

SURVEY PLAT

for
3075 and 3125 Potawambie Drive
 in the Name of
Brian & Amanda Knowles

and
Michael A. & Robin Rubin

Lots 542-546, Choctaw Lake Subdivision Section 4
 Somerford Township, Madison County, Ohio

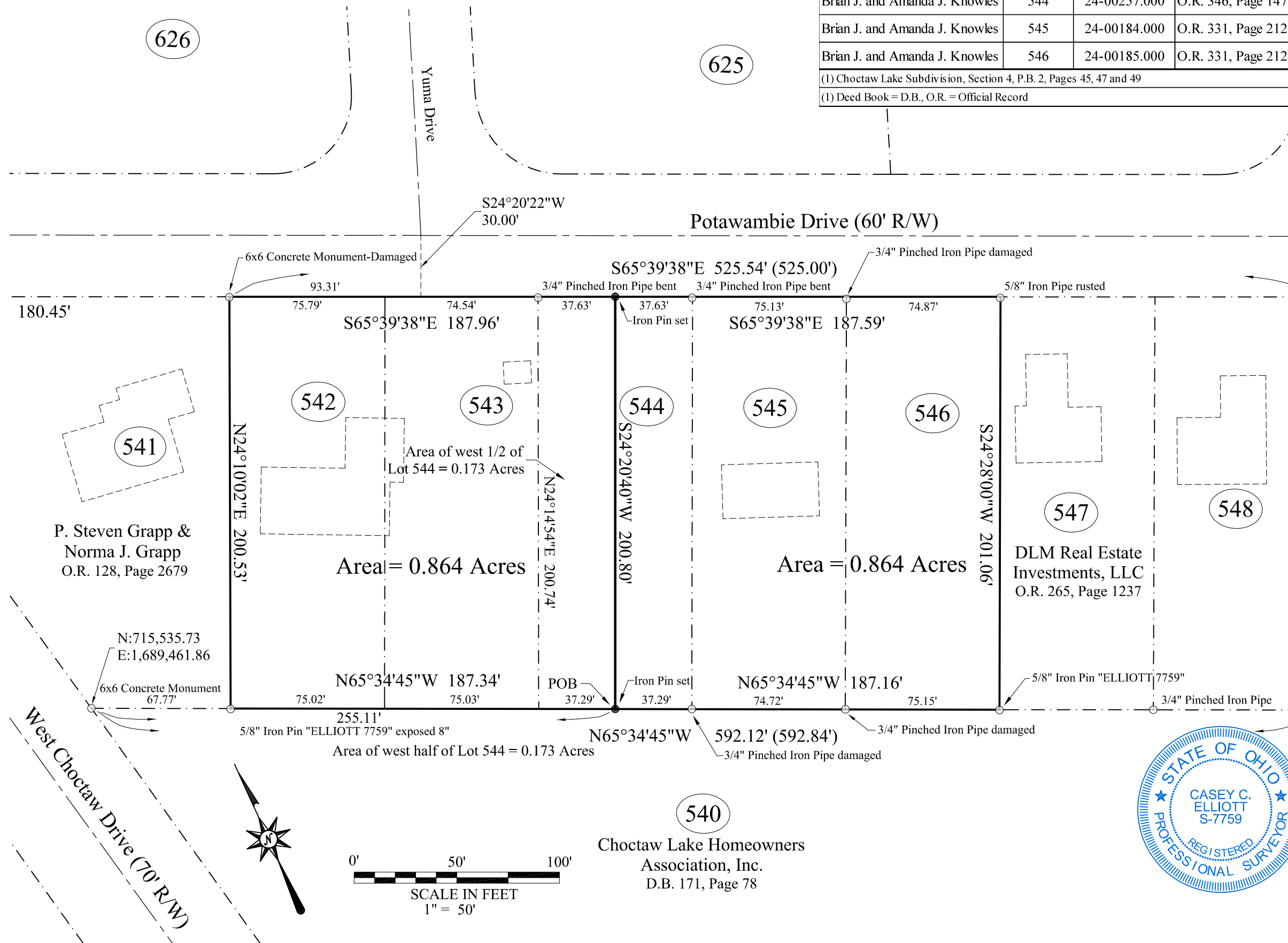
Location Lots 542, 543, 544, 545 and 546, Choctaw Lake Subdivision, Section 4, Plat Volume 2, Pages 45, 47, and 49, in Virginia Military Survey 6200, Somerford Township, Madison County, State of Ohio.

Surveyor Casey Elliott, PS7759, State of Ohio
 212 West High Street
 London, Ohio 43140

Basis of Bearing - S65°39'38"E along the southwest R/W of said Potawambie Drive established by GPS Observation corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2010)).

