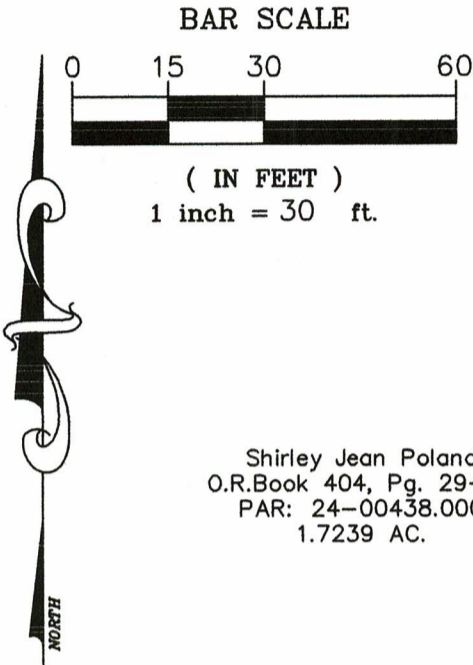


# PLAT OF SURVEY 0.290 AC. PARCEL

SITUATED IN  
VMS 6288, SOMERFORD TOWNSHIP, MADISON COUNTY, OHIO



Shirley Jean Poland  
O.R. Book 404, Pg. 29-33  
PAR: 24-00438.000  
1.7239 AC.

MADISON COUNTY MON.  
#02-011

Tyler A Armentrout  
O.R. 258, PG. 1368  
PAR: 24-01260.000  
1.2790 AC.

N: 705187.05  
E: 1690456.78

Alexandra Kathleen Dailey  
O.R. Book 391, Page 2373  
PAR: 24-00347.000  
**0.290 AC.**

Ruth M Dever  
O.R. 214, Pg. 2570  
PAR: 24-00405.000  
1.577 AC.

Ernest F & Brenda Kay Ward  
O.R. 96, Pg. 843-846  
PAR: 24-01232.000  
0.29 AC.

PERTINENT DOCUMENTS USED  
Deeds Shown, Surveys 31-14, 78-18

**LEGEND**

- ⊗ Brass Monument in Concrete
- 5/8" Dia. Iron Pin Found
- ⊙ 3/4" O.D. Iron Pipe Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap
- ⊠ Mag Nail Found
- ◻ Mag Nail Set

**BASIS OF BEARINGS**

Ohio State Plane Grid, South Zone, NAD83(2011)  
PROJ. NO. 23051

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.

*Todd D. Willis*  
4-05-2023

Todd D. Willis, PS  
Reg. No. S-7996  
Willis Engineering & Surveying  
740-739-4030

