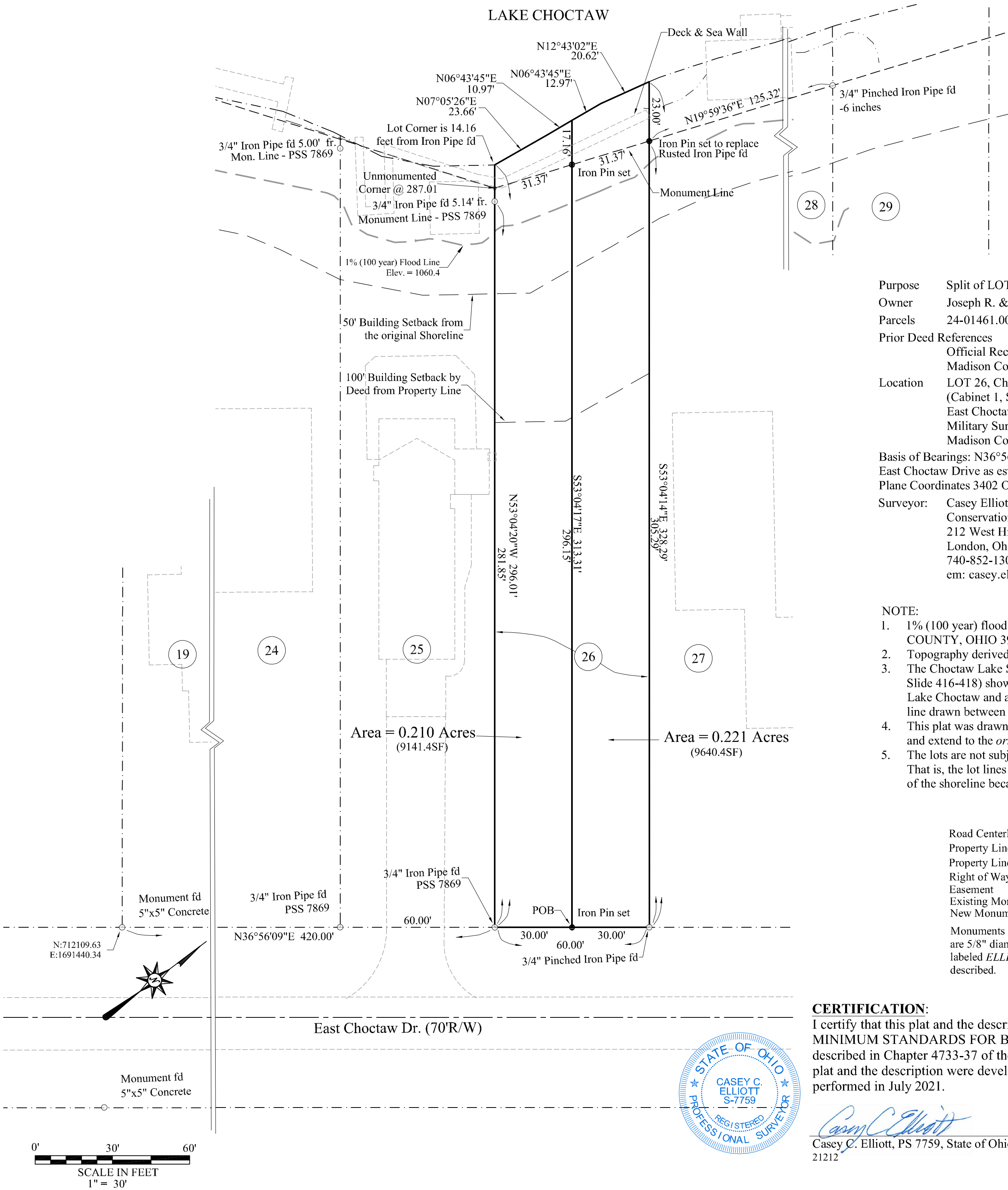


PLAT OF A SURVEY To Split LOT 26 Choctaw Lake Subdivision Map No. 1

Located in V.M.S. 3725, Somerford Township,
Madison County, Ohio



Purpose Split of LOT 26, Choctaw Lake Subdivision.
Owner Joseph R. & Colleen E. Fuchala
Parcels 24-01461.000 Madison County Auditor

Prior Deed References

Official Records 369, Page 1117
Madison County Recorder

Location LOT 26, Choctaw Lake Subdivision, Map #1
(Cabinet 1, Slide 416, 417, 418)
East Choctaw Drive, London, Ohio, in Virginia
Military Survey 3725, Somerford Township,
Madison County, Ohio.

Basis of Bearings: N36°56'09"E along the northwest R/W of
East Choctaw Drive as established by GPS Observation in State
Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

Surveyor: Casey Elliott, PS7759, Ohio
Conservation Technologies, Inc.
212 West High Street
London, Ohio 443140
740-852-1300
em: casey.elliott@engineer.com

NOTE:

- 1% (100 year) flood location from FEMA FIS MADISON COUNTY, OHIO 390773 (June 18, 2010), Table 2
- Topography derived from OSIP data
- The Choctaw Lake Subdivision Plat, Map #1 (Cabinet 1, Slide 416-418) shows a lot line at the original water line of Lake Choctaw and a *Monument Line* (dashed) near the water line drawn between set monuments for reference.
- This plat was drawn assuming that the lots were set by plat and extend to the *original* water line.
- The lots are not subject to the concept of *Riparian Rights*. That is, the lot lines do not move with the erosion or accretion of the shoreline because they are platted lots.

