

A SURVEY of Lots 1061, 1062 and Part of Lot 1063 Choctaw Lake Subdivision, Map No. 6 and A Lot Split and Join Between Lots 1061 and 1062

In Virginia Military Surveys 4125,
Somerset Township, Madison County, Ohio

LOCATION: Located at the terminus of West Choctaw Drive (70' R/W) at the Choctaw Lake Dam, and the east intersection of Sarsi Drive (60' R/W) and said West Choctaw Dr. of the Choctaw Lake Subdivision, Map No. 6 (Plat Book 2, Pages 69, 71, 73, and 75, Madison County Recorder), in Virginia Military Survey 4125, Somerset Township in Virginia Military District 8846, Madison County, Ohio.

2656 West Choctaw Drive

OWNER Michael W. and Nancy Tymoszczuk

AUDITOR'S PIN 24-01365.000

RECORDER'S DEED Official Record 376, Page 2185

2658 West Choctaw Drive

OWNER Vivki E. Presnell

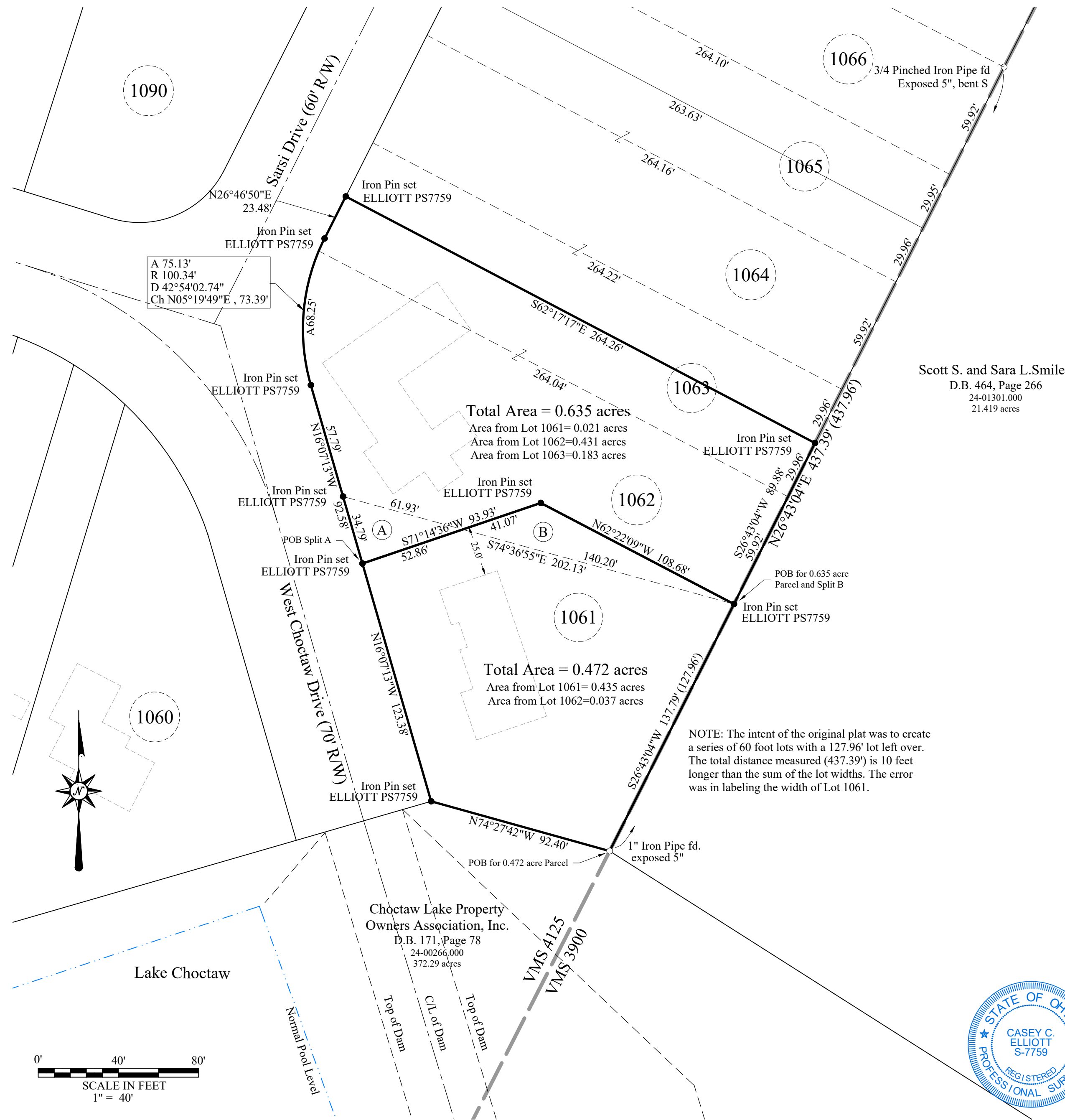
AUDITOR'S PIN 24-00742.000

RECORDER'S DEED O.R. 310, Page 1056

BASIS OF BEARING: N26°43'04"E along the southeast property line Lots 1061 through 1066 of Lake Choctaw Subdivision, Map No. 6. 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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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 November 2021, March and April 2022 2021.

Casey C. Elliott

04/12/2022

Casey C. Elliott, PS 7759, State of Ohio
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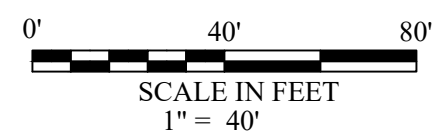
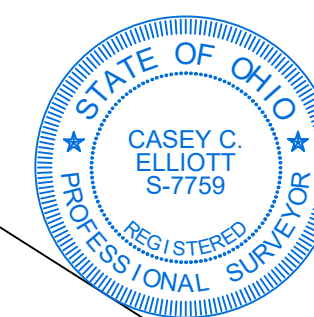


EXHIBIT A
Description of
A Part of Lot 1061
Choctaw Lake Subdivision
A 0.021 Acre Tract Split
In the Name of
Vicki E. Presnell

Located in Virginia Military Survey 4125
Somerset Township, Madison County, Ohio

