

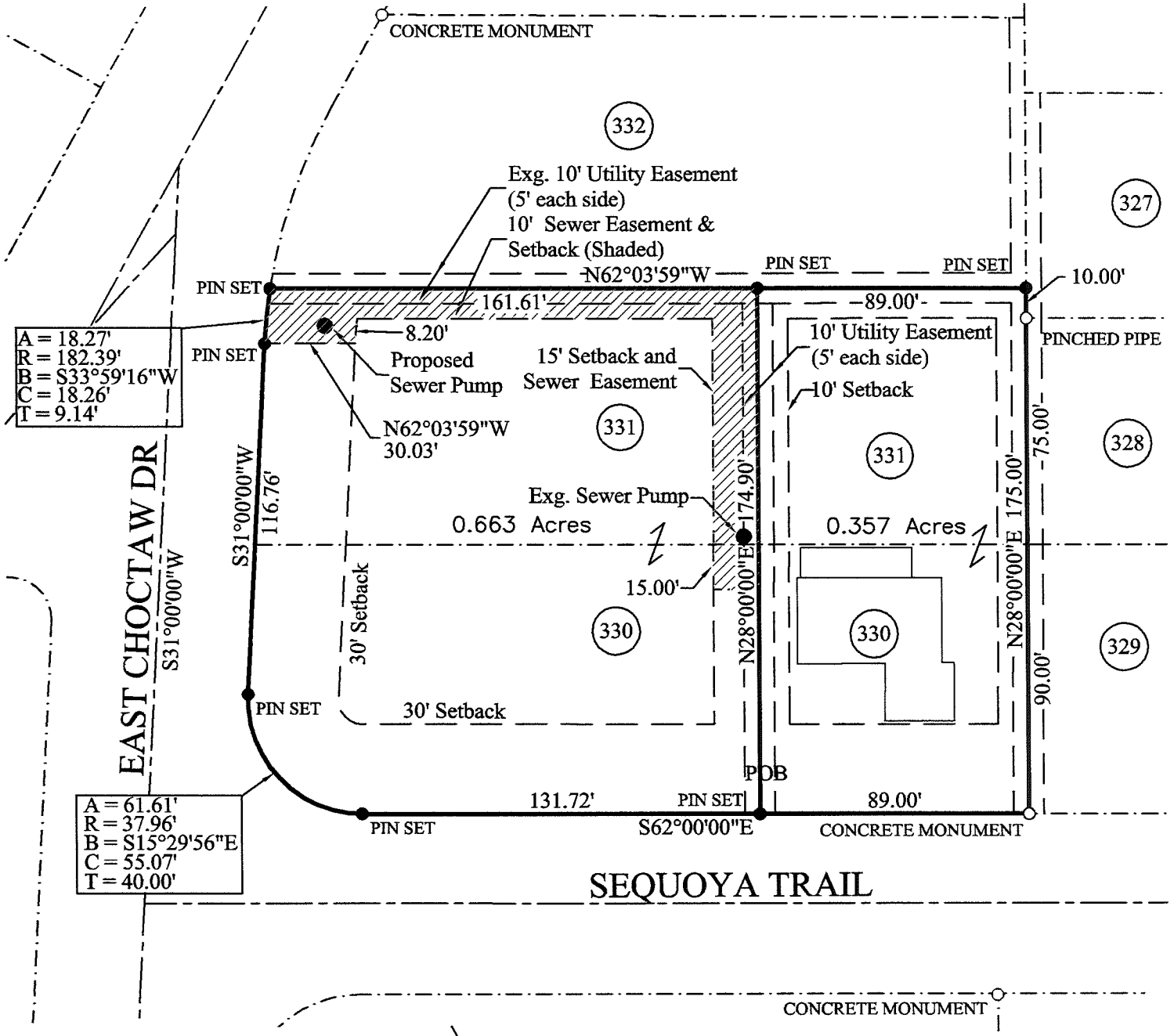
**EXHIBIT B**  
**RE-PLAT OF LOTS 330, 331**  
**CHOCTAW LAKE SUBDIVISION**  
**V.M.S. 3900, Somerford Twp., Madison County, Ohio**

**LOCATION:** Lots 330 and 331, Choctaw Lake Subdivision (Cabinet B, Sheet 19, 20, 23 Recorder's Office), in Virginia Military Survey 3900, Somerford Township, Madison County, Ohio

**PRIOR DEED REFERENCE:** Official Records 258, Page 1280

**OWNER:** Robert C. and Harriet W. Dana

**BASIS OF BEARING:** Centerline of East Choctaw Drive, Choctaw Lake Subdivision Plat Sheet 3, Map 2



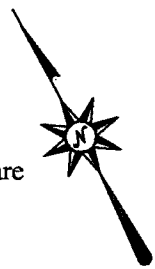
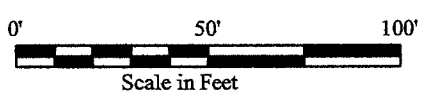
A = 18.27'  
R = 182.39'  
B = S33°59'16\"W  
C = 18.26'  
T = 9.14'

A = 61.61'  
R = 37.96'  
B = S15°29'56\"E  
C = 55.07'  
T = 40.00'

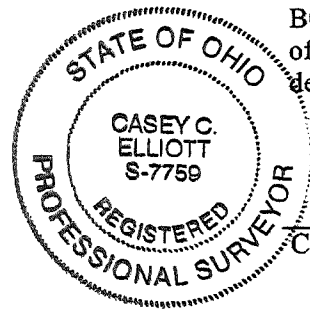
**LEGEND**

- Monument found
- Monument set

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



**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 November 2010.



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

11/15/2010

# EXHIBIT A

## DESCRIPTION OF A 0.357 ACRE RE-PLAT OF LOTS 330 AND 331 CHOCTAW LAKE SUBDIVISION in Virginia Military Survey 3900 Somersford Township, Madison County, Ohio