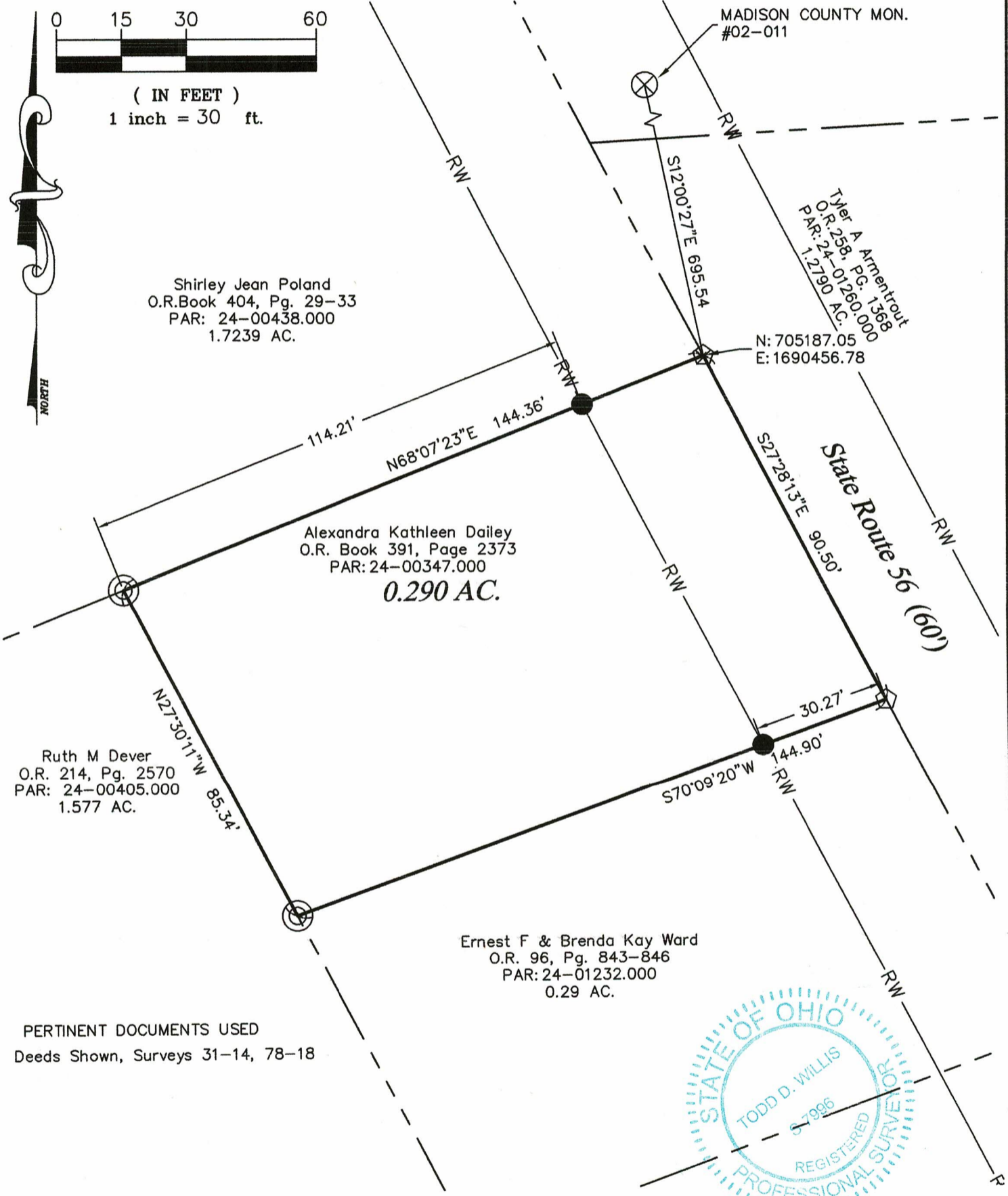
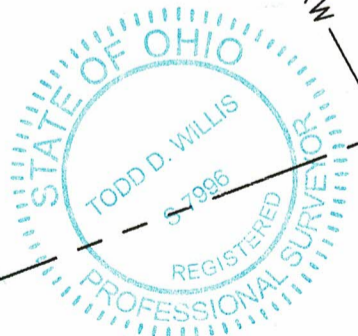


EXHIBIT A

DESCRIPTION  
0.290 AC PARCEL

Situated in in VMS 6288, State of Ohio, County of Madison, Township of Somerford, and being all of the Alexandra Kathleen Dailey parcel, as recorded in Official Records Book 391, Page 2373, all references are the Records of Madison County Recorder, said parcel being further described as follows:

**Commencing** at Madison County monument #02-011, a brass monument in concrete found, thence, South  $12^{\circ}00'27''$  East, 695.54 feet, to a mag nail found in the centerline of State Route 56 (60' R/W), also being the southeast corner of the Shirley Jean Poland tract as recorded in Official Records Book 404, Page 29-33, said point being the **True Point of Beginning** of the parcel herein described;

Thence, South  $27^{\circ}28'13''$  East, 90.50 feet. along the centerline of said State Route 56 to a mag nail set at the northeast corner of the Ernest F. & Brenda Kay Ward parcel as described in Official Records Book 96, Page 843;

Thence, South  $70^{\circ}09'20''$  West, 144.90 feet, along the north line of said Ernest F & Brenda Kay Ward parcel, passing an iron pin set at 30.27 feet, to a  $3/4''$  O.D. iron pipe found on the east line of the Ruth M Dever parcel as described in Official Records Book 214, Page 2570;

Thence, North  $27^{\circ}30'11''$  West, 85.34 feet, along the east line of said Dever parcel, to a  $3/4''$  O.D. iron pipe found on the south line of said Poland parcel;

Thence, North  $68^{\circ}07'23''$  East, 144.36 feet, along the south line of said Shirley Jean Poland parcel, passing an iron pin set at 114.21 feet, to the **True Point of Beginning**.

Containing 0.290 Acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All Iron Pins Set are  $5/8''$  dia. rebar x 30" long with Orange ID cap stamped "Willis S7996".

Bearings are based on State Plane Grid, South Zone NAD83(2011).

PN 24-00347.000

This Description is based on a survey made under the direct supervision of Todd D. Willis in March 2023, Reg. Surveyor No. 7996.

Phone No. 740-739-4030, Willis Engineering & Surveying.

*Todd D. Willis*  
4-05-2023