This description is for a 0.021 acre Tract split from Lot 1061 of *Choctaw Lake Subdivision, Map No. 6* (Plat Book 2, Pages 69, 71, 73, and 75), in the name of Vicki E. Presnell (Official Records 310, Page 1056, Madison County Recorder, Auditor's Property Index Number 24-00742.000), located near the end of West Choctaw Drive (70 foot Right-of-way) at the north end of the Choctaw Lake dam, in Virginia Military Survey 4125, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at a one inch diameter Iron Pipe found exposed 5 inches in the southern corner of said Lot 1061, in the southwest corner of a 21.419 acre property in the name of Scott S. and Sara L. Smiley (Deed Book 464, Page 266), the north line of a 372.29 acre property in the name of Choctaw Lake Owners Association Inc. (D.B. 171, Page 78) and in the line between V.M.S. 4125 and V.M.S. 3900;

Thence N74°27'42"W, 92.40 feet, along the north line of the said Choctaw Lake property and the south line of said Lot 1061, to an Iron Pin set in the southeast corner of the end of said West Choctaw Drive;

Thence N16°07'13"W, 123.38 feet, along the northeast R/W of said West Choctaw Drive and the southwest line of said Lot 1061, to an Iron Pin set at the TRUE POINT OF BEGINNING;

Thence N16°07'13"W, 34.79 feet, continuing along the southwest line of said Lot 1061 to an Iron Pin set at the southwest corner of Lot 1062;

Thence S74°36'55"E, 61.93 feet, along the south line of said Lot 1062 and the north line of said 1061 to a point;

Thence S71°14'36"W, 52.86 feet, through said Lot 1061, to the TRUE POINT OF BEGINNING.

Said Tract contains 0.021 acres in V.M.S. 4125, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is N26°43'04"E** along the southeast property line Lots 1061 through 1066 of said Choctaw Lake Subdivision, Map No. 6. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)). This description is based on a survey performed in November 2021 and March and April 2022 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.



