

A SURVEY of A 0.404 Acre Split, A 5.426 Acre Join and a 4.419 Acre Remainder

In Virginia Military Surveys 2883,
Monroe Township, Madison County, Ohio

LOCATION: Located at 7120 and 7170 Woods and West Avenue (County Road 125, 50 foot Right-of-way) 1200 feet south of the intersection of Josiah-Morris Road (C.R. 126, 45' R/W), in Virginia Military District 2883, in Monroe Township, Madison County, Ohio.

OWNER Ronald & Beth J. Evans
AUDITOR's PIN 11-00246.007
RECORDER'S DEED Official Record 12, Page 476

OWNER Patrick M. Martin, Trustee of the *Patrick M. Martin Trust* dated November 2, 1999

AUDITOR's PIN 11-00246.002
DEED O.R. 299, Page 321

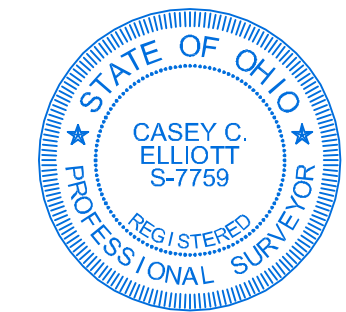
BASIS OF BEARING: $S04^{\circ}57'27''E$ along the centerline of said Woods & West Ave. and the east side of the surveyed lots. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
 212 West High Street
 London, Ohio 43140
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 casey.elliott@engineer.com

LEGEND

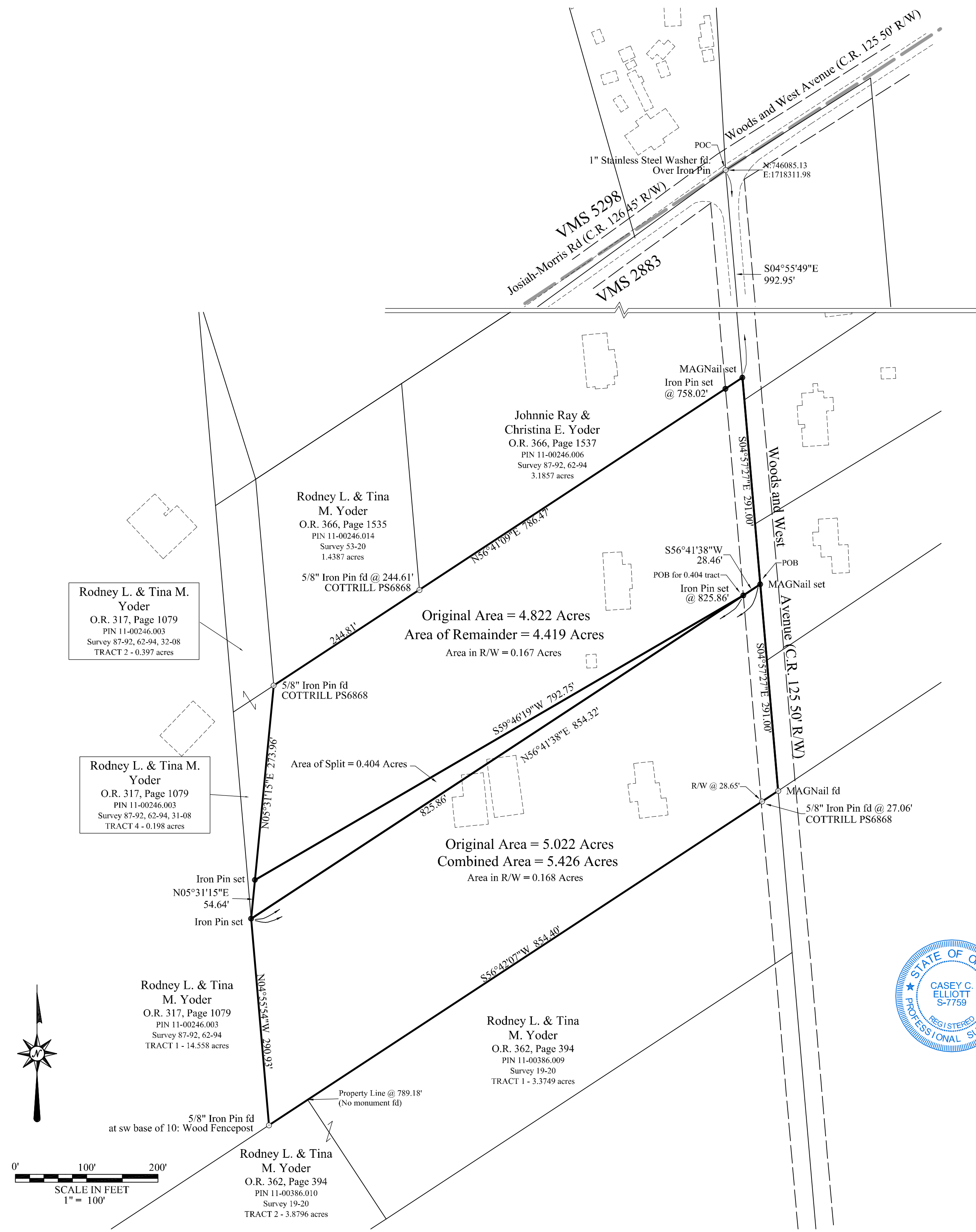
- Road Centerline U.S. 42 - - - - -
 - Property Line (offsite) - - - - -
 - Property Line ————
 - Right of Way R/W - - - - -
 - Easement Easement - - - - -
 - Existing Monument \circ Iron Pin found
 - New Monument \bullet Iron Pin set
- Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled *ELLIOTT PS7759* unless otherwise described.

