

LEGEND

Road Centerline	U.S. 42
Property Line (offsite)	---
Property Line	====
Right of Way	ROW
Easement	Easement
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

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

**PLAT OF SURVEY
Of a 1.650 Acre TRACT**

In the Name of
Timothy C. Peart

Located in V.M.S. 4514, Paint Township,
Madison County, Ohio

Purpose Survey of 1.650 Acre TRACT.
 Owner Timothy C. Peart, Trustee of the Timothy C. Peart Trust 01/24/12.
 Parcels 14-00200.001 Madison County Auditor
 Prior Deed References Official Records 273, Page 2634, Madison County Recorder
 Location Located on the east side of Davis Road (County Road 95) in Virginia Military Survey 4514, Paint Township, Madison County, Ohio.
 Basis of Bearings N00°58'14"W along the centerline of Davis Road (County Road 95) as established by GPS Observation in State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2010)).
 Surveyor: Casey Elliott, PS7759, Ohio
 212 West High Street
 London, Ohio 443140
 740-852-1300

CERTIFICATION:

I certify that this plat and the description developed from it meet 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 September 2017.

Casey Elliott 09/04/2017
 Casey C. Elliott, PS 7759, State of Ohio Date

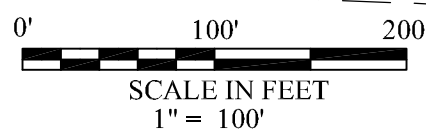
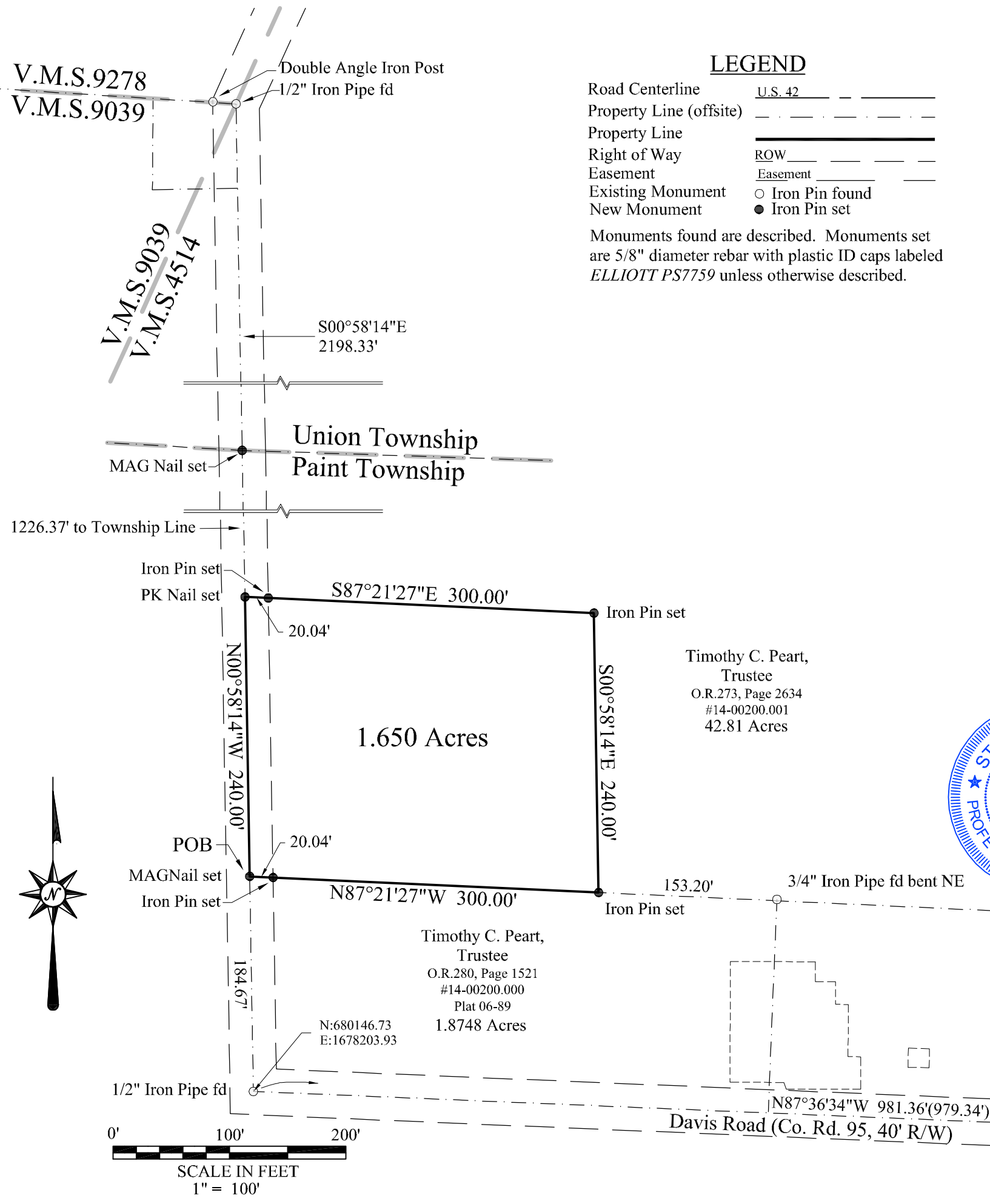


