

SURVEY PLAT FOR The Richard W. Holt Keystone Inheritance Trust AND Samuel B. Holt

in V.M.S. 4387, Paint Twp.,
Madison County, Ohio

LOCATION: Located in Virginia Military Survey 4387, Paint Township, Madison County, Ohio. West of State Route 38, south of Old Xenia Road and west of Blaughter Avenue.

PRIOR DEED REFERENCES and OWNERSHIP:

Auditor's Parcel #14-00140.000

Valerie Gillispie, Trustee for *The Richard W. Holt Keystone Inheritance Trust*
36.070 Acres + 44.209 Acres for a
TOTAL = 100.280 Acres
O.R. 249, Page 2062

To be SPLIT as shown
into a 20.001 Acre TRACT and an 80.279 Acre REMAINDER

Auditor's Parcel #14-00140.001

Samuel B. Holt
0.893 Acres
O.R. 253, Page 887

BASIS OF BEARING: N84°52'40"E, Centerline of Blaughter Shown on Plat 51-07 Madison County Engineer's Records and described in O.R. 230, Page 1493.

SURVEYOR: Casey Elliott, PS 7759, State of Ohio

212 West High Street
London, Ohio 43140
(740)852-1300

INDEX OF PROPOSED EASEMENTS AND RIGHT-OF-WAYS

- (A) 50' wide driveway easement
- (B) Blaughter Avenue Right-of-way extension on 20.001 acre TRACT
- (C) Blaughter Avenue Right-of-way extension on 0.892 acre Lot
- (D) Blaughter Avenue Right-of-way extension on Thomas M. & Wanda Swyers property (D.B.297, Page 921).

INGRESS/EGRESS EASEMENT TO BE ABANDONED

Existing Ingress/Egress Easement on the 0.892 acre Lot to be abandoned (O.R. 253, Page 887) because the Blaughter Avenue Right-of-way extension replaces it.

