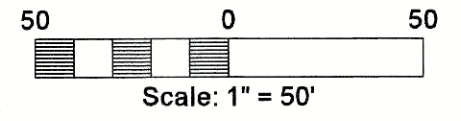


REFERENCES:  
 DEEDS AS NOTED  
 COUNTY MAPS  
 PREVIOUS SURVEYS  
 EXISTING MONUMENTS



- LEGEND:
- ⊗ FOUND RAILROAD SPIKE
  - FOUND 5/8" IRON PIN
  - FOUND 3/4" IRON PIN
  - POINT
  - ⊕ SET RAILROAD SPIKE
  - ⊙ SET MAGNETIC NAIL
  - △ SET 5/8" IRON PIN & I.D. CAP STAMPED, "SHARRETT - 8019"

NOTES:

BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF JAMES W., JOHN M., GARY L., & LARRY D. ZORNES & PATRICIA A. KEIGLEY AS RECORDED IN OFFICIAL RECORD 367, PAGE 1580 OF THE MADISON COUNTY RECORDER'S OFFICE.

BEING ALL OF PARCEL NUMBER 11-00366.000, A 0.88 ACRE TRACT (0.856 ACRES AS SURVEYED).

ALL 5/8" x 30" IRON PINS WITH PLASTIC IDENTIFICATION CAPS ARE STAMPED, "SHARRETT - 8019"

BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN ON DECEMBER 3rd, 2021 USING THE ODOT CORS VIRTUAL REFERENCE SYSTEM (VRS) AND ARE TO BE USED TO DENOTE ANGLES ONLY.

PARCEL 11-00332.000  
 2.00 AC. TR.  
 BENJAMIN & RUBY WEAVER  
 OFFICIAL RECORD 326,  
 PAGE 326

PARCEL 11-00042.000  
 1.143 AC. TR.  
 CONRAD I. & WILLIAM, JR. TROYER  
 OFFICIAL RECORD 314,  
 PAGE 1372

0.856  
 ACRE TRACT

PARCEL 11-00185.000  
 2.00 AC. TR.  
 DEBORAH A. PUTNEY  
 OFFICIAL RECORD 392,  
 PAGE 92

(0.856 ACRE TRACT)

Beginning for reference on a set railroad spike located at the intersection of the centerline of East Street - County Road 132 and Arthur Bradley Road;

Thence along the center of East Street - County Road 132, North 43° 32' 36" West a distance of 273.24 feet to a magnetic nail set being the principal place of beginning of the tract herein described;

Thence continuing along the center of East Street - County Road 132, North 43° 32' 36" West a distance of 115.30 feet to a magnetic nail set on the southerly corner of a 1.143 acre tract (Official Record 314, Page 1372);

Thence leaving the center of East Street - County Road 132 and along the property line of the 1.143 acre tract, North 46° 27' 24" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 35.00 feet, going a total distance of 323.40 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the property line of a 2.00 acre tract (Official Record 326, Page 326);

Thence along the property line of the 2.00 acre tract, South 43° 32' 36" East a distance of 115.30 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the northerly corner of a 2.00 acre tract (Official Record 392, Page 92);

Thence along the property line of the 2.00 acre tract, South 46° 27' 24" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 283.40 feet, going a total distance of 323.40 feet to the principal place of beginning, containing 0.856 acres more or less and being subject to the right of way of East Street - County Road 132 and all other legal easements of record.

POINT OF REFERENCE:  
 SET RAILROAD SPIKE LOCATED AT  
 THE INTERSECTION OF THE CENTERLINE  
 OF EAST STREET - COUNTY ROAD 132  
 AND ARTHUR BRADLEY ROAD

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 3rd DAY OF DECEMBER, 2021 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

*Paul Sharrett* 12-3-21  
 PAUL SHARRETT, PS 8019 DATE

THIS PLAT IS NOT VALID WITHOUT BLUE INK SEAL BELOW:



**PSPS SURVEYING, INC.**

740-775-3548  
 800-848-3548

PAUL SHARRETT  
 PROFESSIONAL SURVEYOR  
 8720 ST. RT. 138  
 CLARKSBURG, OHIO 43115

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION

SHEET	REVISIONS		FOR: JAMES W., JOHN M., GARY L., & LARRY D. ZORNES, & PATRICIA A. KEIGLEY
			SITUATED IN VIRGINIA MILITARY SURVEY 7473, MONROE TOWNSHIP, MADISON COUNTY, STATE OF OHIO.
JOB MA2101	DRAWN N.R.S.	DATE 12/3/2021	FILENAME: MA2101.DWG

**EXHIBIT "A"**  
**(0.856 ACRE TRACT)**

*Being a tract of land that is now or formerly in the name of James W. Zornes, John M. Zornes, Larry D. Zornes and Patricia A. Keigley as recorded in Official Record 387, Page 1560 of the Madison County Recorder's Office and is situated in Virginia Military Survey (V.M.S.) 7473, Monroe Township, Madison County, State of Ohio and being more particularly described as follows:*

*Beginning for reference on a set railroad spike located at the intersection of the centerline of East Street - County Road 132 and Arthur Bradley Road;*

*Thence along the center of East Street – County Road 132, North 43° 32' 36" West a distance of 273.24 feet to a magnetic nail set being the **principal place of beginning** of the tract herein described:*

*Thence continuing along the center of East Street – County Road 132, North 43° 32' 36" West a distance of 115.30 feet to a magnetic nail set on the southerly corner of a 1.143 acre tract (Official Record 314, Page 1372);*

*Thence leaving the center of East Street – County Road 132 and along the property line of the 1.143 acre tract, North 46° 27' 24" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 35.00 feet, going a total distance of 323.40 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the property line of a 2.00 acre tract (Official Record 326, Page 326);*

*Thence along the property line of the 2.00 acre tract, South 43° 32' 36" East a distance of 115.30 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the northerly corner of a 2.00 acre tract (Official Record 392, Page 92);*

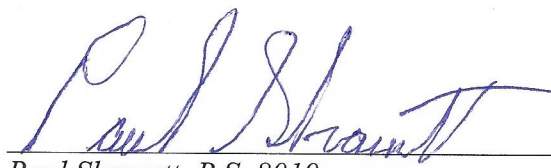
*Thence along the property line of the 2.00 acre tract, South 46° 27' 24" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 283.40 feet, going a total distance of 323.40 feet to the **principal place of beginning**, containing **0.856 acres** more or less and being subject to the right of way of East Street – County Road 132 and all other legal easements of record.*

*Being all of Auditor's Parcel 11-00366.000, a 0.88 acre tract (0.856 acres as surveyed).*

*All iron pins set being 5/8"X30" with 1-1/4" plastic identification caps stamped "SHARRETT-8019".*

*Bearings based on GPS observations taken December 3, 2021, utilizing the ODOT Cors Virtual Reference System (VRS) and are to be used to denote angles only.*

*The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, December 3, 2021 [MA2101].*

  
Paul Sharrett, P.S. 8019

*12-3-21*  
Date