OWNERSHIP SUMMARY			
Owner	Lot Number ⁽¹⁾	Auditor's Parcel Number	Deed Reference ⁽²⁾
Michael A. and Robin Rubin	542	24-00876.000	O.R. 313, Page 1036
Michael A. and Robin Rubin	543	24-00875.000	O.R. 313, Page 1036
Brian J. and Amanda J. Knowles	544	24-00257.000	O.R. 346, Page 147
Brian J. and Amanda J. Knowles	545	24-00184.000	O.R. 331, Page 2120
Brian J. and Amanda J. Knowles	546	24-00185.000	O.R. 331, Page 2120

(1) Choctaw Lake Subdivision, Section 4, P.B. 2, Pages 45, 47 and 49
 (1) Deed Book = D.B., O.R. = Official Record



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.

SURVEYOR'S CERTIFICATION - I certify that this plat 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 June 2018.

Casey C. Elliott 08/15/2019
 Casey C. Elliott, PS 7759, State of Ohio

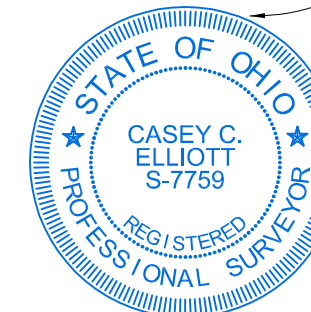


EXHIBIT A
Description of a 0.173 Acre Property
Consisting of
The Northwest Part of LOT 544
Choctaw Lake Subdivision Section 4
In Virginia Military Survey 6200
Somerford Township, Madison County, Ohio

This description is for a 0.173 acre property which consists of the northwest part of Lot 544 in *Choctaw Lake Subdivision, Section 4*, (Plat Book 2, Pages 45, 47 and 49), in the name of *Brian J. and Amanda J. Knowles* (O.R. 346, Page 147, #24-00257.000), Virginia Military Survey 6200, Somerford Township, Madison County, Ohio and is further described as follows:

Commencing at a 6"x6" Concrete Survey Monument at the northernmost corner of Lot 540 (Choctaw Lake Property Owner's Association, Inc., Deed Book, 171, Page 78), the southwest corner of Lot 541 (P. Steven Grapp and Norma J. Grapp, O.R. 128, Page 2679) and in the east Right-of-way of West Choctaw Drive (70 foot R/W);

Thence S65°34'45"E, 255.11 feet, along the northeast line of lot 540, to an Iron Pin set at the TRUE POINT OF BEGINNING.

Thence N65°34'45"W, 37.29 feet, back along the northeast line of the said lot 540, to the southwest corner of Lot 544 and the southeast corner of Lot 543, (*Michael A. & Robyn Ruble*, Official Record 313, Page 1036), said corner is 217.82 feet, from the said Concrete Survey Monument;

Thence N24°14'54"E, 200.74 feet, along the southeast line of said Lot 543 to a 3/4 inch bent Pinched Iron Pipe in the southwest R/W of Potawamie Drive (60' R/W) at the northeast corner of said Lot 543;

Thence S65°39'38"E, 37.63 feet, along the southwest R/W of said Potawamie Drive and the northeast line of said Lot 544, to an Iron Pin set;

Thence S24°20'40"W, 200.80 feet, through Lot said 544, to the TRUE POINT OF BEGINNING.

Said property contains 0.173 acres in said Lot 544 of Choctaw Lake Subdivision Section 4, in Virginia Military Survey 6200, Somerford Township, Madison County, Ohio. The **Basis of Bearing is S65°39'38"E** along the southwest R/W of said Potawamie Drive as measured by G.P.S. observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2010)). This description is based on a survey performed in July and August 2019 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. 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

08/15/2019

EXHIBIT A
Description of a 0.864 Acre Property
Consisting of
LOTS 542, 543 and Part of LOT 544
Choctaw Lake Subdivision Section 4
In Virginia Military Survey 6200
Somerford Township, Madison County, Ohio

This description is for a 0.864 acre property in the name of *Michael A. & Robyn Ruble*, (Official Record 313, Page 1036, Madison County, Lot 542, Auditor's Parcel #24-00876.000 and Lot 543, #24-00875.000) and *Brian J. and Amanda J. Knowles* (O.R. 346, Page 147, part of Lot 544, #24-00257.000) in *Choctaw Lake Subdivision, Section 4*, (Plat Book 2, Pages 45, 47 and 49), Virginia Military Survey 6200, Somerford Township, Madison County, Ohio and is further described as follows:

Commencing at a 6"x6" Concrete Survey Monument at the northernmost corner of Lot 540 (Choctaw Lake Property Owner's Association, Inc., Deed Book, 171, Page 78), the southwest corner of Lot 541 (P. Steven Grapp and Norma J. Grapp, O.R. 128, Page 2679) and in the east Right-of-way of West Choctaw Drive (70 foot R/W);

Thence S65°34'45"E, 255.11 feet, along the northeast line of lot 540, to an Iron Pin set at the TRUE POINT OF BEGINNING.