LEGEND


- Monument found
- Monument set

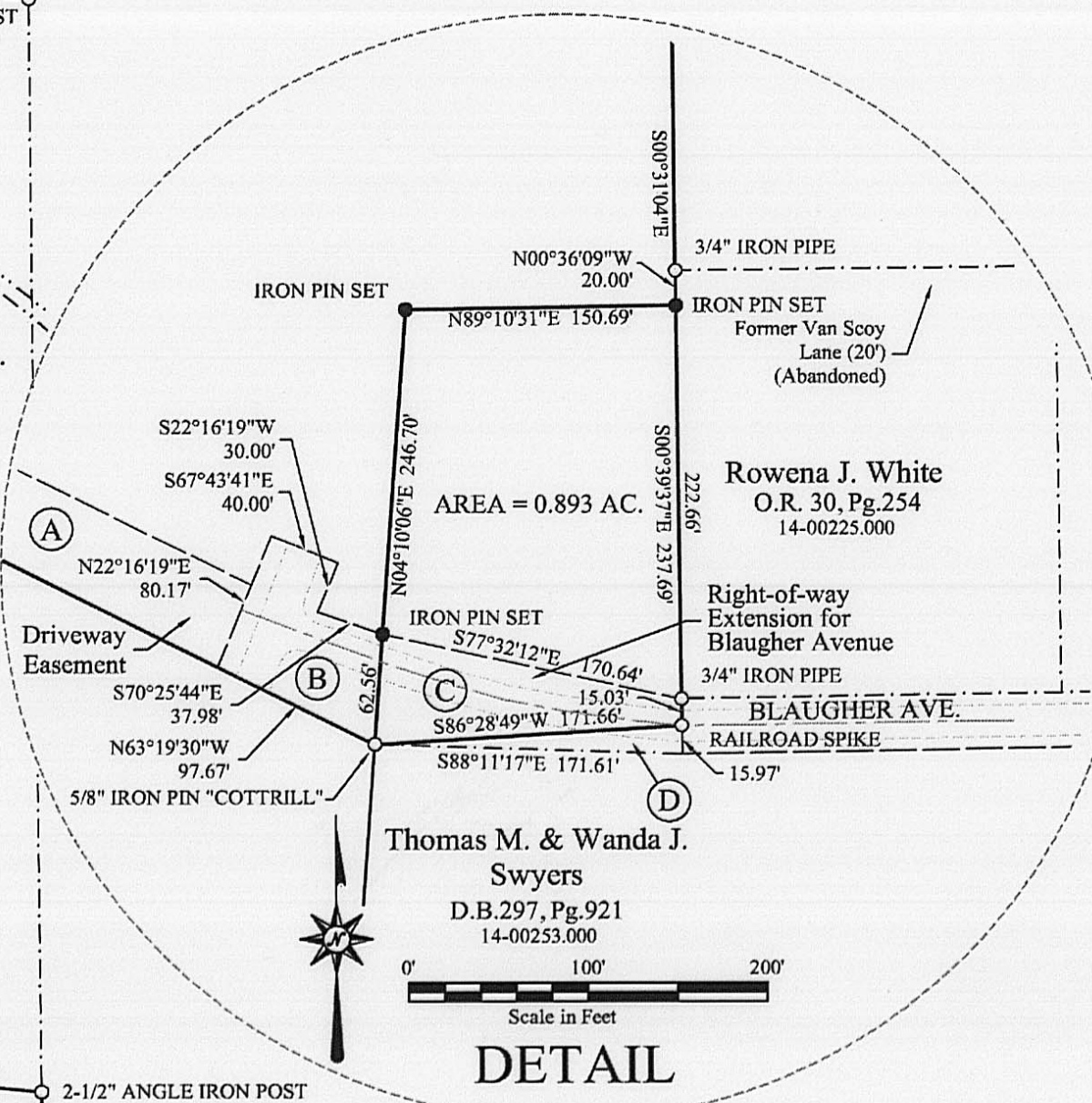
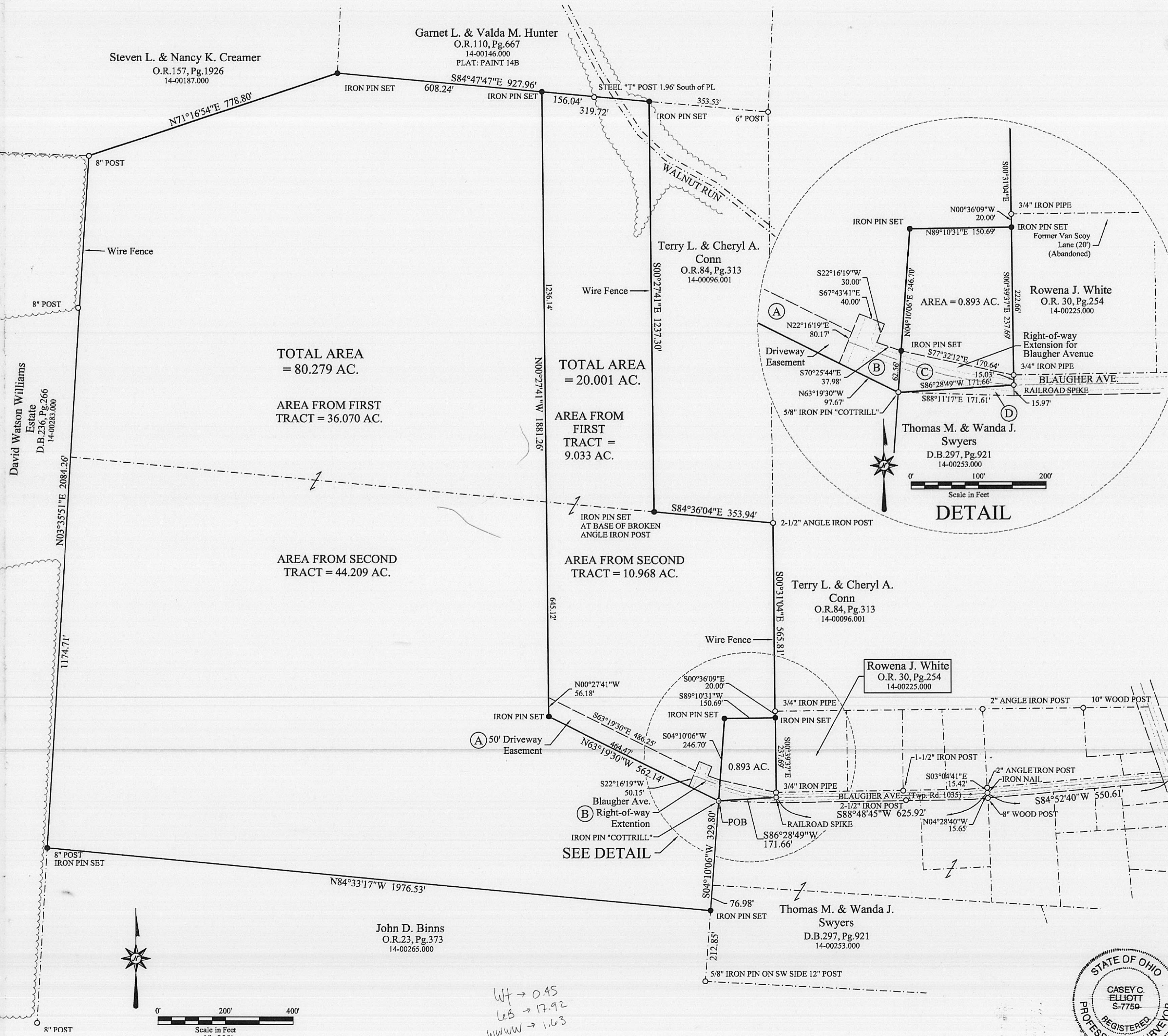
Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.

