

A SURVEY for LOT 2 of Johnson & Loveless Subdivision

and a
A 0.057 Acre Property

in the Name of
Christine Haenzel

In Virginia Military Surveys 2836,

Village of West Jefferson, Madison County, Ohio

LOCATION: On the north side of Darbyview Drive (50' R/W) and the south bank of Little Darby Creek, 150 feet east of the intersection of London Street, in V.M.S. 2836, Village of West Jefferson, Madison County, Ohio.

DESCRIPTION Lot 2 of *Johnson & Loveless Subdivision* (Plat Book 1, Page 408)

0.057 acres between the platted lot and the south water line (Low Water Mark) of Little Darby Creek

OWNER Christine Haenzel

AUDITOR'S PARCELS No. 10-00939.000 and 10-00940.000

RECORDER'S DEED Official Record 371, Page 1847

BASIS OF BEARING: $S86^{\circ}32'09''W$ as measured along the North R/W of Darbyview Drive and the south lines of said Lots 1 - 3. 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
email: 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 August of 2021.

Casey C. Elliott

08/10/2021

Casey C. Elliott, PS 7759, State of Ohio
21147

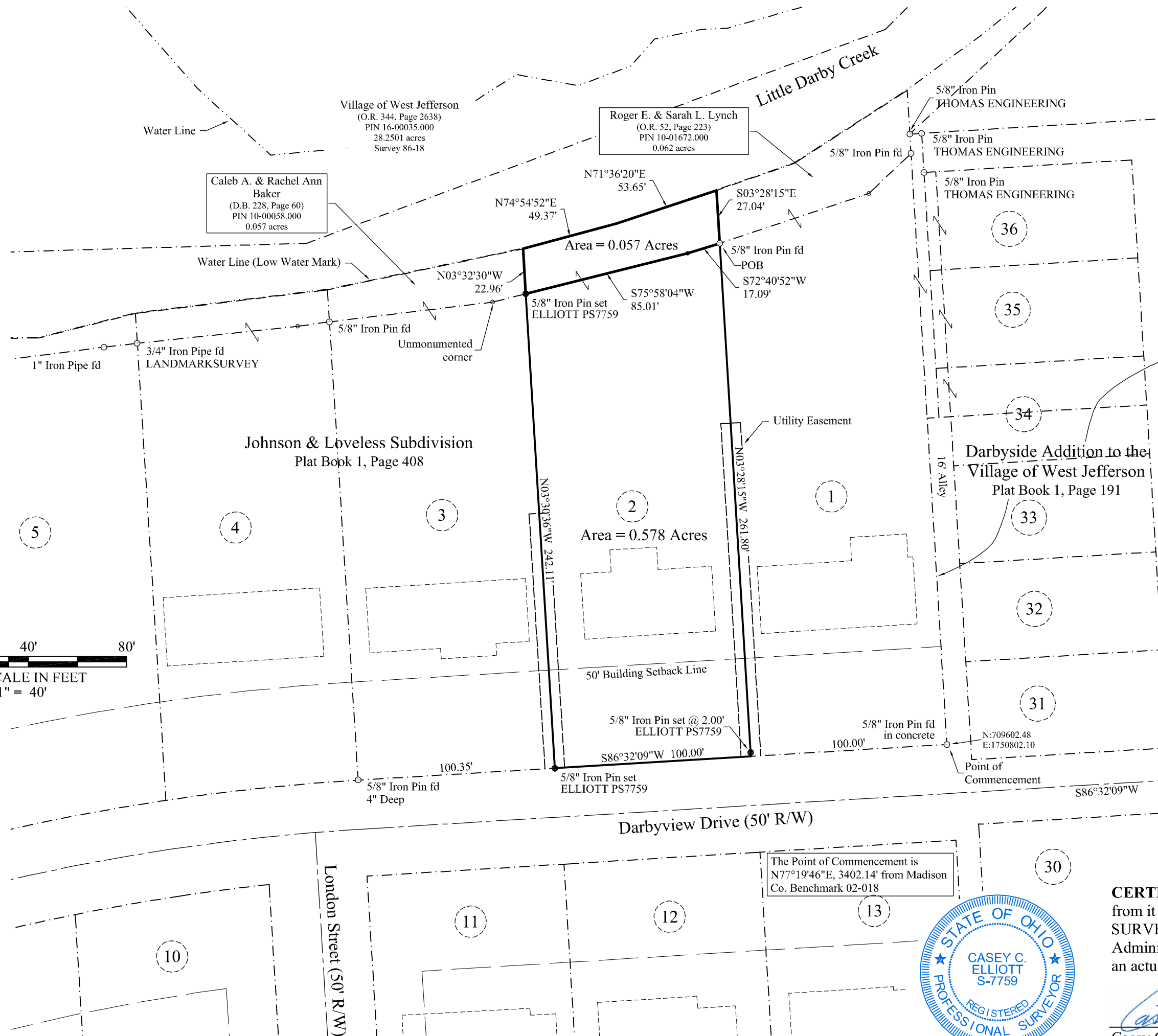
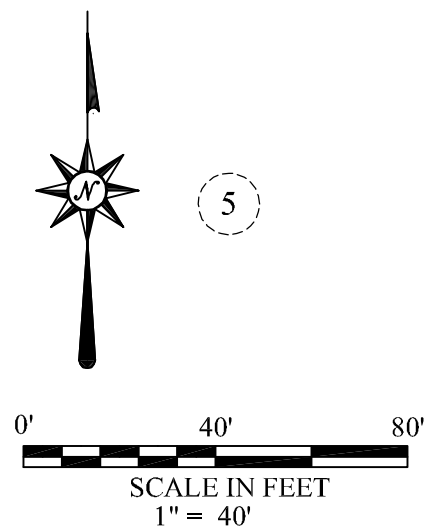
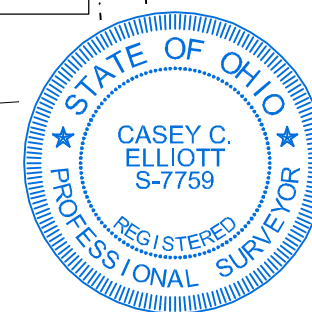


