

**A LAND SURVEY
AND
THREE PROPERTY SPLITS
FOR
Robert A. & Adeline E. Wilson (Life Estate)
and Carol Sue Bichler, Judy Ann Lowry and
Robert L. Wilson**

Located in Virginia Military Survey 4904
Jefferson Township, Madison County, Ohio

DAVID LEE &
DOROTHY MAE
YUTZY
D.B.273, Pg. 130
#08-01135.003

LOCATION: North corner of Morgan Road (County Road 46) and Middle Pike (County Road 10) in Virginia Military Survey 4904, Jefferson Township, Madison County, Ohio

OWNER: Robert A. and Adeline E. Wilson (Life Estate), Carol Sue Bicher, Judy Ann Lowry and Robert L. Wilson

AUDITOR'S PARCEL: #08-01108.000

DEED REFERENCES: Official Records 235, Page 1880, Madison County

AREATABLE:

Original Area	= 16.111 acres by survey (16.118 acres by deed)
Tract One	= 3.000 acres
Tract Two	= 7.931 acres
Tract Three	= 0.703 acres
Remaining Area	= 4.477 acres in V.M.S. 4904

BASIS OF BEARING: N32°30'10"W, along the centerline of Middle Pike north of Morgan Road established by Global Positioning System data corrected using the U.S.G.S. C.O.R.S. network indexed to State Plane Coordinates 3402 OHIO SOUTH (NAD83).

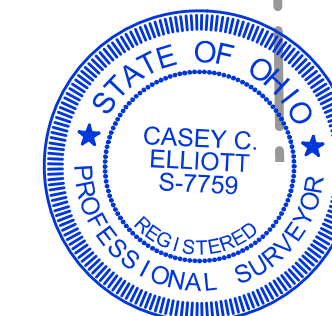
SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

CERTIFICATION: I certify that this plat and description 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 January and February 2013.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

04/09/2013

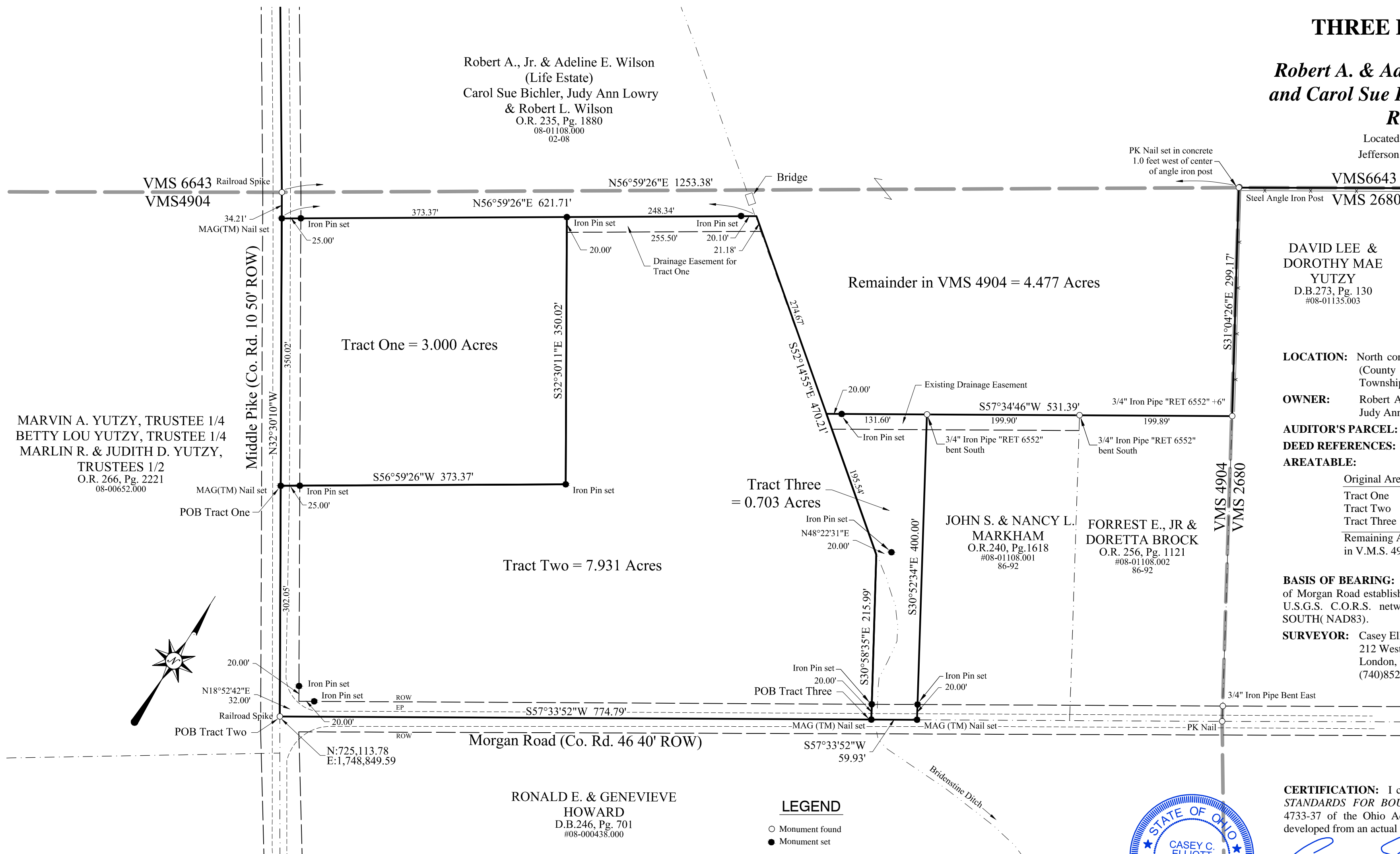
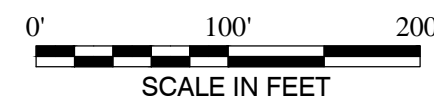
Date



LEGEND

- Monument found
- Monument set

Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.



