

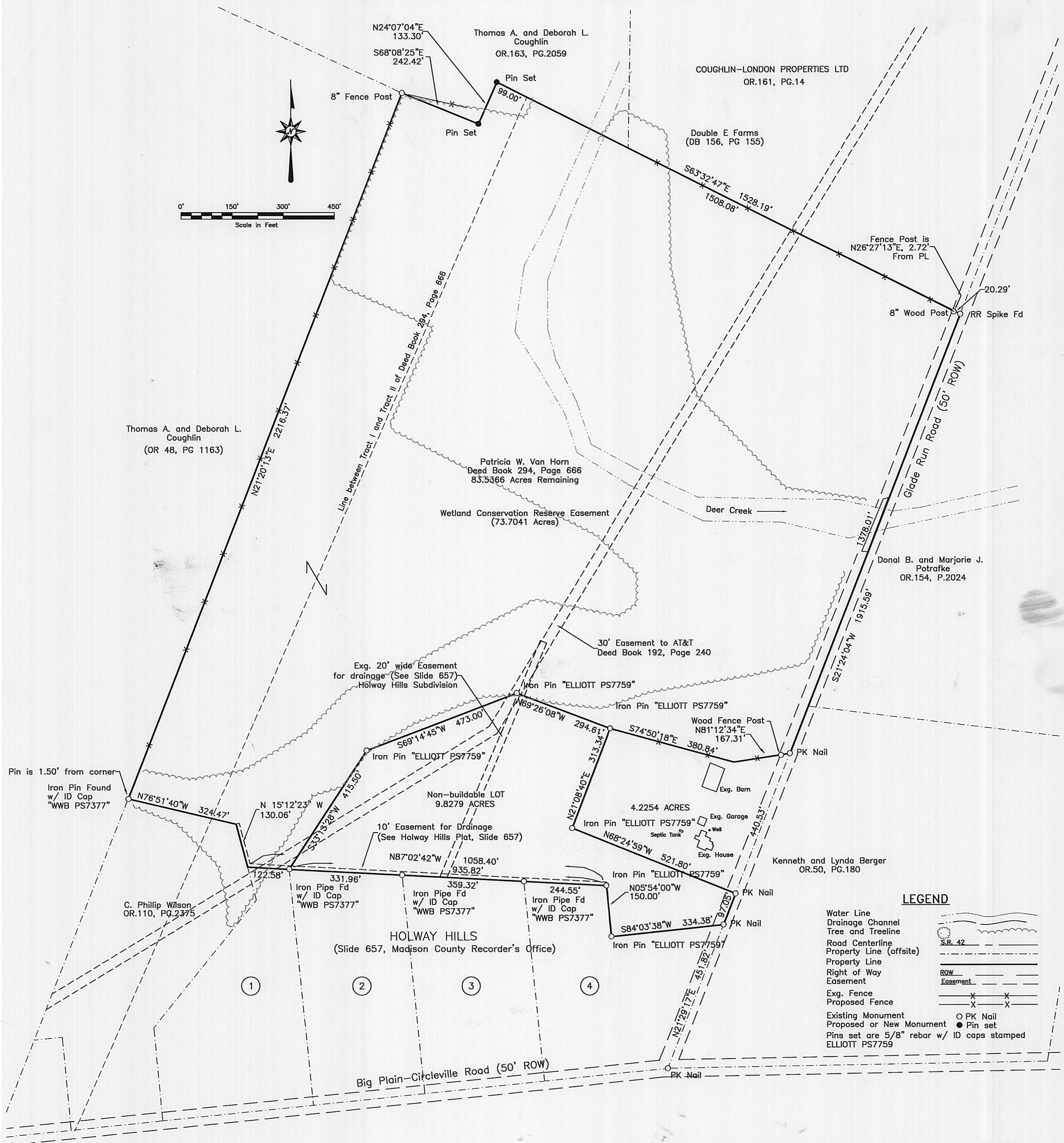
PLAT OF EASTMENT and a LOT SPLIT

9.8278 ACRE LOT SPLIT from

An 83.5366 Acre Property in the Name of

Mrs. Patricia W. Van Horn

Located in VMS 4124, Oak Run Twp., Madison County



LOCATION: Located 450+/- feet north of the intersection of Glade Run Road and Big Plain Circleville Road in VMS 4124, Oak Run Township, Madison County, Ohio

PRIOR DEED REFERENCE: Deed Book 294, Page 666, First and Second Tract

OWNER: Mrs. Patricia W. Van Horn
325 East High Street
London, Ohio 43140

BASIS OF BEARING: S87°02'42\"E North Line of the subdivision Holway Hills as reported on Plat 88-94 on Slide 657 of the Madison County Recorder's Office.

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

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 July, 1997, with further information collected in January, 1998.



Casey C. Elliott, PS 7759, State of Ohio

January 21, 2004

18-04

"EXHIBIT A"

Legal Description For A 9.8278 Acre Lot Split From An 83.5366 Acre Property

This is a description for a 9.8278 acre lot split from an 83.5366 acre property in the name of Patricia W. Van Horn (Deed Book 294, Page 666) located in Virginia Military Survey 4124, Oak Run Township, Madison County, State of Ohio, and is described as follows:

Beginning at a PK Nail set over an iron pin found at the intersection of Big Plain-Circleville Road (Right of Way width 50 feet) and Glade Run Road (ROW 50 feet);

Thence N21°29'17"E, 548.87 feet, along the centerline of Glade Run Road, passing over a PK Nail found at 451.82 feet, to a PK Nail found at the TRUE POINT OF BEGINNING;

Thence N68°24'59"W, 521.80 feet, to an iron pin found with a plastic ID cap engraved *ELLIOTT PS7759*;

Thence N21°08'40"E, 313.34 feet, to an iron pin found with a similar ID cap in a wire fence line;

Thence N69°26'08"W, 294.61 feet, to an iron pin found with a similar ID cap;

Thence S69°14'45"W, 473.00 feet, to an iron pin found with a similar ID cap;

Thence S33°13'28"W, 415.50 feet, to a ¾" iron pipe found with an ID cap engraved *WWB PS7377*;

Thence S87°02'42"E, 935.82 feet, along the north line of Lots 2, 3 and 4 of Holway Hills Subdivision (Slide 657, Madison County Recorder's Office) passing iron pipes at 331.96 feet and 691.28 feet, to an iron pin found with an ID cap engraved with *ELLIOTT PS7759*;

Thence S05°54'00"E, 150.00 feet, to an iron pin found with a similar ID cap;

Thence N84°03'38"E, 334.38 feet, to a PK nail found in the centerline of Glade Run Road;

Thence N21°29'17"E, 97.06 feet, along the centerline of Glade Run Road to the TRUE POINT OF BEGINNING.

Said Lot contains 9.8278 acres and is subject to all easements and rights of way of record. The Basis of Bearing for this description is the bearing of the north line of Holway Hills Subdivision, as described by William W. Browning, PS-7377 State of Ohio, on Slide 657 of the Madison County Recorder's Office Records. All pins set are 5/8" diameter steel bars capped with a plastic identification cap engraved with *Elliott, PS-7759*.

This description was prepared from an actual field survey performed in January, 1998, by Casey Elliott, Professional Surveyor S-7759, State of Ohio. The survey and description meets the minimum requirements of Chapter 4733-37 of the Ohio Administrative Code, *Minimum Standards for Boundary Surveys in the State of Ohio*.