EXHIBIT A
Description of
A Property
In the Name of the
Christine Haenszel

Located in Virginia Military Survey 2836
Village of West Jefferson, Madison County, Ohio

This description is for a property in the name of Christine Haenszel (Official Records 371, Page 1847, Madison County Recorder, PIN 10-00939.000, Auditor's Office), which includes Parcel One - all of Lot 2 of the *Johnson and Loveless Subdivision* (Plat Book 1, Page 408) (0.578 acres), and Parcel Two (0.057 acres) located on the north side of said Lot 2 and on the south bank of *Little Darby Creek*, in Virginia Military Survey 2836, Village of West Jefferson, Madison County, Ohio, and is further described as follows:

Parcel One is all of Lot 2 of the said *Johnson and Loveless Subdivision*.

Parcel Two is 0.057 acres described as follows:

Commencing at a 5/8 inch steel pin found in concrete at the southeast corner of Lot 1 of the said *Johnson and Loveless Subdivision* and in the north Right-of-way of Darbyview Road (50 foot R/W);

Thence S86°32'09"W, 100.00 feet, along the south line of said Lot 1 and the north R/W of said Darbyview Drive, to a point at the southeast corner of said Lot 2;

Thence N03°28'15"W, 261.80 feet, along the west line of said Lot 1 and the east line of said Lot 2, passing an Iron Pin set at 2.00 feet, to a 5/8 inch Iron Pin found at the north corner of said Lots 1 and 2, and the southwest corner of a 0.062 acre property in the name of Roger E. & Sarah L. Lynch (O.R. 52, Page 223) at the TRUE POINT OF BEGINNING of the 0.057 acre parcel;

Thence S72°40'52"W, 17.09 feet, along the top of the south bank of Little Darby Creek, to a point;

Thence S75°58'04"W, 85.01 feet, along the top bank of said creek to a 5/8 inch Iron Pin set at the northeast corner of Lot 3 and the southeast corner of a 0.057 acre property in the name of Caleb A. & Rachel Ann Baker (O.R. 228, Page 60);

Thence N03°32'30"W, 22.96 feet, along the east line of the said Baker property, to a point at the water line (Low Water Mark) of the south bank of said Little Darby Creek;

Thence N74°54'52"E, 49.37 feet, along the water line of said creek to a point;

Thence N71°36'20"E, 53.65 feet, along the water line of said creek to the northwest corner of the said Lynch property;

Thence S03°28'15"E, 27.04 feet, along the east line of the said Lynch property, to the TRUE POINT OF BEGINNING.

Said property includes Parcel One (0.578 acres) and Parcel Two (0.057 acres), all in V.M.S. 2836, Village of West Jefferson, Madison County, Ohio. The **Basis Of Bearing is S86°32'09"W**, as measured along the north R/W of said Darbyview Drive and the south lines of said Lots 1 through 3, established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

This description is based on a survey performed in August 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.




Casey C. Elliott, PS 7759 08/10/2021