 04/12/2022
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
A Part of Lot 1062 Choctaw Lake Subdivision
A 0.037 Acre Tract Split
In the Name of
Michael W. and Nancy Tymoszczuk

Located in Virginia Military Survey 4125
Somerset Township, Madison County, Ohio

This description is for a 0.037 acre Tract split from Lot 1062 of *Choctaw Lake Subdivision, Map No. 6* (Plat Book 2, Pages 69, 71, 73, and 75), in the name of Michael W. and Nancy Tymoszczuk (Official Records 376, Page 2185, Madison County Recorder, Auditor's Property Index Number 24-01365.000), near the end of West Choctaw Drive (70 foot Right-of-way) 124 feet northwest of the north end of the Choctaw Lake dam, in Virginia Military Survey 4125, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at a one inch diameter Iron Pipe found exposed 5 inches located in the southern corner of Lot 1061, in the southwest corner of a 21.419 acre property in the name of Scott S. and Sara L. Smiley (Deed Book 464, Page 266), the north line of a 372.29 acre property in the name of Choctaw Lake Owners Association Inc. (D.B. 171, Page 78) and in the line between V.M.S. 4125 and V.M.S. 3900;

Thence N26°43'04"W, 137.79 feet, along the southeast line of said Lot 1061 and the northwest line of the said Smiley property, to an Iron Pin set at the southeast corner of Lot 1062 at the TRUE POINT OF BEGINNING;

Thence N74°36'55"W, 140.20 feet, along the line between said Lots 1061 and 1062, to a point;

Thence N71°14'36"E, 41.07 feet, into said Lot 1062;

Thence S62°22'09"E, 108.68 feet, to the TRUE POINT OF BEGINNING.

Said property contains 0.037 acres in V.M.S. 4125, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is N26°43'04"E** along the southeast property line of Lots 1061 through 1066 of the said *Choctaw Lake Subdivision, Map No. 6*. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)). This description is based on a survey performed in November 2021 and March and April 2022 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.



 04/12/2022
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
A 0.472 Acre Tract
Part of Lots 1061 and 1062
Choctaw Lake Subdivision

Located in Virginia Military Survey 4125
Somerset Township, Madison County, Ohio

This description is for a 0.472 acre tract, 0.435 acres in Lot 1061 of *Choctaw Lake Subdivision, Map No. 6* (Plat Book 2, Pages 69, 71, 73, and 75), in the name of Vicki E. Presnell (Official Records 310, Page 1056, Madison County Recorder, Auditor's Property Index Number 24-00742.000), and 0.037 acres in Lot 1062 of the said *Choctaw Lake Subdivision*, in the name of Michael W. and Nancy Tymoszczuk (Official Records 376, Page 2185, Page 2366, Madison County Recorder, Auditor's Property Index Number 24-01365.000), , at the end of West Choctaw Drive (70 foot Right-of-way) at the north end of the Choctaw Lake dam, in Virginia Military Survey 4125, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at the TRUE POINT OF BEGINNING at a one inch diameter Iron Pipe found exposed 5 inches located in the southern corner of said Lot 1061, in the southwest corner of a 21.419 acre property in the name of Scott S. and Sara L. Smiley (Deed Book 464, Page 266), the north line of a 372.29 acre property in the name of Choctaw Lake Owners Association Inc. (D.B. 171, Page 78) and in the line between V.M.S. 4125 and V.M.S. 3900;

Thence N74°27'42"W, 92.40 feet, along the north line of the said Choctaw Lake property and the south line of said Lot 1061, to an Iron Pin set in the southeast corner of the end of said West Choctaw Drive;

Thence N16°07'13"W, 123.38 feet, along the northeast R/W of said West Choctaw Drive and the southwest line of said Lot 1061, to an Iron Pin set;

Thence N71°14'36"E, 93.93 feet, through said Lot 1061, passing into said Lot 1062 at 52.86 feet, to an Iron Pin set;

Thence S62°22'09"E, 108.68 feet, to an Iron Pin set at the common corner of Lots 1061 and 1062 and the northwest line of the said Smiley property;

Thence S26°43'04"W, 137.79 feet, along the northwest line of the said Smiley property, to the TRUE POINT OF BEGINNING.

Said Tract contains 0.472 acres in V.M.S. 4125, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is N26°43'04"E** along the southeast property line of Lots 1061 through 1066 of *Choctaw Lake Subdivision, Map No. 6*. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)). This description is based on a survey performed in November 2021 and March and April 2022 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.



