

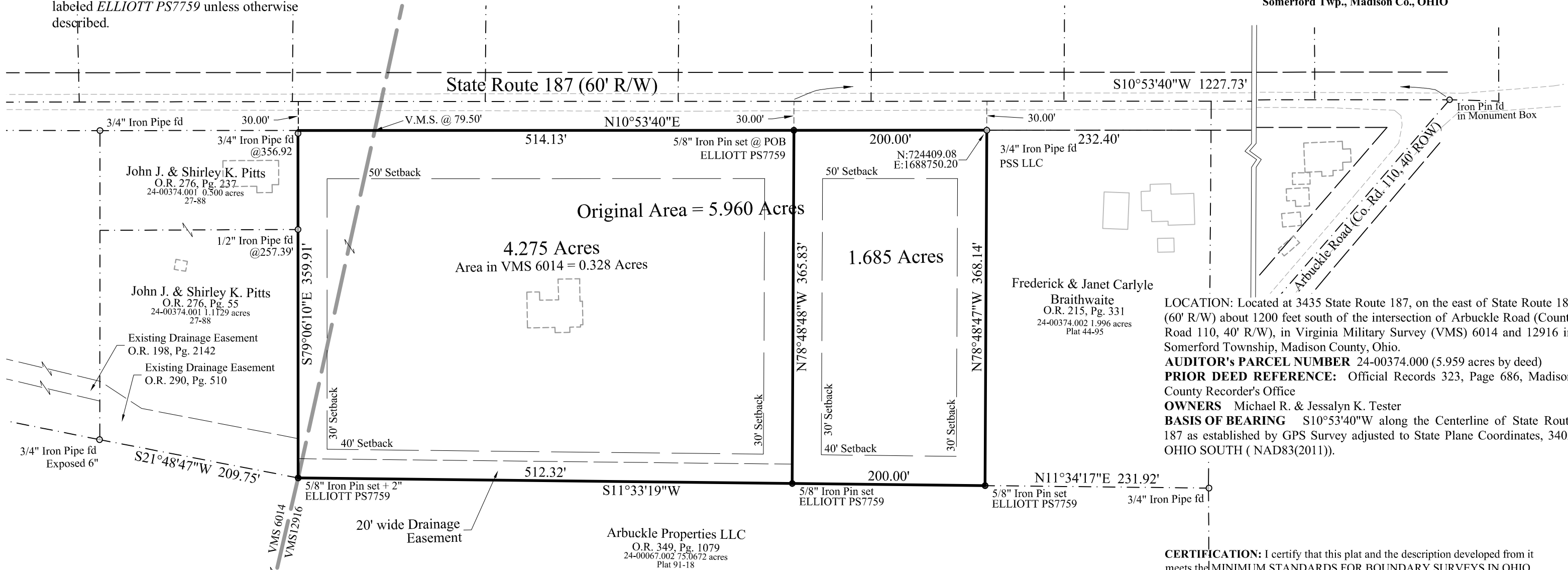
LEGEND

- 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.

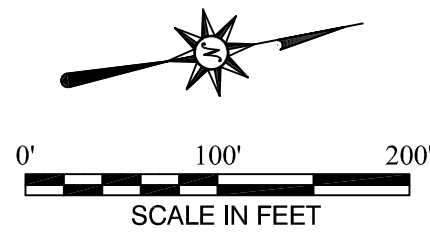
**PLAT OF A 1.685 ACRE
LOT SPLIT
AND
A 4.275 ACRE
REMAINDER**

FOR
Michael R. & Jessalyn K. Tester
In Virginia Military Survey 6014 and 12916
Somerset Twp., Madison Co., OHIO



LOCATION: Located at 3435 State Route 187, on the east of State Route 187 (60' R/W) about 1200 feet south of the intersection of Arbuckle Road (County Road 110, 40' R/W), in Virginia Military Survey (VMS) 6014 and 12916 in Somerset Township, Madison County, Ohio.
AUDITOR'S PARCEL NUMBER 24-00374.000 (5.959 acres by deed)
PRIOR DEED REFERENCE: Official Records 323, Page 686, Madison County Recorder's Office
OWNERS Michael R. & Jessalyn K. Tester
BASIS OF BEARING S10°53'40"W along the Centerline of State Route 187 as established by GPS Survey adjusted to State Plane Coordinates, 3402 OHIO SOUTH (NAD83(2011)).

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 2023.



