5) approximately 2500 feet south of Dunn Road, in Virginia Military Surveys 12141 & 12153, Deercreek Township, Madison County, Ohio.

**ADDRESS:** 1815 Lafayette-Plain City Road

**PRIOR DEED REFERENCE:** Official Records 248, Page 466

**OWNER:** Betsy Foran (1/2 interest) and Joy Buxton (1/2 interest)

**BASIS OF BEARING:** Centerline of Lafayette-Plain City Road south from Dunn Road (second call) as described and documented in plat 42-99 by Paul R. Clapsaddle (P.S. 6140)

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

## LEGEND

- Monument found
- Monument set

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

**PAUL W. SCHROCK**  
O.R.98, Pg.1739  
Parcel #06-00015.000  
TRACT C

**TOTAL AREA = 92.861 AC.**  
PARCEL (A) = 1.975 AC.  
PARCEL (B) = 59.504 AC.  
PARCEL (C) = 31.382 AC.

Property line follows fencerow and old woven wire fence

Property line follows fencerow and old woven wire fence

**ROMAN CATHOLIC BISHOP OF THE DIOCESE OF COLUMBUS**  
D.B.280, Pg.720  
Parcel #05-00225.000

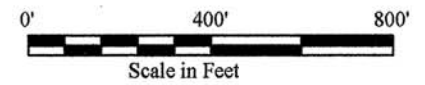
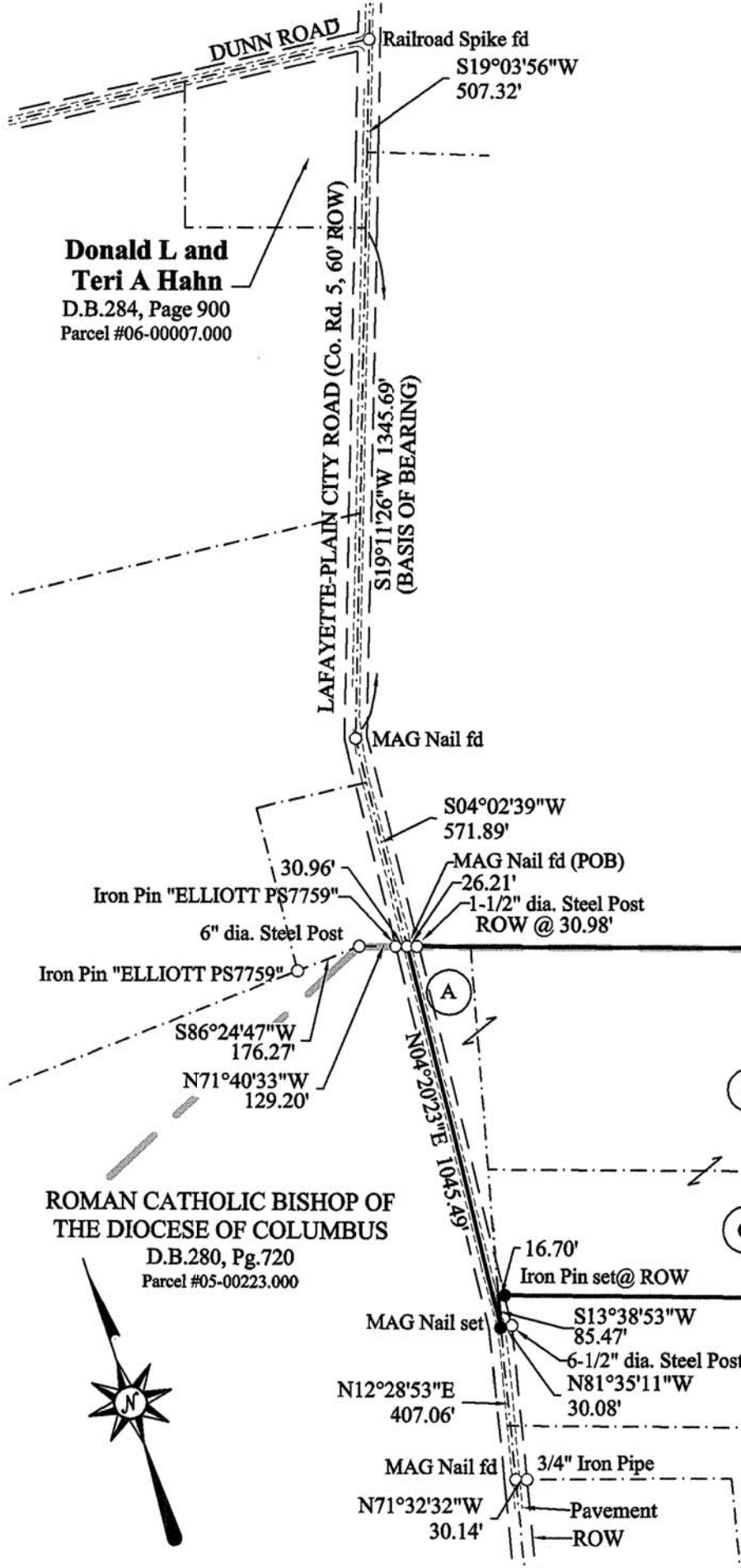
**PAUL W. SCHROCK**  
O.R.98, Pg.1739  
Parcel #06-00015.000  
TRACT A