AREA TABLE SUMMARY

ORIGINAL AREA	
FIRST TRACT	= 45.103 ACRES
SECOND TRACT	= 55.177 ACRES
TOTAL AREA	= 100.280 ACRES
(101.125 ACRES PREVIOUS DEED)	
NEW 80.279 ACRE TRACT	
FIRST TRACT	= 36.070 ACRES
SECOND TRACT	= 44.209 ACRES
TOTAL AREA	= 80.279 ACRES
NEW 20.001 ACRE TRACT	
FIRST TRACT	= 9.033 ACRES
SECOND TRACT	= 10.968 ACRES
TOTAL AREA	= 20.001 ACRES
EXISTING LOT	= 0.893 ACRES

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 April 20109.


 Casey C. Elliott, PS 7759, State of Ohio

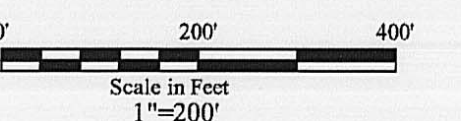


David Watson Williams Estate D.B.236, Pg.266 14-00283.000

N03°35'51"E 2084.26'

1174.71'

8" POST IRON PIN SET



Wf → 0.45
LeB → 17.92
www → 1.63

12-11

EXHIBIT A

DESCRIPTION OF A 0.893 ACRE LOT

For

SAMUEL B. HOLT

**in Virginia Military Survey 4387
Paint Township, Madison County, Ohio**

This description is for a 0.893 acre LOT in the name of Samuel B. Holt (Official Record 253, Page 887, Madison County Recorder, Auditor's Parcel #14-00140.001), located approximately 1500 feet west of State Route 38 and beyond the end of Blaugher Avenue (Township Road 1035, 31 foot Right-of-way by previous deed descriptions), in Virginia Military Survey 4387, Paint Township, Madison County, Ohio, and is further described as follows:

COMMENCING at a MAG Nail found at the intersection of the said Blaugher Avenue and State Route 38 at Centerline Station 510+64 (See *OHIO PROJECT S-155 MAD 38 9.70 1949* on file at Ohio Department of Transportation, District 7);