This description is for a 0.357 acre tract consisting of parts of Lot 330 and Lot 331, Choctaw Lake Subdivision (Cabinet B, Sheet 19, 20, and 23, Madison County Recorder) in the name of Robert C. and Harriet W. Dana (Official Records 258, 1280, Madison County Recorder), located on the northeast corner of Sequoia Trail and East Choctaw Drive in Virginia Military Survey 3900, Somersford Township, Madison County, Ohio and is further described as follows:

Commencing at a concrete monument found on the northeast Right-of-way of Sequoia Trail, said monument marks the common southern corner of Lot 330 and Lot 329 as shown on the said plat of Choctaw Lake, then N62°00'00"W, 89.00 feet, along the northeast Right-of-way of Sequoia Trail, to an iron pin set at the **TRUE POINT OF BEGINNING** of this description;

thence S62°00'00"E, 89.00 feet, to the said concrete monument;

thence N28°00'00"E, 175.00 feet, along the southeast line of Lots 330 and 331 and the northwest line of Lots 329, 328 and 327, passing a pinched iron pipe at 165.00 feet, to an iron pin set;

thence N62°03'59"W, 89.00 feet, along the southwest line of Lot 332 and the northeast line of Lot 331 to an iron pin set;

thence S28°00'00"W, 174.90 feet, through Lots 331 and 330 to the **TRUE POINT OF BEGINNING**.

The lot is subject to utility easements as follows (See Exhibit B attached):

A new five foot wide *common utility easement* is established along the new northwest property line for all public and private utilities, with the same restrictions and benefits assigned to current common utility easements within Lake Choctaw Subdivision.

A new *sanitary sewer easement*, in addition to the common utility easements, is established, along the northwest property line as shown on Exhibit B attached, with the same benefits and restrictions as the existing sanitary sewer easements within Lake Choctaw Subdivision.

The existing common utility easement and the sanitary sewer easement along the common line between Lots 330 and 331 are to be abandoned when the new easements are accepted.

The tract described contains 0.357 acres and is subject to all easements, Rights-of-way and deed restrictions of record except as noted herein. The BASIS OF BEARINGS is S31°00'00"W along the centerline of East Choctaw Drive as shown on the Plat for Choctaw Lake Subdivision (Cabinet B, Sheets 19, 20, and 23) Madison Recorder's Records. 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 October and November 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

11/15/2010

# EXHIBIT A

## DESCRIPTION OF A 0.663 ACRE RE-PLAT OF LOTS 330 AND 331 CHOCTAW LAKE SUBDIVISION in Virginia Military Survey 3900 Somerset Township, Madison County, Ohio

This description is for a 0.663 acre tract consisting of parts of Lot 330 and Lot 331, Choctaw Lake Subdivision (Cabinet B, Sheet 19, 20, and 23, Madison County Recorder) in the name of Robert C. and Harriet W. Dana (Official Records 258, 1280, Madison County Recorder), located on the northeast corner of Sequoia Trail and East Choctaw Drive in Virginia Military Survey 3900, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at a concrete monument found on the northeast Right-of-way of Sequoia Trail, said monument marks the common southern corner of Lot 330 and Lot 329 as shown on the said plat of Choctaw Lake, then N62°00'00"W, 89.00 feet, along the northeast Right-of-way of Sequoia Trail, to an iron pin set at the **TRUE POINT OF BEGINNING** of this description;

Thence N28°00'00"E, 174.90 feet, across Lot 330 and Lot 331, to an iron pin set in the northeast line of Lot 331 and the southwest line of Lot 332;

Thence N62°03'59"W, 161.61 feet, to an iron pin set at the northernmost corner of said Lot 331 and a corner of Lot 332;

Thence with a curve to the left, with an arc length of 18.27 feet, a radius of 182.39 feet, chord bearing S33°59'16"W, chord length 18.26 feet, and a delta angle 05°44'22", along the east Right-of-way of East Choctaw Drive, to an iron pin set;

Thence S31°00'00"W, 116.76 feet, continuing along the east Right-of-way of East Choctaw Drive to an iron pin set;

Thence with a curve to the left, with an arc length of 61.61 feet, a radius of 37.96 feet, chord bearing S15°29'56"E, chord length 55.07 feet, and a delta angle 92°59'52", to an iron pin set;

Thence S62°00'00"E, 131.72 feet, along the north Right-of-way of Sequoia Drive to the **TRUE POINT OF BEGINNING**.

The lot is subject to utility easements as follows (See Exhibit B attached):

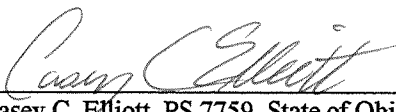
A new five foot wide *common utility easement* is established along the new southeast property line for all public and private utilities, with the same restrictions and benefits assigned to current common utility easements within Lake Choctaw Subdivision.

A new *sanitary sewer easement*, in addition to the common utility easements, is established, along the southeast and northeast property lines as shown on Exhibit B attached, with the same benefits and restrictions as the existing sanitary sewer easements within Lake Choctaw Subdivision.

The existing common utility easement and the sanitary sewer easement along the common line between Lots 330 and 331 are to be abandoned when the new easements are accepted.

The tract described contains 0.663 acres and is subject to all easements, Rights-of-way and deed restrictions of record except as noted herein. The BASIS OF BEARINGS is S31°00'00"W along the centerline of East Choctaw Drive as shown on the Plat for Choctaw Lake Subdivision (Cabinet B, Sheets 19, 20, and 23) Madison Recorder's Records. 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 October and November 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

11/15/2010