Thence N65°34'45"W, 187.34 feet, back along the northeast line of the said lot 540, passing the southwest corner of Lot 544 at 37.29 feet, the southwest corner of Lot 543 at 112.32 feet, to an Iron Pin found exposed 8" with an Identification Cap engraved *ELLIOTT 7759* at the southernmost corner of Lot 541, said Iron Pin is 67.77 feet, from the said Concrete Survey Monument;

Thence N24°10'02"E, 200.53 feet, along the southeast line of said Lot 541 to a damaged 6"x6" Concrete Monument in the southwest R/W of said Potawamie Drive at the northeast corner of said Lot 541;

Thence S65°39'38"E, 187.96 feet, along the southwest R/W of said Potawamie Drive, passing the northeast corner of Lot 542 at 75.79 feet, the intersection of Yuma Drive with Potawamie Drive (offset 30.00 feet left) at 93.31 feet, a pinched 3/4 inch Iron Pin (bent) at the northeast corner of Lot 543 at 150.33 feet, to an Iron Pin set;

Thence S24°20'40"W, 200.80 feet, through Lot 544 to the TRUE POINT OF BEGINNING.

Said property contains 0.864 acres in Lots 542, 543 and part of 544, Choctaw Lake Subdivision, Section 4, in Virginia Military Survey 6200, Somerford Township, Madison County, Ohio. The **Basis of Bearing is S65°39'38"E** along the southwest R/W of said Potawamie Drive as measured by G.P.S. observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2010)). This description is based on a survey performed in July and August 2019 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. 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

08/15/2019

EXHIBIT A
Description of a 0.864 Acre Property
Consisting of
LOTS 545, 546 and Part of LOT 544
Choctaw Lake Subdivision Section 4
In Virginia Military Survey 6200
Somerford Township, Madison County, Ohio

This description is for a 0.864 acre property in the name of *Brian J. and Amanda J. Knowles* (Official Record 346, Page 147, part of Lot 544, #24-00257.000 and O.R. 331, Page 2120, Lot 545, #24-00184.000 and Lot 546, #24-00185.000) in *Choctaw Lake Subdivision, Section 4*, (Plat Book 2, Pages 45, 47 and 49), Virginia Military Survey 6200, Somerford Township, Madison County, Ohio and is further described as follows:

Commencing at a 6"x6" Concrete Survey Monument at the northernmost corner of Lot 540 (Choctaw Lake Property Owner's Association, Inc., Deed Book, 171, Page 78), the southwest corner of Lot 541 (P. Steven Grapp and Norma J. Grapp, O.R. 128, Page 2679) and in the east Right-of-way of West Choctaw Drive (70 foot R/W);

Thence S65°34'45"E, 255.11 feet, along the northeast line of lot 540, to an Iron Pin set at the TRUE point of beginning.

Thence N24°20'40"E, 200.80 feet, through Lot 544, to an Iron Pin set in the southwest R/W of Potawamie Drive (60 foot R/W);

Thence S65°39'38"E, 187.59 feet, along the southwest R/W of said Potawamie Drive, passing a 3/4 inch Pinched Iron Pipe slightly bent at the northeast corner of Lot 544 at 37.63 feet, a damaged 3/4 inch Pinched Iron Pipe at the northeast corner of Lot 545 at 112.76 feet, to a rusted 5/8 inch Iron Pipe at the northwest corner of Lot 547 (DLM Real Estate Investments, LLC, O.R. 265, Page 1237);

Thence S24°28'00"W, 201.06 feet, along the northwest line of said Lot 547, to a 5/8" Iron Pipe found with an ID Cap engraved *ELLIOTT 7759* in the northeast line of said Lot 540;

Thence N65°34'45"W, 187.16 feet, along the northeast line of said Lot 540, passing a damaged 3/4 inch Pinched Iron Pipe at 75.15 feet at the southwest corner of Lot 546, and a damaged 3/4 inch Pinched Iron Pipe at 149.87 feet at the southwest corner of Lot 545, to the TRUE POINT OF BEGINNING.

Said property contains 0.864 acres in Lots 545, 546 and part of 544, Choctaw Lake Subdivision, Section 4, in Virginia Military Survey 6200, Somerford Township, Madison County, Ohio. The **Basis of Bearing is S65°39'38"E** along the southwest R/W of said Potawamie as measured by G.P.S. observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2010)). This description is based on a survey performed in July and August 2019 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. 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

08/15/2019