EXHIBIT A

DESCRIPTION of a 1.650 Acre TRACT

In the Name of

Timothy C. Peart, Trustee
in Virginia Military Survey 4514
Paint Township, Madison County, Ohio

This description is for a 1.650 acre Tract, part of a 42.81 acre property in the name Timothy C. Peart, *Trustee of the Timothy C. Peart Trust 01/24/12* (Official Records 273, Page 2634, Auditor's Parcel 14-00200.001) located on the east side of Davis Road, in Virginia Military Survey 4514, Paint Township, Madison County, Ohio and is further described as follows:

Commencing at a 1/2 inch Iron Pipe found at the southwest corner of a 1.8748 acre property in the name of Timothy C. Peart, Trustee of the *Timothy C. Peart Trust UTD 1/24/12*, (O.R.280, Page 1521) at a point of intersection of Davis Road, said Iron Pipe is N87°36'34"W, 981.36 feet, along the centerline of said Davis Road, from a 3/4 inch Iron Pipe found with an identification cap engraved *RET 6552*;

Thence N00°58'14"W, 184.67 feet, along the west line of the said 1.8748 acre property and the centerline of said Davis Road to a MAGNail™ set at the TRUE POINT OF BEGINNING;

Thence N00°58'14"W, 240.00 feet, continuing along the centerline of said Davis Road and the west line of the said 42.81 acre property to a PK Nail set, said PK Nail is S00°58'14"E, 1226.37 feet from a MAGNail™ set at the intersection of the Union Township, Paint Township line and the centerline of said Davis Road, and is S00°58'14"E, 2198.33 feet, from a 1/2 inch Iron Pipe found at the intersection of V.M.S. 9278, 9039 and 4514 and a point of intersection of said Davis Road;


Thence S87°21'27"E, 300.00 feet, into the said 42.81 acre property, passing an Iron Pin set at 20.04 feet in the R/W of said Davis Road, to an iron pin set;

Thence S00°58'14"E, 240.00 feet, to an Iron Pin set in the north line of the said 1.8748 acre property;

Thence N87°21'27"W, 300.00 feet, along the north line of the said 1.8748 acre property, passing an iron pin set in the R/W of said Davis Road at 279.96 feet, to the TRUE POINT OF BEGINNING.

Said property contains 1.650 acres in V.M.S. 4514 and Paint Township. The **BASIS OF BEARINGS is N00°58'14"W** along the centerline of Davis Road as established by a G.P.S. survey data adjusted to State Plane Coordinate System 3402 OHIO SOUTH (NAD83-2010). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise noted. This description is based on a survey performed in September 2017 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 and is not valid unless signed by the surveyor.




Casey C. Elliott, PS 7759, State of Ohio

09/04/2017