

**PLAT OF A 2.503 ACRE TRACT  
SPLIT FROM A  
A 20.476 ACRE PROPERTY  
IN THE NAME OF  
David L. & Karen Brown**

**V.M.S. 6014, Somerford Twp., Madison County, Ohio**

**LOCATION:** North side of 2745 State Route 187 in Virginia Military Survey 6014, Somerford Township, Madison County, Ohio.

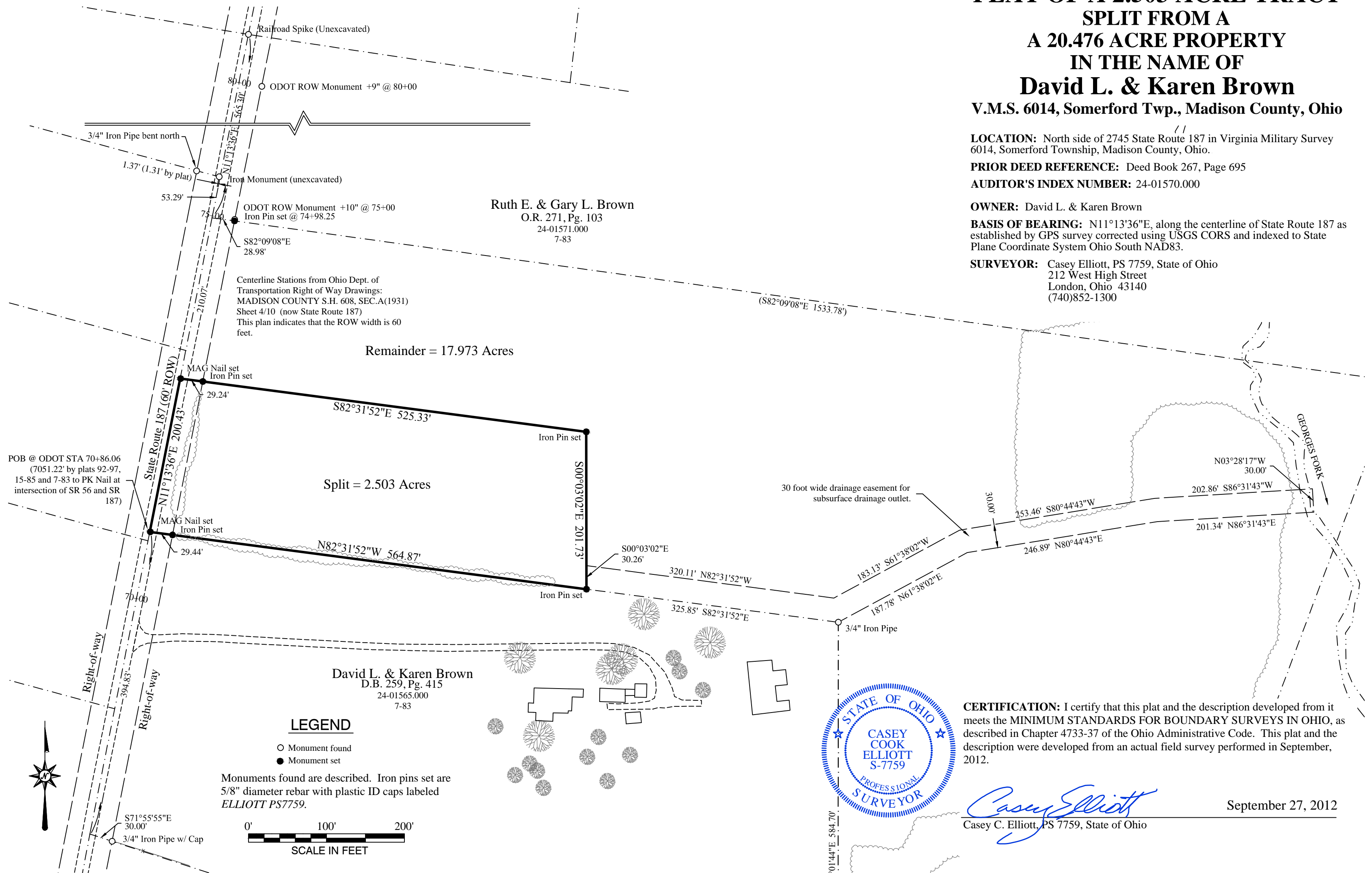
**PRIOR DEED REFERENCE:** Deed Book 267, Page 695

**AUDITOR'S INDEX NUMBER:** 24-01570.000

**OWNER:** David L. & Karen Brown

**BASIS OF BEARING:** N11°13'36"E, along the centerline of State Route 187 as established by GPS survey corrected using USGS CORS and indexed to State Plane Coordinate System Ohio South NAD83.

