



14450 St. Rt. 56 W. Mt. Sterling, OH 43143
(614)774-8577 FAX(740)447-9865

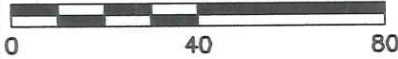
0.196 Acres

Somerford Twp. Madison Co., State of Ohio



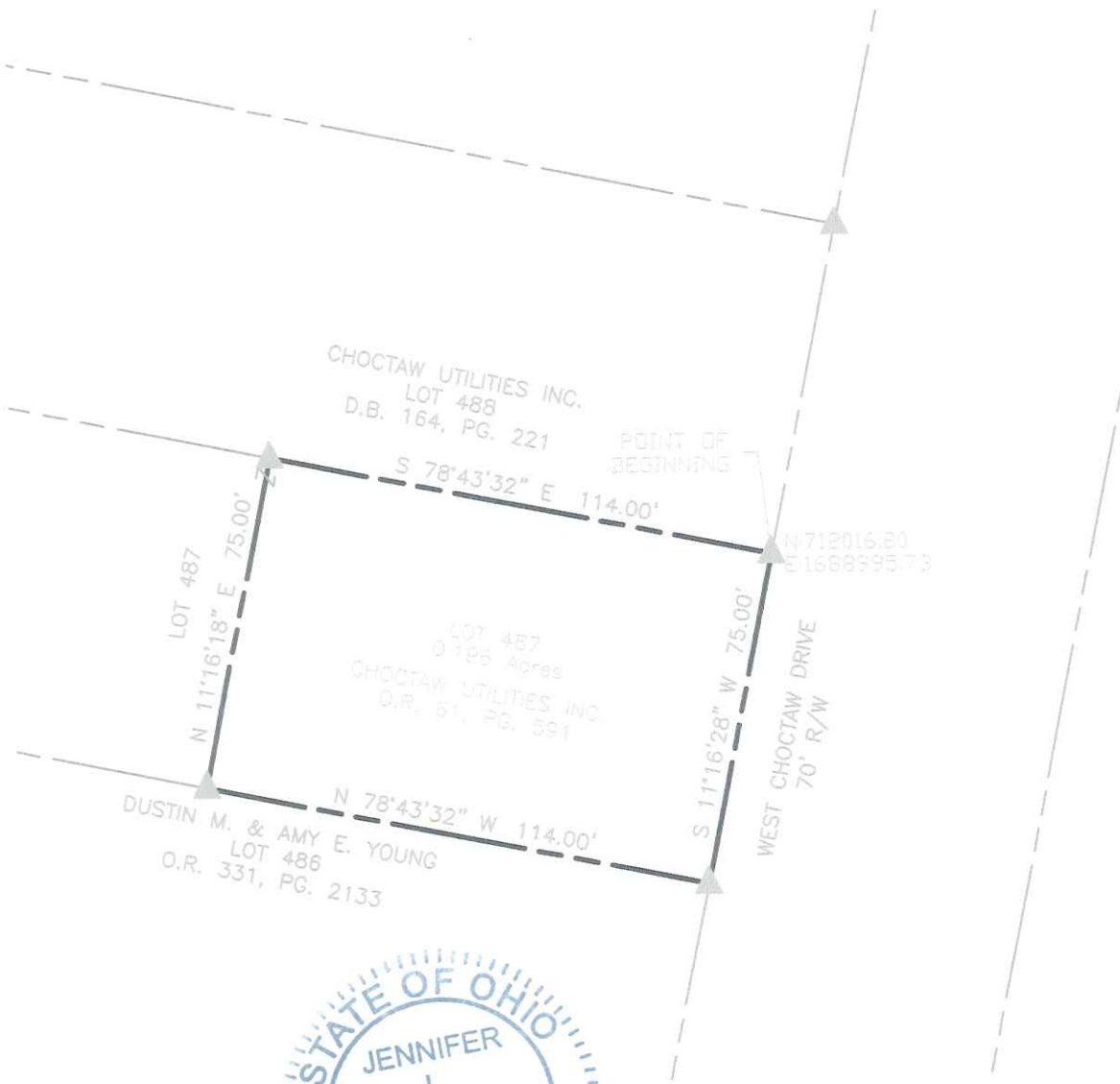
NORTH

SCALE IN FEET



LEGEND

▲ IRON PIPE SET



Situate

Situate in the State of Ohio, County of Madison, Township of Somerford, and being part of Lot 487 of the Lake Choctaw Subdivision Map No. 3, as shown and delineated in Volume 2, Pages 39, 41 and 43 and being conveyed to Choctaw Utilities Inc., by deed of record in Official Record 61, Page 591.

Basis of Bearings

The bearings are based on the centerline of West Choctaw Drive as being of South 11°16'28" West, as observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

SURVEYOR'S CERTIFICATE

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN JULY, 2017.

JLB 8-21-17
Jennifer L. Blue, P.S. Date
Registered Surveyor No. 8382

DRAWN BY: JB	JOB NUMBER Choc-487
FIELD WORK BY: JB	
DATE: 7/17	
SCALE: 1" = 40'	

BLUE-J SURVEYING, LLC
14450 State Route 56 West
Mount Sterling, Oh 43143
PH. 614-774-8577

Description of a 0.196 Acre Tract

Situate in the State of Ohio, County of Madison, Township of Somerford, VMS #3725, and being part of Lot 487 of the Lake Choctaw Subdivision Map No. 3, as shown and delineated in Volume 2, Pages 39, 41 and 43, Parcel # 24-00646.000, and being conveyed to Choctaw Utilities Inc., by deed of record in Official Record 61, Page 591, all records herein are from the Recorder's Office, Madison County, Ohio, said 0.196 acre tract being more particularly described as follows:

Beginning, at an iron pin set at the northeast corner of said Lot 487 and the southeast corner of Lot 488 of the Lake Choctaw Subdivision Map No. 3, as conveyed to said Choctaw Utilities, Inc. by deed of record in Deed Book 164, Page 221, said iron pin also being in the westerly right-of-way line of West Choctaw Drive (70' R/W);

Thence South $11^{\circ}16'23''$ West, a distance of 75.00 feet, to an iron pin set at the southeast corner of said Lot 487 and the northeast corner of Lot 486 as being conveyed to Dustin M. Young and Amy E. Young, by deed of record in Official Record 331, Page 2133;

Thence North $78^{\circ}43'32''$ West, a distance of 114.00 feet, along the line common to said Lot 487 and said Lot 486, to an iron pin set;

Thence North $11^{\circ}16'18''$ East, a distance of 75.00 feet, over and across said Lot 487, to an iron pin set in the line common to said Lot 487 and Lot 488;

Thence South $78^{\circ}43'32''$ East, a distance of 114.00 feet, along the line common to said Lot 487 and Lot 488, to the POINT OF BEGINNING, containing 0.196 acres or land more or less. Being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the centerline of West Choctaw Drive as being of South $11^{\circ}16'28''$ West, as observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

All set iron rebar are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382".

The description is based on an actual field survey as performed by Blue-J Surveying LLC in July, 2017 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.



BLUE-J SURVEYING, LLC

JL Blue 8-21-17

Jennifer L. Blue, P.S. 8382 Date