



Scale:	1" = 30'
Drawn By:	ATJ
Checked By:	ATJ
Date:	07/06/2021
Job No.:	2020.00934

Sheet 1 of 1

0.010 ACRE GARAGE ENCROACHMENT LOT SPLIT EXHIBIT

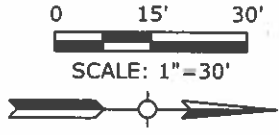
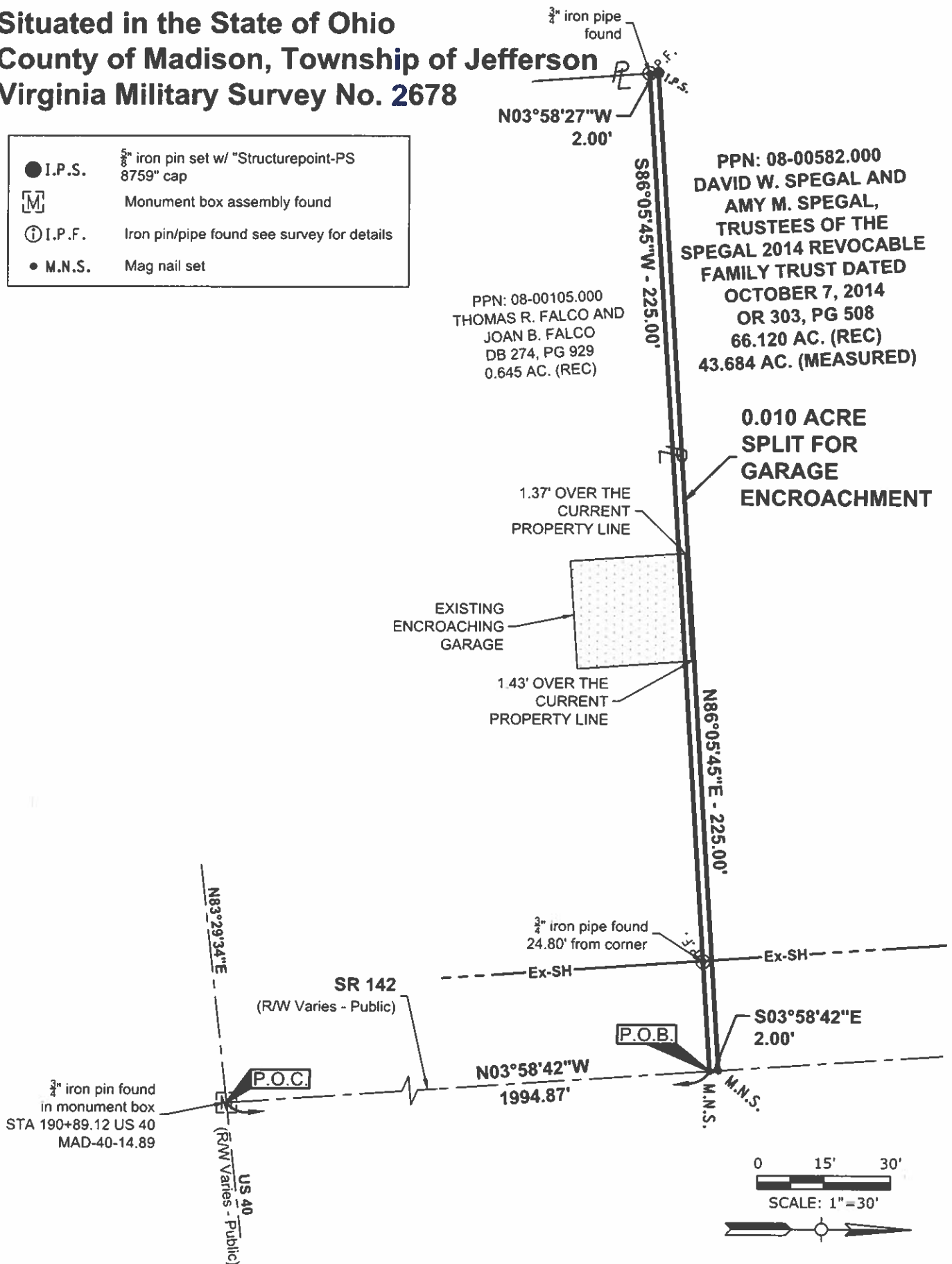
**Situated in the State of Ohio  
County of Madison, Township of Jefferson  
Virginia Military Survey No. 2678**