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



**EXHIBIT A**  
**DESCRIPTION OF A**  
**2.503 ACRE TRACT SPLIT FROM**  
**A 20.476 ACRE PROPERTY**  
**IN THE NAME OF DAVID L. & KAREN BROWN**  
**in Virginia Military Survey 6014**  
**Somerford Township, Madison County, Ohio**

This description is for a 2.503 acre tract of land split from an original 20.476 acre property in the name of David L. and Karen Brown (Deed Book 267, Page 695, Madison County Recorder, Auditor's Parcel #24-01570.000), on the east side of State Route 187, approximately 7100 feet north of the intersection of State Route 56, in Virginia Military Survey 6014, Madison County, Ohio and is further described as follows:

BEGINNING at MAG Nail™ set in the centerline of State Route 56 at the southwest corner of the said 20.476 acre property, said MAG Nail™ is at the northwest corner of a 10.483 acre property in the name of David L. and Karen Brown (D.B. 259, Pg. 415), is at Station 70+86.06 according to Right-of-way monuments and O.D.O.T. R.O.W. plans *MADISON COUNTY S.H. 608, SEC.A (1931), Sheet 4/10* (now State Route 187) and is 7051.22 feet measured by plat along the centerline of S.R. 187 from a PK Nail found at the intersection of S.R. 56 and S.R. 187;

thence N11°13'36"E, 200.43 feet, along the centerline of S.R. 187 and along the west line of the said 20.476 acre property to a MAG Nail™ set, said MAG Nail™ is at O.D.O.T. Station 72+86.49 feet as established by the O.D.O.T. Monument found at Station 75+00 (28.98 feet right);

thence S82°31'52"E, 525.33 feet, into the said 20.476 acre property, passing an iron pin set at 29.24 feet, to an iron pin set;

thence S00°03'02"E, 201.73 feet, to an iron pin set in the north line of the said Brown 10.483 acre property;

thence N82°31'52"W, 564.87 feet, along the north line of the said Brown 10.483 acre property and an old fenceline, passing an iron pin set at 535.43 feet, to the TRUE POINT OF BEGINNING.

The 2.503 acre tract of land benefits from a 30 foot wide *DRAINAGE EASEMENT* through the 20.476 acre property for a subsurface drainage pipe to permit installation, maintenance, repair and replacement of any necessary subsurface drainage pipe. Any damage to landscaping or crops due to the easement execution is the responsibility of the owner of the owner of the 2.503 acre tract of land. The easement is described as follows:

Beginning at the southeast corner of the said 2.503 acre tract;

thence S82°31'52"E, 325.85 feet, along the north line of the said Brown property to a 3/4" diameter iron pipe found;

thence N61°38'02"E, 187.78 feet, into the 20.476 acre property to a point;

thence N80°44'43"E, 246.89 feet;

thence N86°31'43"E, 201.34 feet, across Georges Fork, a stream that flows to the south;

thence N03°28'17"W, 30.00 feet;

thence S86°31'43"W, 202.86 feet;

thence S80°44'43"W, 253.46 feet;

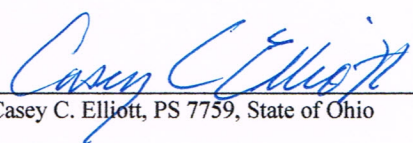
thence S61°38'02"W, 183.13 feet;

thence N82°31'52"W, 320.11 feet, to a point in the east line of the said 2.503 acre tract;

thence S00°03'02"E, 30.26 feet, to the point of beginning of the easement.

The described TRACT contains 2.503 acres split form the original 20.476 acres to leave a remainder of 17.973 acres. The BASIS OF BEARINGS is N11°13'36"E along the centerline of State Route 187 as established using Global Positioning System data corrected using the U.S.G.S. C.O.R.S. network indexed to the State Plane Coordinate System SOUTH OHIO NAD83. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in September 2012 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 09/27/12  
Casey C. Elliott, PS 7759, State of Ohio