**ROMAN CATHOLIC BISHOP OF THE DIOCESE OF COLUMBUS**  
D.B.280, Pg.720  
Parcel #05-00224.000

**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 January 2010.

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

1/29/2010



# EXHIBIT A

## Description of a 92.851 Acre Retracement Survey For Betsy Foran & Joy Buxton In VMS 12142 & 12153, Deercreek Township Madison County, Ohio

This description is for a 92.851 acre property in three parcels in the name of Betsy Foran (1/2 interest) and Joy Buxton (1/2 interest) (Official Records 248, Page 466, Madison County Recorder, Auditor's #05-00207.000) located on the east side of Lafayette-Plain City Road (County Road 5, 60 foot right-of-way) approximately 2500 feet south of Dunn Road, in Virginia Military Surveys 12142 and 12153, Deercreek Township, Madison County, Ohio and is further described as follows:

Commencing at a railroad spike located at the intersection of Dunn Road and Lafayette-Plain City Road at the northeast corner of a property in the name of Donald L and Teri A Hahn (Deed Book 284, Page 900);

Thence S19°03'56"W, 507.32 feet, along the centerline of said Lafayette-Plain City Road to a point of intersection of the road;

Thence S19°11'26"W, 1345.69 feet, continuing along said centerline to a MAG Nail found at a second point of intersection of said Lafayette-Plain City Road;

Thence S04°02'11"W, 571.89 feet, along the centerline of said Lafayette-Plain City Road to a MAG nail found in the south line of Virginia Military Survey 13333 and the north line of VMS 12142 and 12153 at the TRUE POINT OF BEGINNING;

Thence S71°28'59"E, 4652.14feet, along the said VMS line, the south line of a property in the name of Paul W. Schrock (O.R.98, Pg. 1739, Tract C), and an old fenceline; to a corner of VMS 13333, 12142 & 12153, and 8965 & 10927, as well as the southeast corner of the said Schrock property (Tract C) and a corner of a second Schrock property (O.R. 98, Pg. 1739, Tract A), marked by a 3-1/2" diameter iron fence post;

Thence S42°41'01"W, 1032.68feet, along a west line of the said Schrock (Tract A) property, the west line of VMS 8965 & 10927, the east line of VMS 12142 & 12153, and following an old fence line, to a 4-1/2" diameter iron fence post;


Thence N71°17'10"W, 3980.58feet, along the north line of a property in the name of the Roman Catholic Bishop of the Diocese of Columbus (D.B. 280, Pg. 720) and an old fenceline, passing an iron pin set in the east right-of-way of Lafayette-Plain City Road at 3963.88 feet, to a point in the east line of Parcel A;

Thence S13°38'53"W, 85.47feet, along the east side of Parcel A (within the ROW of said road) and the west line of the said Roman Catholic Bishop's property to a MAG Nail set in the centerline of said Lafayette-Plain City Road, (said MAG Nail is N81°35'11"W, 30.08 feet, from a 6-1/2" diameter fence post in the east Right-of-way of Lafayette-Plain City Road);

Thence N04°20'23"E, 1045.49feet, along the centerline of Lafayette-Plain City Road to the TRUE POINT OF BEGINNING.

Said property contains 92.851 acres of land and is subject to all rights-of-way and easements of record. The Basis of Bearing is the centerline of Lafayette-Plain City Road as described by Paul R. Clapsaddle (P.S. 6140) in Plat 42-99 Madison County Engineer's Map Room (S19°11'26"W). This description is based on a survey performed on October 31 of 2008 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 1/29/2010  
Casey C. Elliott, PS 7759