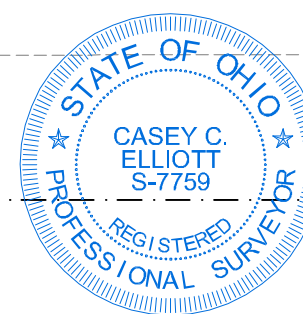
LEGEND

Road Centerline U.S. 42
Property Line (offsite) - - - - -
Property Line - - - - -
Right of Way - - - - -
Easement - - - - -
Existing Monument ○ Iron Pin found
New Monument ● 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 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 July 2021.



Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
21212

12/15/2021
Date

EXHIBIT A
Description of
A Split of Lot 26, Lake
Choctaw Subdivision

In the Name of
Joseph R. & Colleen F. Fuchala

Located in Virginia Military Survey 3725
Somerset Township, Madison County, Ohio

This description is for a 0.210 acre split of Lot 26, Choctaw Lake Subdivision, Map Number 1 (Plat Book 2, Pages 25, 27 and 29), in the name of Joseph R. & Colleen F. Fuchala (Official Records 369, Page 1117, Madison County Recorder, Auditor's Property Index Number 24-01461.000), located on the northwest side of East Choctaw Drive (70 foot Right-of-way) in Virginia Military Survey 3725, Somerset Township, Madison County, Ohio and is further described as follows:

COMMENCING at a 5 inch square Concrete Monument found at the southernmost corner of Lot 19 of the said Choctaw Lake Subdivision,

Thence N36°56'09"E, 420.00 feet, along the northwest R/W of the said East Choctaw Dr., along the southeast lines of Lots 19 through 25, to a 3/4 inch Iron Pipe found with a cap labeled PSS 7869 at the southernmost corner of said Lot 26;

Thence N36°56'09"E, 30.00 feet, continuing along the northwest R/W of said E. Choctaw Dr., to an Iron Pin set at the TRUE POINT OF BEGINNING;

Thence S36°56'09"W, 30.00 feet, Along the southeast line of the said Lot 26 and the northwest R/W of said E. Choctaw Dr., to the said 3/4 inch Iron Pipe fd. with a cap labeled PSS 7869 at the easternmost corner of Lot 25 of the said Choctaw Lake;

Thence N53°04'20"W, 296.01 feet, along the northeast line of said Lot 25, passing a 3/4 inch Iron Pipe fd. with cap labeled PSS 7869 at 281.85 feet, passing the Monument Line of the said Choctaw Lake Plat at 287.01 feet, to a corner of said Lot 25 and 26 on the original shoreline of Lake Choctaw;

Thence N07°05'26"E, 23.66 feet, along the west line of said Lot 26 and the original shoreline of said Lake Choctaw;

Thence N06°43'45"E, 10.97 feet, continuing along the west line of said Lot 26 to a point;

Thence S53°04'17"E, 313.31 feet, through said Lot 26, passing an Iron Pin set at the said Monument Line at 17.16 feet, to the TRUE POINT OF BEGINNING.

Said Lot Split contains 0.210 acres in V.M.S. 3725, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is N36°56'09"E** along the northwest R/W of the said East Choctaw Drive, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in July 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.



 12/15/2021
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
A Split of Lot 26, Lake
Choctaw Subdivision

In the Name of
Joseph R. & Colleen F. Fuchala

Located in Virginia Military Survey 3725
Somerset Township, Madison County, Ohio

This description is for a 0.221 acre split of Lot 26, Choctaw Lake Subdivision, Map Number 1 (Plat Book 2, Pages 25, 27 and 29), in the name of Joseph R. & Colleen F. Fuchala (Official Records 369, Page 1117, Madison County Recorder, Auditor's Property Index Number 24-01461.000), located on the northwest side of East Choctaw Drive (70 foot Right-of-way) in Virginia Military Survey 3725, Somerset Township, Madison County, Ohio and is further described as follows:

COMMENCING at a 5 inch square Concrete Monument found at the southernmost corner of Lot 19 of the said Choctaw Lake Subdivision,

Thence N36°56'09"E, 420.00 feet, along the northwest R/W of the said East Choctaw Dr., along the southeast lines of Lots 19 through 25, to a 3/4 inch Iron Pipe found with a cap labeled PSS 7869 at the southernmost corner of said Lot 26;

Thence N36°56'09"E, 30.00 feet, continuing along the northwest R/W of said E. Choctaw Dr., to an Iron Pin set at the TRUE POINT OF BEGINNING;

Thence N53°04'17"W, 313.31 feet, through said Lot 26, passing an Iron Pin set in the Monument Line of the said Choctaw Lake Subdivision Plat at 296.15 feet, to a line of the said Lot 26 at the original shoreline of said Choctaw Lake;

Thence N06°43'45"E, 12.97 feet, along the west line of said Lot 26 to a point;

Thence N12°43'02"E, 20.62 feet, along the west line of the said Lot 26, to the westernmost corner of Lot 27 of the said Choctaw Lake Sub.;

Thence S53°04'14"E, 328.29 feet, along the southwest line of the said Lot 27, passing an Iron Pin set at 23.00 feet, to a 3/4 inch Pinched Iron Pipe fd. in the northwest R/W of said E. Choctaw Dr. and the southernmost corner of said Lot 27;

Thence S36°56'09"W, 30.00 feet, along the northwest R/W of said E. Choctaw Dr. and the southeast line of said Lot 26, to the TRUE POINT OF BEGINNING.

Said Lot Split contains 0.0.221 acres in V.M.S. 3725, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is N36°56'09"E** along the northwest R/W of the said East Choctaw Drive, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in July 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.



 12/15/2021
Casey C. Elliott, PS 7759