- I.P.S. 5/8" iron pin set w/ "Structurepoint-PS 8759" cap
- Ⓜ Monument box assembly found
- Ⓜ I.P.F. Iron pin/pipe found see survey for details
- M.N.S. Mag nail set

PPN: 08-00105.000  
THOMAS R. FALCO AND  
JOAN B. FALCO  
DB 274, PG 929  
0.645 AC. (REC)

PPN: 08-00582.000  
DAVID W. SPEGAL AND  
AMY M. SPEGAL,  
TRUSTEES OF THE  
SPEGAL 2014 REVOCABLE  
FAMILY TRUST DATED  
OCTOBER 7, 2014  
OR 303, PG 508  
66.120 AC. (REC)  
43.684 AC. (MEASURED)

**0.010 ACRE  
SPLIT FOR  
GARAGE  
ENCROACHMENT**



Basis of bearing:  
Bearings shown hereon are based North 83 degrees 29 minutes 34 seconds East for the centerline of right-of-way for US Route 40, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

I hereby certify that:  
This drawing represents the results of an actual field survey of the premises performed by American Structurepoint, Inc., in December, 2020 and is true and correct to the best of my knowledge and belief.



*Andrew T. Jordan*  
Andrew T. Jordan, P.S. No. 8759  
American Structurepoint, Inc.

7-9-2021  
Date

EXHIBIT "A"

DESCRIPTION OF 0.010 ACRES

Situated in the State of Ohio. County of Madison, Jefferson Township, being in Virginia Military Survey No. 2678, and being part of the remainder of that 66.120 acre tract as conveyed to David W. Spegal and Amy M. Spegal, Turstees of the Spegal 2014 Revocable Family Trust Dated October 7, 2014 by the instrument filed as Official Record volume 303, page 508, (all records referenced herein are to the records of the Madison County Recorder's office unless otherwise stated), and being more particularly described as follows.

COMMENCING FOR REFERENCE at a 3/4" iron pin found in a monument box assembly at the centerline intersection of US Route 40 (R/W Varies - Public) and the Centerline of State Route 142 (R/W Varies - Public), said pin being at centerline of right-of-way station 190+89.12 of US Route 40 as called for in the plan set know as MAD-40-14.89 on file with the Ohio Department of Transportation;

Thence along the said centerline of right-of-way of State Route 142, North 03 degrees 58 minutes 42 seconds West for a distance of 1994.87 feet to a Mag nail set at the southeast corner of the said remainder of that 66.120 acre tract and being the northeast corner of that 0.645 acre tract as conveyed to Thomas R. Falco and Joan B. Falco by the instrument filed as Deed Book volume 274, page 929, said Mag nail being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence along the southerly line of the said remainder of that 66.120 acre tract and along the northerly line of the said 0.645 acre tract, South 86 degrees 05 minutes 45 seconds West for a distance of 225.00 feet to a 3/4" iron pipe found at a southeast corner of the said remainder of the 66.120 acre tract and being the northwest corner of that 0.645 acre tract;

Thence crossing through the said remainder of that 66.120 acre tract along an extension of the westerly line of the said 0.645 acre tract, North 03 degrees 58 minutes 27 seconds West for a distance of 2.00 feet to an iron pin set;

Thence continuing through the said remainder of that 66.120 acre along a line parallel to and 2.00 feet measured perpendicularly from the said northerly line of the 0.645 acre tract, North 86 degrees 05 minutes 45 seconds East for a distance of 225.00 feet to a Mag nail on the easterly line of the said remainder of that 66.120 acre tract and being on the said centerline of right-of-way of State Route 142;

Thence along the said easterly line of the remainder of that 66.120 acre tract and along the said centerline of right-of-way of State Route 142, South 03 degrees 58 minutes 42 seconds East for a distance of 2.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described.

The above description contains a total of 0.010 acres, more or less, (0.001 acres of which are located within the present road occupied), all of which are located within Madison County Auditor's Parcel number 08-00582.000.

The current source of title to the boundary herein described as of this writing recorded in the instrument filed as Official Record volume 303, page 508 in the records of Madison County, Ohio.

Where described, iron pin set are 5/8" rebar, 30" long, with cap stamped "ASI PS 8759"

Bearing described herein are based on North 83 degrees 29 minutes 34 seconds East for the centerline of right-of-way of US Route 40, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared by Andrew T. Jordan, Ohio Registered Professional Surveyor number 8759, and is based on an actual field survey conducted by American Structurepoint, Inc. in December of 2020 under his direct supervision.

American Structurepoint, Inc.

  
Andrew T. Jordap  
Registered Professional Surveyor No. 8759



7-9-2021  
Date