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 October and November 2021.



Casey C. Elliott
 Casey C. Elliott, PS 7759, State of Ohio
 21171

11/08/2021



0' 100' 200'
 SCALE IN FEET
 1" = 100'

EXHIBIT A
Description of
A 0.404 Acre Split
In the Name of
Ronald & Beth J. Evans

Located in Virginia Military Survey 2883
Monroe Township, Madison County, Ohio

This description is for a 0.404 acre property split from a 4.822 acre property in the name of Ronald and Beth J. Evans (Official Records 12, Page 476, PIN 11-00246.007, Madison County), located on the west side of Woods and West Avenue (County Road 125, 50 foot Right-of-way), 1200 feet south of the intersection of said Woods & West and Josiah-Morris Road (C.R. 126, 45' R/W), in V.M.S. 2883, Monroe Township, Madison County, Ohio and is further described as follows:

Commencing at a stainless steel washer found over an Iron Pin located at the intersection of said Woods & West Ave, and Josiah-Morris Road, thence S04°55'49"E, 992.95 feet, along the center of said Woods & West Ave. to a MAGNail set at the southeast corner of a 3.1857 acre property in the name of Johnnie Ray & Christina E. Yoder (O.R. 366, Page 1537) and the northernmost corner of the said Evans property;

Thence S04°57'27"E, 291.00 feet, along the east line of the said Evans property, to a MAGNail set at the northern corner of a 5.022 acre property in the name of Patrick M. Martin, Trustee of the *Patrick M. Martin Trust dated November 2, 1999, as amended* (O.R. 299, Page 321);

Thence S56°41'38"W, 28.46 feet, along the northwest line of the said Martin property to an Iron Pin set in the west R/W of said Woods & West Ave. at the TRUE POINT OF BEGINNING;

Thence S56°41'38"W, 825.86 feet, along the northwest line of the said Martin property, to an Iron Pin set in the east line of a 14.558 acre property in the name of Rodney L. & Tina M. Yoder (O.R. 317, page 1079, Tract 1), and the southern point of a 0.198 acre property also in the name of said Yoder (Tract 4);

Thence N05°31'15"E, 54.64 feet, along the east line of the said 0.198 acre Tract 4, to an Iron Pin set;

Thence N59°46'19"E, 792.75 feet, through the said 4.822 acre Evans property to the TRUE POINT OF BEGINNING;

The said property split contains 0.404 acres leaving a remainder of 4.419 acres all in V.M.S. 2883, Monroe Township, Madison County, Ohio. The **Basis of Bearings is S04°57'27"E** along the centerline of said Woods & West Ave. and the east side of the 4.822 acre property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)), established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in October and November 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 11/08/2021
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
A 5.426 Acre Property

Located in Virginia Military Survey 2883
Monroe Township, Madison County, Ohio

This description is for a 5.426 acre property consisting of a 0.404 acre split in the name of Ronald and Beth J. Evans (Official Records 12, Page 476, PIN 11-00246.007 Madison County), and a 5.022 acre property in the name of Patrick M. Martin, Trustee of the *Patrick M. Martin Trust dated November 2, 1999, as amended* (O.R. 299, Page 321, PIN 11-00246.002), located on the west side of Woods and West Avenue (County Road 125, 50 foot Right-of-way), 1200 feet south of the intersection of said Woods & West and Josiah-Morris Road (C.R. 126, 45' R/W), in V.M.S. 2883, Monroe Township, Madison County, Ohio and is further described as follows:

Commencing at a stainless steel washer found over an Iron Pin located at the intersection of said Woods & West Ave, and Josiah-Morris Road, thence S04°55'49"E, 992.95 feet, along the center of said Woods & West Ave. to a MAGNail set at the southeast corner of a 3.1857 acre property in the name of Johnnie Ray & Christina E. Yoder (O.R. 366, Page 1537) and the northernmost corner of the said Evans property;

Thence S04°57'27"E, 291.00 feet, along the east line of the said Evans property, to a MAGNail set at the northern corner of the said Patrick M. Martin, Trustee property at the TRUE POINT OF BEGINNING;

Thence S04°57'27"E, 291.00 feet, continuing along the centerline of said Woods & West Ave. and the east side of the said Martin property, to a MAGNail found at the northernmost corner of a 3.3749 acre property in the name of Rodney L. and Tina M. Yoder (O.R. 362, Page 394, TRACT 1);

