

**PLAT OF A 1.000 ACRE TRACT
SPLIT FROM A
A 126.95 ACRE PROPERTY
IN THE NAME OF
NANCY K. TINGLEY et. al.
V.M.S. 4126, Somerford Twp., Madison County, Ohio**

LOCATION: West side of State Route 56, 800 feet north of State Route 187 in Virginia Military Survey 4126, Somerford Township, Madison County, Ohio

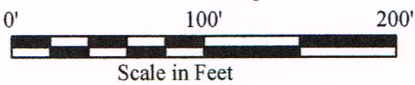
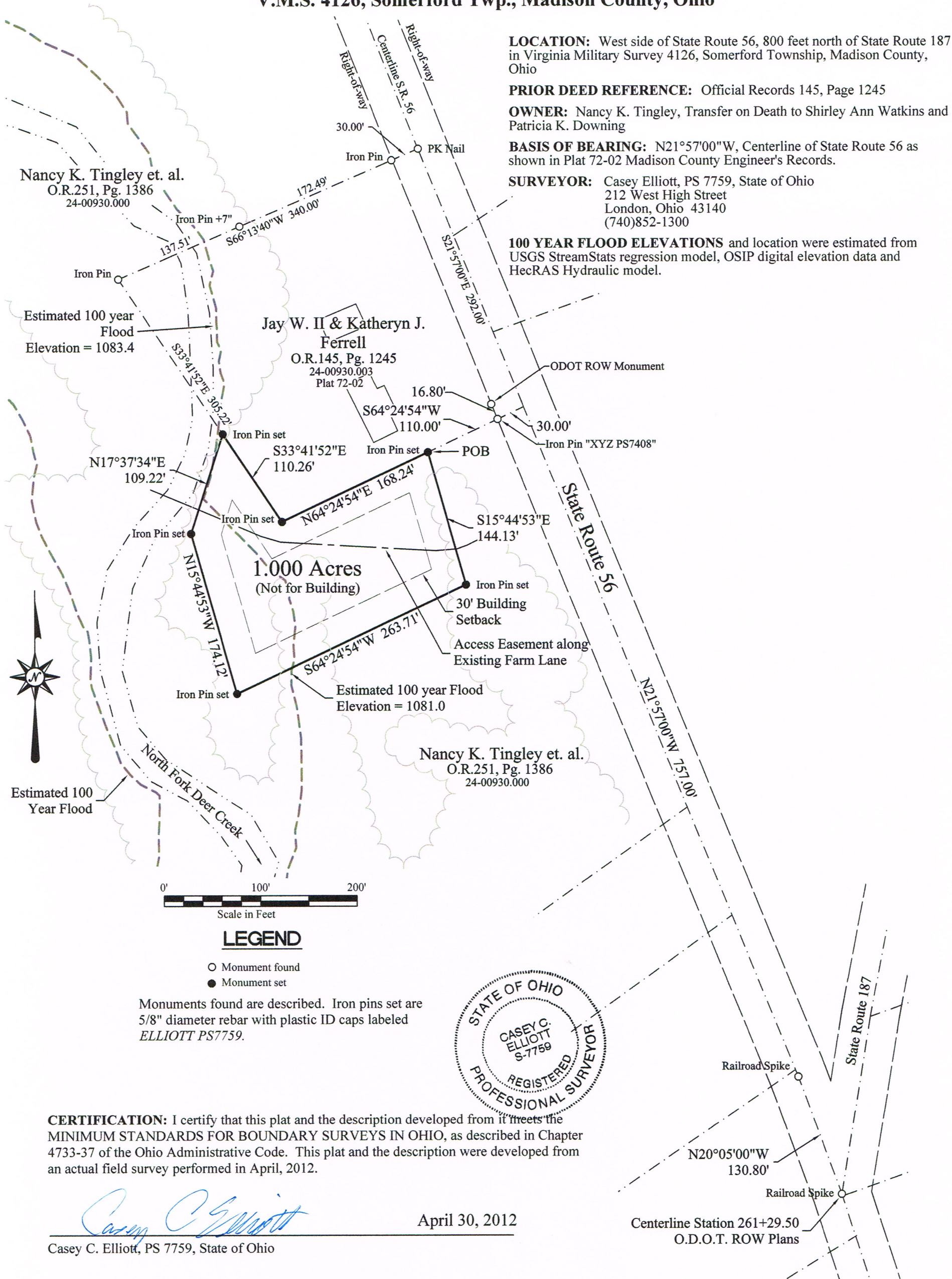
PRIOR DEED REFERENCE: Official Records 145, Page 1245