Thence S84°52'40"W, 550.61 feet, along the centerline of Blaugher Avenue to an iron nail found at the northeast corner of a property in the name of Thomas M. and Wanda J. Swyers (Deed Book 297, Page 921), said nail is witnessed by an iron angle fence corner at N03°04'41"W, 15.42 feet and an 8" wood fence post at S04°28'40"E, 15.65 feet;

thence S88°48'45"W, 625.92 feet, continuing along Blaugher Avenue to a railroad spike found at the southwest corner of a property in the name of Rowena J. White (O.R.30, Pg.254);

thence S86°28'49"W, 171.66 feet, along the north line of said Swyers to an iron pin found with a plastic identification cap engraved *COTTRILL PS6858*, located on the west side of an 8" diameter wood post, at the **TRUE POINT OF BEGINNING**;

thence N04°10'06"E, 246.70 feet, along the east line of the said Trust property, passing the proposed Right-of-way line of said Blaugher Avenue at 62.56 feet, to an iron pin set;

thence N89°10'31"E, 150.69 feet, along a south line of the said Trust property to an iron pin set in the ease line of the said White property, said pin set is S00°36'09"E, 20.00 feet from a ¾" diameter iron pipe found at the northwest corner of the said White property;

thence S00°39'37"E, 237.69 feet, along the west line of the said White property, passing a ¾" diameter iron pipe found in the north Right-of-way of the said Blaugher Avenue at 222.66 feet, to the said railroad spike found in the centerline of Blaugher Avenue;

thence S86°28'49"W, 171.66 feet, along a north line of the said Swyers property to the **TRUE POINT OF BEGINNING**.

- The LOT described is subject to a Right-of-way for Blaugher Avenue in Official Record _____, Page _____.
- The LOT described was subject to an Ingress/Egress Easement described in O.R. 253, Pg. 887 which was replaced by the Right-of-way for Blaugher Avenue.

The LOT described contains 0.893 acres. The BASIS OF BEARINGS is N84°52'40"E along the centerline of Blaugher Avenue as shown on plat 51-07 Madison County Engineer's Records and described in O.R. 230, Pg. 1493. 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 April 2010 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 05/19/10
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A
DESCRIPTION OF A
20.001 ACRE PARCEL
For
THE RICHARD W. HOLT
KEYSTONE INHERITANCE TRUST
in Virginia Military Survey 4387
Paint Township, Madison County, Ohio

This description is for a 20.001 acre parcel formed from a 100.280 acre property (consisting of a 45.103 acre tract, the *FIRST TRACT*, and a 55.177 acre *SECOND TRACT* as described in the previous deed) in the name of Valerie Gillispie, Trustee for The Richard W. Holt Keystone Inheritance Trust (Official Record 249, Page 2062, Madison County Recorder, Auditor's Parcel #14-00140.000), located approximately 1500 feet west of State Route 38 and beyond the end of Blaugher Avenue (Township Road 1035, 31 foot Right-of-way by previous deed descriptions), in Virginia Military Survey 4387, Paint Township, Madison County, Ohio, and is further described as follows:

COMMENCING at a MAG Nail found at the intersection of the said Blaugher Avenue and State Route 38 at Centerline Station 510+64 (See *OHIO PROJECT S-155 MAD 38 9.70 1949* on file at Ohio Department of Transportation, District 7);

Thence S84°52'40"W, 550.61 feet, along the centerline of Blaugher Avenue to an iron nail found at the northeast corner of a property in the name of Thomas M. and Wanda J. Swyers (Deed Book 297, Page 921), said nail is witnessed by an iron angle fence corner at N03°04'41"W, 15.42 feet and an 8" wood fence post at S04°28'40"E, 15.65 feet;

thence S88°48'45"W, 625.92 feet, continuing along Blaugher Avenue to a railroad spike found at the southwest corner of a property in the name of Rowena J. White (O.R.30, Pg.254);

