

A SURVEY of a 2.991 acre Property

In the Name of
**Dorothy L. Matthews-Creamer,
Trustee**

In Virginia Military Surveys 5433,
Fairfield Township, Madison County, Ohio

LOCATION: On the west side of West Jefferson-Kiousville Road (County Road 22, 45 foot Right-of-way), at 7290-7300 West Jefferson-Kiousville Road, approximately 1100 feet south of the intersection of said road with Big Plain-Circleville Road (C.R. 4), in Virginia Military Survey 5433, Fairfield Township, Madison County, Ohio.

OWNER Dorothy L. Matthews-Creamer, Trustee for the Matthews Family Trust dated September 6, 2000.

AUDITOR'S PARCELS No. 07-00407.000

RECORDER'S DEED Official Record 318, Page 1517

BASIS OF BEARING: N03°32'44"E as measured along the Centerline of said West Jefferson-Kiousville Road along the east line of the surveyed property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

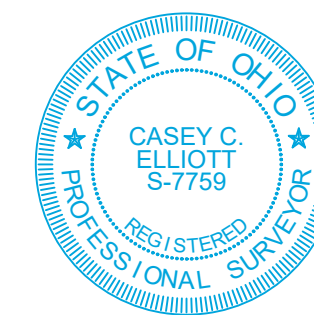
SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300
casey.elliott@engineer.com

LEGEND

Road Centerline	U.S. 42	-----
Property Line (offsite)		-----
Property Line		-----
Right of Way	R/W	-----
Easement	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 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 April 2021.



Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
21121

04/28/2021

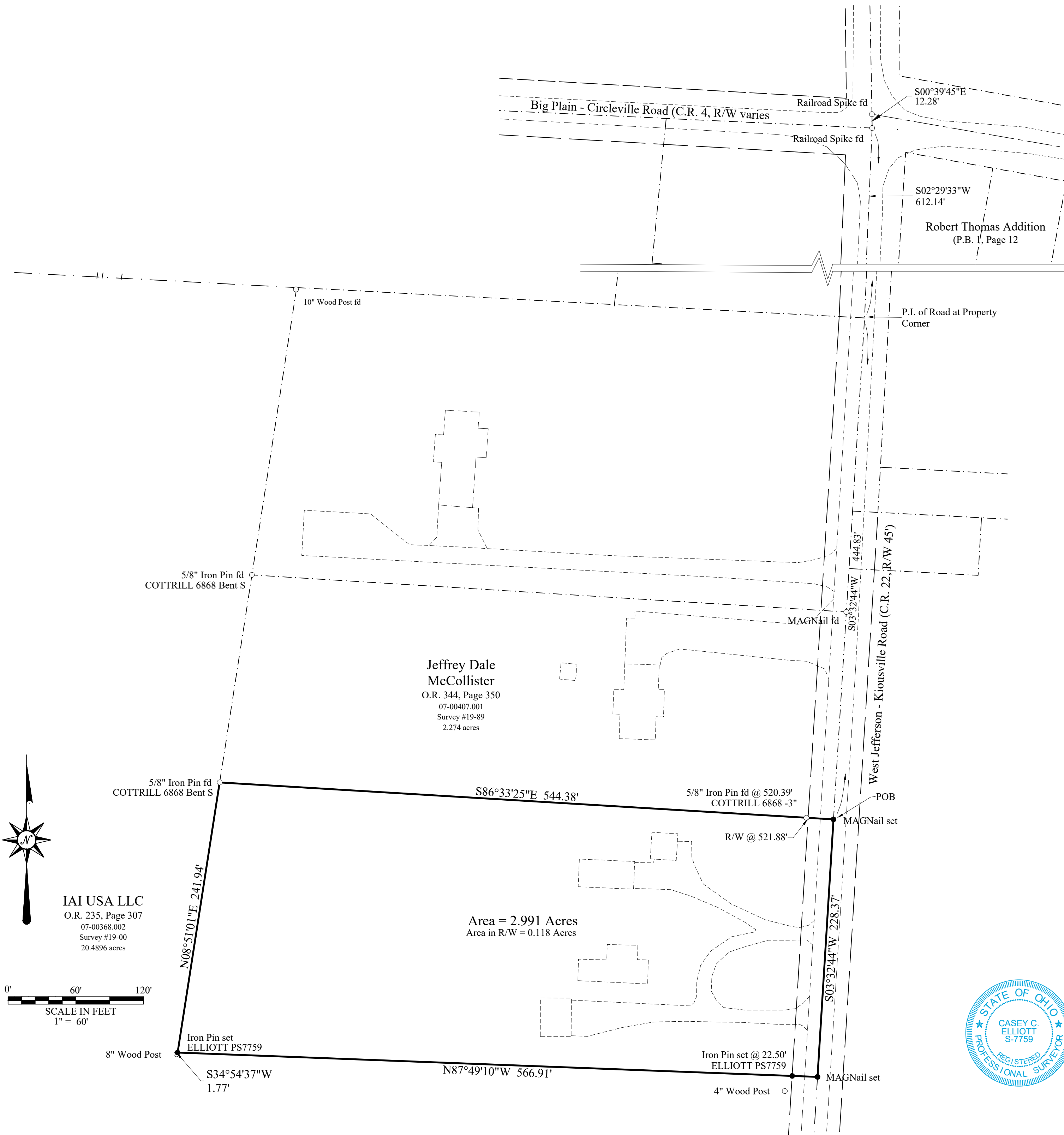


EXHIBIT A
Description of 2.991 Acre Property
In the Name of
Dorothy L. Matthews-Creamer, Trustee

Located in Virginia Military Survey 5433
Fairfield Township, Madison County, Ohio

This description is for a 2.991 acre property in the name of Dorothy L. Matthews-Creamer, Trustee of the Matthews Family Trust dated September 6, 2000, (Official Records 318, Page 1517, Madison County Recorder, Auditor's Property Index Number 07-00407.000), located on the west side of West Jefferson-Kiousville Road (County Road 22, 45 foot Right-of-way), in Virginia Military Survey 5433, Fairfield Township, Madison County, Ohio and is further described as follows:

Commencing at a Railroad Spike found at the intersection of said West Jefferson-Kiousville Road and Big Plain-Circleville Road (C.R. 4, R/W varies) from the west side, said Railroad Spike is S00°39'45"E, 12.28 feet, from a second Railroad Spike found which marks the intersection of said Big Plain-Circleville Road from the east;

Thence S02°29'33"W, 612.14 feet, along the centerline of said West Jefferson-Kiousville Road to a point;

Thence S03°32'44"W, 444.83 feet, continuing along the centerline of said West Jefferson-Kiousville Road, to a MAGNail™ set at the southeast corner of a 2.274 acre property in the name of Jeffrey Dale McCollister (O.R. 344, Page 350), at the TRUE POINT OF BEGINNING;

Thence S03°32'44"W, 228.37 feet, continuing along the centerline of said West Jefferson-Kiousville Road, to a MAGNail set at the northeast corner of a 20.4896 acre property in the name of IAI USA LLC (O.R. 235, Page 307);

Thence N87°49'10"W, 566.91 feet, along the north line of the said IAI property, passing an Iron Pin set at 22.50 feet in the west R/W of said West Jefferson-Kiousville Road, to an Iron Pin set, said pin set is referenced by an 8 inch wood post at S34°54'37"W, 1.77 feet;

Thence N08°51'01"E, 241.94 feet, along an east line of the said IAI property, to a 5/8 inch Iron Pin found bent south with an identification cap *COTTRILL 6868*, at the southwest corner of the said McCollister property;

Thence S86°33'25"E, 544.38 feet, along the south line of the said McCollister property, passing a 5/8 inch Iron Pin found buried 3 inches with an ID cap *COTTRILL 6868* at 520.39 feet, and the west R/W of the said West Jefferson-Kiousville Road at 521.88 feet, to the TRUE POINT OF BEGINNING.

Said property contains 0.2991 acres in V.M.S. 5433, Fairfield Township, Madison County, Ohio. The **Basis Of Bearing is S03°32'44"W** along the centerline of said West Jefferson-Kiousville Road along the east line of the surveyed property, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

This description is based on a survey performed in April 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.



 04/26/2021
Casey C. Elliott, PS 7759