OWNER: Nancy K. Tingley, Transfer on Death to Shirley Ann Watkins and Patricia K. Downing

BASIS OF BEARING: N21°57'00"W, Centerline of State Route 56 as shown in Plat 72-02 Madison County Engineer's Records.

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

100 YEAR FLOOD ELEVATIONS and location were estimated from USGS StreamStats regression model, OSIP digital elevation data and HecRAS Hydraulic model.



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 April, 2012.

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

April 30, 2012

N20°05'00"W
130.80'
Railroad Spike
Centerline Station 261+29.50
O.D.O.T. ROW Plans

EXHIBIT A
DESCRIPTION OF
A 1.000 ACRE TRACT SPLIT
From
A 126.95 ACRE PROPERTY
In the name of Nancy K. Tingley et. al.
in Virginia Military Survey 4126
Somerford Township, Madison County, Ohio

This description is for a 1.000 acre tract of land split from an original 126.954 acre property (by deed) in the name of Nancy K. Tingley, Transfer on Death to Shirley Ann Watkins and Patricia K. Downing (Official Records 231, Page 1836, Madison County Recorder, Auditor's Parcel #24-00930.000), in Somerford Township, Madison County, Ohio and is further described as follows:

COMMENCING at a railroad spike at the intersection of State Route 187 and State Route 56 at Centerline Station 261+29.50 (Madison County O.D.O.T. Right of Way Plans S.H. 194, Sheet 10 of 14, Section E and F);

Thence N20°05'00"W, 130.80 feet, to a railroad spike found in the centerline of State Route 56;

Thence N21°57'00"W, 757.00 feet, along the centerline of State Route 56 to a point at the southeast corner of a property in the name of Jay W. Ferrel II and Kathryn J. Ferrel (O.R. 145, Page 1245);

Thence S64°24'54"W, 110.00 feet, along the south line of the said Ferrel property, passing an iron pin found in the Right-of-way of State Route 56 with an identification cap XYZ PS7408 at 30.00 feet, said pin is S21°57'00"E, 16.80 feet, from an O.D.O.T Right-of-way monument found, to an iron pin set at the TRUE POINT OF BEGINNING;

Thence S15°44'53"E, 144.13 feet, into the said Tingley property to an iron pin set;

Thence S64°24'54"W, 263.71 feet, to an iron pin set;

Thence N15°44'53"W, 174.12 feet, to an iron pin set;

Thence N17°37'34"E, 109.22 feet, to an iron pin set in the west line of the said Ferrel property;

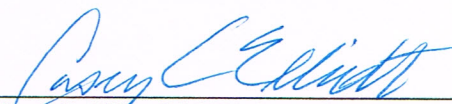
Thence S33°41'52"E, 110.26 feet, along the west line of the said Ferrel property;

Thence N64°24'54"E, 168.24 feet, along the south line of the said Ferrel property to the TRUE POINT OF BEGINNING.

The 1.000 acre tract is subject to an *Access Easement* along an existing driveway to provide access for farm equipment and supplies from State Route 56 to a low water crossing over the North Fork of Deer Creek. Said easement shall expire when ownership is passed from the current deed (O.R. 231, Pg. 1836).

The described TRACT contains 1.000 acres. The BASIS OF BEARINGS is S21°57'00"E along centerline of State Route 56 as shown on Plat 72-02 on file at the Madison County Engineer's office. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled ELLIOTT PS7759 unless otherwise described. This description is based on a survey performed in April 2012 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.



 04/30/2012
Casey C. Elliott, PS 7759, State of Ohio