thence S86°28'49"W, 171.66 feet, along the north line of said Swyers to an iron pin found with a plastic identification cap engraved *COTTRILL PS6858*, located on the west side of an 8" diameter wood post, at the **TRUE POINT OF BEGINNING**;

thence N63°19'30"W, 562.14 feet, into the original 100.280 acre property to an iron pin set on the south side of the existing farm lane;

thence N00°27'41"W, 1881.26 feet, passing the centerline of the existing farm lane at 10 feet, passing from the *SECOND TRACT* into the *FIRST TRACT* at 645.12 feet, to an iron pin set in the south line of a property in the name of Garnet L. and Valda M. Hunter (O.R.110, Pg.667);

thence S84°47'47"E, 319.72 feet, along the south line of the said Hunter property, passing an iron post at 156.04 feet which is 1.96 feet south of the property line, passing Walnut Run at about 220 feet, to an iron pin set, said pin set is 353.53 feet along the same line from a 6" diameter wood post;

thence S00°27'41"E, 1237.30 feet, along the east line of a property in the name of Terry L. and Cheryl A. Conn (O.R.84, Pg.313) to an iron pin set in the base of a broken, angle iron post at the southeast corner of the said *FIRST TRACT*;

thence S84°36'04"E, 353.94 feet, along the south line of the said Conn property to an existing 2-1/2" angle iron post;

thence S00°31'04"E, 565.81 feet, along the west line of the said Conn property to a 3/4" diameter iron pipe found at southwest corner of the said Conn property and the northwest corner of the said White property;

thence S00°36'09"E, 20.00 feet, along the west end of the abandoned Van Scoy Lane and the west line of the said White property to an iron pin set;

thence S89°10'31"W, 150.69 feet, along the north line of a property in the name of Samuel B. Holt (O.R.253, Pg.887) to an iron pin set;

thence S04°10'06"W, 246.70 feet, along the west line of the said Samuel B. Holt property to the **TRUE POINT OF BEGINNING**.

- **The parcel described is subject to a DRIVEWAY EASEMENT described herein:**

Commencing at the POINT OF BEGINNING described above

thence N63°19'30"W, 97.67 feet, to the TRUE POINT OF BEGINNING for the DRIVEWAY EASEMENT;

thence N63°19'30"W, 464.47 feet, along the new south line of the described parcel;

thence N00°27'41"W, 56.18 feet, along the west line of the described parcel;

thence S63°19'30"E, 486.25 feet, to the proposed Right-of-way of Blaugher Avenue;

thence S22°16'19"W, 50.15 feet to the TRUE POINT OF BEGINNING for the DRIVEWAY EASEMENT.

The southwest line of the easement follows the southwest line of the said parcel and is 50 feet wide. The DRIVEWAY EASEMENT contains 0.546 acres.

- **The parcel described is subject to a Right-of-way for Blaugher Avenue in Official Record _____, Pg. _____.**

The parcel described contains 20.001 acres (9.033 acres from the *FIRST TRACT* and 10.968 acres from the *SECOND TRACT*) which is part of the original 100.280 acre tract (101.154 acres by previous deed). The BASIS OF BEARINGS is N84°52'40"E along the centerline of Blaugher Avenue as shown on plat 51-07 Madison County Engineer's Records and described in O.R. 230, Pg. 1493. 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 April 2010 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 05/19/10
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A
DESCRIPTION OF AN
80.279 ACRE PARCEL
For
THE RICHARD W. HOLT
KEYSTONE INHERITANCE TRUST
in Virginia Military Survey 4387
Paint Township, Madison County, Ohio

This description is for an 80.279 acre parcel formed from a 100.280 acre property (consisting of a 45.103 acre *FIRST TRACT* and a 55.177 acre *SECOND TRACT* in the previous deed) in the name of Valerie Gillispie, Trustee for The Richard W. Holt Keystone Inheritance Trust (Official Record 249, Page 2062, Madison County Recorder, Auditor's Parcel #14-00140.000), located approximately 1500 feet west of State Route 38 and beyond the end of Blaugher Avenue (Township Road 1035, 31 foot Right-of-way), in Virginia Military Survey 4387, Paint Township, Madison County, Ohio and is further described as follows:

COMMENCING at a MAG Nail found at the intersection of the said Blaugher Avenue and State Route 38 at Centerline Station 510+64 (See OHIO PROJECT S-155 MAD 38 9.70 1949 on file at Ohio Department of Transportation, District 7);

Thence S84°52'40"W, 550.61 feet, along the centerline of Blaugher Avenue to an iron nail found at the northeast corner of a property in the name of Thomas M. and Wanda J. Swyers (Deed Book 297, Page 921), said nail is witnessed by an iron angle fence corner at N03°04'41"W, 15.42 feet and an 8" wood fence post at S04°28'40"E, 15.65 feet;

thence S88°48'45"W, 625.92 feet, continuing along Blaugher Avenue to a railroad spike found at the southwest corner of a property in the name of Rowena J. White (O.R.30, Pg.254);

thence S86°28'49"W, 171.66 feet, along the north line of said Swyers to an iron pin found with a plastic identification cap engraved *COTTRILL PS6858*, located on the west side of an 8" diameter wood post, at the **TRUE POINT OF BEGINNING**;

thence S04°10'06"W, 329.80 feet, along the west line of said Swyers to an iron pin set at the northeast corner of a property in the name of John D. Binns (O.R. 23, Pg. 373) said pin set is 212.85 feet along the same line from an iron pin found on the southwest side of a 12" diameter wood post located at the southwest corner of the said Swyers property;

thence N84°33'17"W, 1976.53 feet, along the north line of the said Binns property to an iron pin set in the east line of a property in the name of David Watson Williams Estate (D.B.236, Pg.266), said pin is on the west side of an 8" diameter wood post;

thence N03°35'51"E, 2084.26 feet, along the east line of the said Williams property, passing from the *SECOND TRACT* into the *FIRST TRACT* at 1174.71 feet, to an old 8" diameter wood post (said post is 1.7 feet east of a newer wood post) located at the northeast corner of the said Williams property;

thence N71°16'54"E, 778.80 feet, along a south line of a property in the name of Steven L. and Nancy K. Creamer (O.R.157, Pg.1926) to a pin set in the southeast corner of the said Creamer property;

thence S84°47'47"E, 608.24 feet, along the south line of a property in the name of Garnet L. and Valda M. Hunter (O.R.110, Pg.667) to an iron pin set, said pin is 319.72 feet from an iron pin set at the northeast corner of the original 100.280 acre Trust property;

thence S00°27'41"E, 1881.26 feet, through the original Trust property, passing from the *FIRST TRACT* into the *SECOND TRACT* at 1236.14 feet, to an iron pin set on the southwest side of an existing farm lane, 10 feet from the centerline of the lane;

thence S63°19'30"E, 562.14 feet, along the south side of the existing farm lane to the **TRUE POINT OF BEGINNING**.

- **The parcel described benefits from a DRIVEWAY EASEMENT established in O.R. _____, Pg. _____.**

The parcel described contains 80.279 acres, (36.070 acres from the *FIRST TRACT* and 44.209 acres from the *SECOND TRACT*) which is part of the original 100.280 acre tract (101.154 acres by previous deed). The BASIS OF BEARINGS is N84°52'40"E along the centerline of Blaugher Avenue as shown on plat 51-07 Madison County Engineer's Records and described in O.R. 230, Pg. 1493. 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 April 2010 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, State of Ohio