Thence S56°42'07"W, 854.40 feet, along the northwest line of the said Yoder property, passing a 5/8 inch Iron Pipe found with an I.D. Cap engraved *COTTRILL PS6868* at 27.06 feet, the west R/W of said Woods & West Ave. at 28.65 feet and the northern most corner of a 3.8796 acre property in the name of said Yoder (O.R. 362, Page 394, TRACT 2) at 789.18 feet (monument missing), to a 5/8 inch Iron Pin found at the southwest base of a 10 inch Wood Post at the southeast corner of a 14.558 acre property in the name of said Yoder (O.R. 317, Page 1079, TRACT 1);

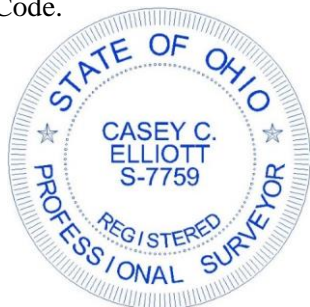
Thence N04°55'54"W, 290.93 feet, along the east line of the said 14.558 acre Yoder property to an Iron Pin set at the southern corner of 0.198 property in the name of said Yoder (TRACT 4), in the west line of the said 14.558 acre TRACT 1, and at the southernmost corner of the said Evans property;

Thence N05°31'15"E, 54.64 feet, along the east line of said Yoder (TRACT 4) and the west line of the said Evans property to an Iron Pin set;

Thence N59°46'19"E, 792.75 feet, through the said Evans property to an Iron Pin set in the west R/W of said Woods & West Avenue;

Thence N56°41'38"E, 28.46 feet, to the TRUE POINT OF BEGINNING;

The property joined contains 5.426 acres, 5.022 acres in the name of said Martin, Trustee and 0.404 acres in the name of said Evans, including 0.168 acres within the R/W of said Woods & West Ave., all in V.M.S. 2883, Monroe Township, Madison County, Ohio. The **Basis of Bearings is S04°57'27"E** along the centerline of said Woods & West Ave. and the east side of the surveyed properties. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011))., established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in October and November 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 11/08/2021
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
A 4.419 Acre Property
In the Name of
Ronald & Beth J. Evans

Located in Virginia Military Survey 2883
Monroe Township, Madison County, Ohio

This description is for a 4.419 acre property remaining from a 4.822 acre property in the name of Ronald and Beth J. Evans (Official Records 12, Page 476, PIN 11-00246.007, Madison County), located on the west side of Woods and West Avenue (County Road 125, 50 foot Right-of-way), 1200 feet south of the intersection of said Woods & West and Josiah-Morris Road (C.R. 126, 45' R/W), in V.M.S. 2883, Monroe Township, Madison County, Ohio and is further described as follows:

Commencing at a stainless steel washer found over an Iron Pin located at the intersection of said Woods & West Ave, and Josiah-Morris Road, thence S04°55'49"E, 992.95 feet, along the center of said Woods & West Ave. to a MAGNail set at the southeast corner of a 3.1857 acre property in the name of Johnnie Ray & Christina E. Yoder (O.R. 366, Page 1537) and the northeast corner of the said Evans property;

Thence S04°57'27"E, 291.00 feet, along the east line of the said Evans property, to a MAGNail set at the northern corner of a 5.022 acre property in the name of Patrick M. Martin, Trustee of the *Patrick M. Martin Trust dated November 2, 1999, as amended* (O.R. 299, Page 321) at the TRUE POINT OF BEGINNING;

Thence S56°41'38"W, 28.46 feet, to an Iron Pin set in the west R/W of said Woods & West Ave.;

Thence S59°46'19"W, 792.75 feet, along the northwest line of a 0.404 acre split in the name of said Evans to an Iron Pin set in the east line of a 0.198 acre property in the name of Rodney L. and Tina M. Yoder (O.R. 317, Page 1079, TRACT 4);

Thence N05°31'15"E, 273.96 feet, along the east line of the said Yoder property to a 5/8 inch Iron Pin found with an I.D. Cap engraved *COTTRILL PS6868* in the southeast corner of a 0.397 acre property in the name of said Yoder (TRACT 2) and the southernmost corner of a 1.4387 acre property in the name of said Yoder (O.R. 366, Page 1535);

Thence N56°41'09"E, 786.47 feet, along the southeast line of the said 1.4387 acre Yoder property, passing a 5/8" Iron Pin found with an I.D. Cap engraved *COTTRILL PS6868* at 244.81 feet, at the southernmost corner of the said Johnnie Ray Yoder property, passing an Iron Pin set in the west R/W of the said Woods & West Ave. at 758.02 feet, to the said MAGNail set at the southeast corner of the said Johnnie Ray Yoder property and the center of said Woods & West Ave.;

Thence S04°57'27"E, 291.00 feet, along the centerline of said Woods & West Ave. to the TRUE POINT OF BEGINNING.

The said property split contains 4.419 acres of which 0.167 acres is in the R/W of said Woods & West Ave., in V.M.S. 2883, Monroe Township, Madison County, Ohio. The **Basis of Bearings is S04°57'27"E** along the centerline of said Woods & West Ave. and the east side of the surveyed properties. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011))., established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in October and November 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 11/08/2021
Casey C. Elliott, PS 7759