 04/12/2022
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
A 0.635 Acre Tract
Part of Lots 1061, 1062 and 1063
Choctaw Lake Subdivision

Located in Virginia Military Survey 4125
Somerset Township, Madison County, Ohio

This description is for a 0.635 acre Tract, 0.021 acres in Lot 1061 of *Choctaw Lake Subdivision, Map No. 6* (Plat Book 2, Pages 69, 71, 73, and 75), in the name of Vicki E. Presnell (Official Records 310, Page 1056, Madison County Recorder, Auditor's Property Index Number 24-00742.000), and 0.431 acres in Lot 1062 and 0.183 acres in Lot 1063, of the said *Choctaw Lake Subdivision*, in the name of Michael W. and Nancy Tymoszczuk (Official Records 376, Page 2185, Madison County Recorder, Auditor's Property Index Number 24-01365.000), , at the intersection of Sarsi Drive (60 foot Right-of-way of West Choctaw Drive (70 foot R/W), in Virginia Military Survey 4125, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at a one inch diameter Iron Pipe found exposed 5 inches located in the southern corner of said Lot 1061, in the southwest corner of a 21.419 acre property in the name of Scott S. and Sara L. Smiley (Deed Book 464, Page 266), the north line of a 372.29 acre property in the name of Choctaw Lake Owners Association Inc. (D.B. 171, Page 78) and in the line between V.M.S. 4125 and V.M.S. 3900;

Thence N26°43'04"W, 137.79 feet, along the southeast line of said Lot 1061 and the northwest line of the said Smiley property, to an Iron Pin set at the southeast corner of Lot 1062 at the TRUE POINT OF BEGINNING;

Thence N62°22'09"W, 108.68 feet, into said Lot 1062, to an Iron Pin set;

Thence S71°14'36"W, 93.93 feet, passing from Lot 1062 into Lot 1061 at 41.07 feet, to an Iron Pin set in the east R/W of said West Choctaw Drive;

Thence N16°07'13"W, 92.58 feet, along the east R/W of said West Choctaw, passing an Iron Pin set previously at the northwest corner of said Lot 1061 at 34.79 feet, to an Iron Pin set ;

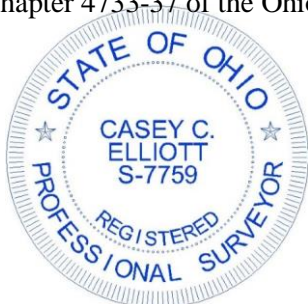
Thence, with a curve to the right, Arc Length 75.13 feet, Radius 100.34 feet, Chord N05°19'49"E, 73.39 feet, delta 42°54'03", along the east R/W of said West Choctaw and Sarsi Drive (60 foot R/W), passing the northern most corner of Lot 1062 and the westernmost corner of Lot 1063 at an Arc Length 68.25 feet, to an Iron Pin set;

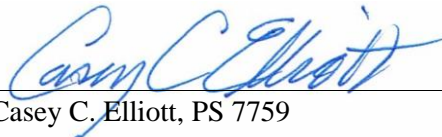
Thence N26°46'50"E, 23.48 feet, along the east R/W of said Sarsi Drive, to an Iron Pin set in the R/W and the midpoint of Lot 1063, at the southwest corner of a property in the name of Geoffrey W. and Melody M. Brown (O.R. 318, Page 2050);

Thence S62°17'17"E, 264.26 feet, along the said Brown property line, to an Iron Pin set in the northwest line of the said Smiley property at the midpoint of the southeast line of the said Brown property;

Thence S26°43'04"W, 89.88 feet, along the northwest line of the said Smiley property and southeast line of said Lot 1063, passing the corner of Lot 1062 at 29.96 feet, to the TRUE POINT OF BEGINNING.

Said Tract contains 0.635 acres in V.M.S. 4125, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is N26°43'04"E** along the southeast property line Lots 1061 through 1066 of *Choctaw Lake Subdivision, Map No. 6*. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)). This description is based on a survey performed in November 2021 and March and April 2022 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

04/12/2022