EXHIBIT A

DESCRIPTION OF A ROAD RIGHT-OF-WAY FOR BLAUGHER AVENUE EXTENSION

in Virginia Military Survey 4387
Paint Township, Madison County, Ohio

This description is for a **ROAD RIGHT-OF-WAY "B"**, over property in the name of Valerie Gillispie, Trustee for The Richard W. Holt Keystone Inheritance Trust (Official Record 249, Page 2062, Madison County Recorder, Auditor's Parcel #14-00140.000), **RIGHT-OF-WAY "C"** over property in the name of Samuel B. Holt (O.R. 253, Pg. 887, Parcel #14-00140.001) and **RIGHT-OF-WAY "D"** over property in the name of Thomas M. and Wanda J. Swyers (Deed Book 297, Page 921, parcel #14-000253.000) located approximately 1500 feet west of State Route 38 and beyond the end of Blaughter Avenue (Township Road 1035, 31 foot Right-of-way by previous deed descriptions), in Virginia Military Survey 4387, Paint Township, Madison County, Ohio, and is further described as follows:

COMMENCING at a MAG Nail found at the intersection of the said Blaughter Avenue and State Route 38 at Centerline Station 510+64 (See *OHIO PROJECT S-155 MAD 38 9.70 1949* on file at Ohio Department of Transportation, District 7);

Thence S84°52'40"W, 550.61 feet, along the centerline of Blaughter Avenue to an iron nail found at the northeast corner of a property in the name of Thomas M. and Wanda J. Swyers (Deed Book 297, Page 921), said nail is witnessed by an iron angle fence corner at N03°04'41"W, 15.42 feet and an 8" wood fence post at S04°28'40"E, 15.65 feet;

thence S88°48'45"W, 625.92 feet, continuing along Blaughter Avenue to a railroad spike found at the southwest corner of a property in the name of Rowena J. White (O.R.30, Pg.254);

thence S86°28'49"W, 171.66 feet, along the north line of said Swyers to an iron pin found with a plastic identification cap engraved *COTTRILL PS6858*, located on the west side of an 8" diameter wood post, which is the common **TRUE POINT OF BEGINNING** for RIGHT-OF-WAY parcels "B", "C" and "D";

RIGHT-OF-WAY "B", from the TRUE POINT OF BEGINNING;

thence N63°19'30"W , 97.67 feet, along the southwest line of the said Gillispie property to a point;

thence N22°16'19"E , 80.17 feet, into the said Gillispie property to a point;

thence S67°43'41"E , 40.00 feet, to a point;

thence S22°16'19"W , 30.00 feet, to a point;

thence S70°25'44"E , 37.98 feet, to a point in the west line of a property in the name of Samuel B. Holt (O.R. 253, Pg. 887);

thence S04°10'06"W, 62.56 feet, to the TRUE POINT OF BEGINNING of RIGHT-OF-WAY "B".

Said RIGHT-OF-WAY "B" contains 0.136 acres.

RIGHT-OF-WAY "C", from the TRUE POINT OF BEGINNING;

thence N04°10'06"E, 62.56 feet, to along the west line of the said Holt property to a point;

thence S77°32'12"E , 170.64 feet, along the north line of Right-of-way "C" to a ¾" diameter iron pipe found in the southwest corner of a property in the name of Rowena J. White (O.R. 30, Pg. 254);

thence S00°39'37"E, 15.03 feet, to a railroad spike found at the southeast corner of the said Holt property and the center of Blaughter Avenue;

thence S86°28'49"W, 171.66 feet, to the TRUE POINT OF BEGINNING of RIGHT-OF-WAY "C".

Said RIGHT-OF-WAY "C" contains 0.151 acres.

RIGHT-OF-WAY "D", from the TRUE POINT OF BEGINNING;

thence N86°28'49"E, 171.66 feet, to the said railroad spike found a the southeast corner of the said Holt property;

thence S00°39'37"E , 15.97 feet, to a point on the south Right-of-way of the said Blaughter Avenue;

thence N88°11'17"W , 171.61 feet, to **TRUE POINT OF BEGINNING**,

Said RIGHT-OF-WAY "D" contains 0.031 acres.

The BASIS OF BEARINGS is N84°52'40"E along the centerline of Blaughter Avenue as shown on plat 51-07 Madison County Engineer's Records and described in O.R. 230, Pg. 1493. 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 April 2010 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
Casey C. Elliott, PS 7759, State of Ohio

05/19/10