Casey C. Elliott 04/26/2023
 Casey C. Elliott, PS 7759, State of Ohio
 212 West High Street
 London, Ohio 43140
 (740)852-1300
 23104

EXHIBIT A
Description of
A 1.685 Acre Lot Split
From a 5.960 Acre Property
In the Name of
Michael R. & Jessalyn K. Tester

Located in Virginia Military Survey 12916
Somerset Township, Madison County, Ohio

This description is for a 1.685 acre LOT split from a 5.960 acre property (5.959 acres by deed), in the name of Michael R. and Jessalyn K. Tester (Official Records 323, Page 686, Madison County Recorder, Auditor's Property Index Number 24-00374.000), located on the east side of State Route 187 (60 foot R/W), approximately 1230 feet south of the intersection with Arbuckle Road (County Road 110, 40 foot R/W) in Virginia Military Survey 12916, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at an Iron Pin in a Monument Box at the intersection of said S.R. 187 and said Arbuckle Road, thence S10°53'40"W, 1227.73 feet, along the centerline of said S.R. 187 to a point;

Thence S78°48'48"E, 30.00 feet, to an Iron Pin set in the east R/W of said S.R. 187 at the TRUE POINT OF BEGINNING;

Thence N10°53'40"E, 200.00 feet, along the east R/W of said S.R. 187, to a 3/4 inch Iron Pipe with an Identification cap labeled *PSS LLC* at the southwest corner of a 1.996 acre property in the name of Frederick and Janet Carlyle Braithwaite (O.R. 215, Page 331);

Thence S78°48'47"E, 368.14 feet, along the south line of the said Braithwaite property, to an Iron Pin set at the southeast corner of the said Braithwaite property and in the west line of a 75.0672 acre property in the name of Arbuckle Properties LLC (O.R. 349, Page 1079);

Thence S11°33'19"W, 200.00 feet, along the west line of the said Arbuckle Properties property, to an Iron Pin set;

Thence N78°48'48"W, 365.83 feet, through the said 5.595 acre property to the TRUE POINT OF BEGINNING.

The 1.685 acre LOT benefits from a 20 foot wide Drainage Easement along the east line of the remaining portion of the said 5.960 acre property, extending to the north line of a property in the name of John J. and Shirley K. Pitts (O.R. 276, Page 55) and an existing Drainage Easement (O.R. 290, Page 510).

Said property contains 1.685 acres in V.M.S. 12916, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is S10°53'40"E** along the centerline of said S.R. 187, as established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in April 2023 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.



 04/26/2023
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
A 4.275 Acre Remainder
From a 5.960 Acre Property
In the Name of

Michael R. & Jessalyn K. Tester

Located in Virginia Military Survey 6014 and 12916
Somerset Township, Madison County, Ohio

This description is for a 4.275 Acre Remainder from a 5.960 acre property (5.959 acres by deed), in the name of Michael R. and Jessalyn K. Tester (Official Records 323, Page 686, Madison County Recorder, Auditor's Property Index Number 24-00374.000), located on the east side of State Route 187 (60 foot R/W), approximately 1230 feet south of the intersection with Arbuckle Road (County Road 110, 40 foot R/W) in Virginia Military Survey 12916, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at an Iron Pin in a Monument Box at the intersection of said S.R. 187 and said Arbuckle Road, thence S10°53'40"W, 1227.73 feet, along the centerline of said S.R. 187 to a point;

Thence S78°48'48"E, 30.00 feet, to an Iron Pin set in the east R/W of said S.R. 187 at the TRUE POINT OF BEGINNING;

Thence S78°48'48"E, 365.83 Feet, through the said 5.960 acre property to an Iron Pin set in the west line of a 75.0672 acre property in the name of Arbuckle Properties LLC (O.R. 349, Page 1079);

Thence S11°33'19"W, 512.32 Feet, along the west line of the said Arbuckle property to an Iron Pin set (exposed 2 inches) at the northeast corner of a 1.1129 acre property in the name of John J. and Shirley K. Pitts (O.R. 276, Page 55) and in the line between V.M.S. 12916 and 6014;

Thence N79°06'10"W, 359.91 Feet, passing a 1/2 inch Iron Pipe found at 257.39 feet in the northeast corner of a 0.50 acre property in the name of said Pitts (O.R. 273, Page 237), passing 3/4 Iron Pipe found at 356.92 feet, to the northwest corner of the said Pitts 0.50 acre property and the east R/W of said S.R. 187;

Thence N10°53'40"E, 514.13 Feet, along the east R/W of the said S.R. 187, passing into V.M.S. 12916 @ 79.50 feet, to the TRUE POINT OF BEGINNING.

The 4.275 acre Remainder is subject to a Drainage Easement for the benefit of a proposed 1.685 acre Lot split and is 20 feet wide and is along the east line of the said 4.275 acre Remainder extending to the north line of the said 1.1129 acre property in the name of said and an existing Drainage Easement (O.R. 290, Page 510).

Said property contains 4.275 acres, 0.328 acres in V.M.S. 6014 and 3.947 acres in V.M.S. 12916, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is S10°53'40"E** along the centerline of said S.R. 187, as established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in April 2023 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.



 04/26/2023
Casey C. Elliott, PS 7759