Robert A., Jr. & Adeline E. Wilson
(Life Estate)
Carol Sue Bichler, Judy Ann Lowry
& Robert L. Wilson
O.R. 235, Pg. 1880
08-01108.000
02-08

MARVIN A. YUTZY, TRUSTEE 1/4
BETTY LOU YUTZY, TRUSTEE 1/4
MARLIN R. & JUDITH D. YUTZY,
TRUSTEES 1/2
O.R. 266, Pg. 2221
08-00652.000

JOHN S. & NANCY L.
MARKHAM
O.R.240, Pg.1618
#08-01108.001
86-92

FORREST E., JR &
DORETTA BROCK
O.R. 256, Pg. 1121
#08-01108.002
86-92

RONALD E. & GENEVIEVE
HOWARD
D.B.246, Pg. 701
#08-000438.000

EXHIBIT A

DESCRIPTION of a 3.000 ACRE TRACT ONE

Split From a

16.111 ACRE PARCEL

In the Name of Robert A. and Adeline E. Wilson by Life Estate

and

Carol Sue Bichler, Judy Ann Lowry and Robert L. Wilson

In Virginia Military Survey 4904

Jefferson Township, Madison County, Ohio

This description is for a 3.000 acre tract of land (TRACT ONE) split from a 16.111 acre parcel (16.118 by deed, a portion of a 193.607 acre property) in the name of Robert A. and Adeline E. Wilson (Life Estate) and Carol Sue Bichler, Judy Ann Lowry and Robert L. Wilson (Official Records 235, Page 1880, Madison County Recorder's records, Auditor's Parcel #08-01108.000) located on the east side of Middle Pike (County Road 10, 50 foot Right-of-way) approximately 350 feet northwest of the intersection of the said Middle Pike and Morgan Road (Co. Rd. 46, 40 foot R.O.W.) in Virginia Military Survey 4904, Jefferson Township, Madison County, Ohio and is further described as follows:

COMMENCING at a railroad spike found at the intersection of said Morgan Road and said Middle Pike, at the southernmost corner of the said Wilson property;

Thence N32°30'10"W, 302.05 feet, along the centerline of the said Middle Pike to a MAG™ Nail set at the TRUE POINT OF BEGINNING;

Thence N32°30'10"W, 350.02 feet, continuing along the center of Middle Pike to a MAG™ Nail set, said MAG™ Nail is 34.21 feet on the same bearing from a Railroad Spike found at the intersection of the northwest line of V.M.S. 4904 and the centerline of the said Middle Pike;

Thence N56°59'26"E, 373.37 feet, passing an iron pin set at 25.00 feet, to an iron pin set;

Thence S32°30'11"E, 350.02 feet, to an iron pin set;

Thence S56°59'26"W, 373.37 feet, passing an iron pin set in the northeast R.O.W. of the said Middle Pike at 348.37 feet to the TRUE POINT OF BEGINNING.

DRAINAGE EASEMENT - Tract ONE benefits from a DRAINAGE EASEMENT established for the purpose of providing an adequate outlet for subsurface drainage. The easement is established to permit the installation, maintenance, repair or replacement of a subsurface drainage pipe. The easement is 20 feet wide on the southeast side of a line that extends from the northern most corner of said TRACT ONE N56°59'26"E, 248.34 feet, to the centerline of Bridenstine Ditch.

The described TRACT ONE contains 3.000 acres within Virginia Military Survey 4904 and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N32°30'10"W along the centerline of Middle Pike as established by Global Positioning System survey corrected using the U.S.G.S. C.O.R.S. network indexed to the State Plane Coordinates 3402 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 January and February 2013 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.



Casey C. Elliott 04/09/2013
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A

DESCRIPTION of a 7.931 ACRE TRACT TWO

Split From a

16.111 ACRE PARCEL

In the Name of Robert A. and Adeline E. Wilson by Life Estate

and

Carol Sue Bichler, Judy Ann Lowry and Robert L. Wilson

In Virginia Military Survey 4904

Jefferson Township, Madison County, Ohio

This description is for a 7.931 acre tract of land (TRACT TWO) split from a 16.111 acre parcel (16.118 by deed, a portion of a 193.607 acre property) in the name of Robert A. and Adeline E. Wilson (Life Estate) and Carol Sue Bichler, Judy Ann Lowry and Robert L. Wilson (Official Records 235, Page 1880, Madison County Recorder's records, Auditor's Parcel #08-01108.000) located on the east side of Middle Pike (County Road 10, 50 foot Right-of-way) approximately 350 feet northwest of the intersection of the said Middle Pike and Morgan Road (Co. Rd. 46, 40 foot R.O.W.) in Virginia Military Survey 4904, Jefferson Township, Madison County, Ohio and is further described as follows:

BEGINNING at a railroad spike found at the intersection of said Morgan Road and said Middle Pike at the southernmost corner of the said Wilson property;

Thence N32°30'10"W, 302.05 feet, along the centerline of the said Middle Pike to a MAG™ Nail set;

Thence N56°59'26"E, 373.37 feet, passing an iron pin set in the northeast R.O.W. of the said Middle Pike at 25.00 feet to an iron pin set;

Thence N32°30'11"W, 350.02 feet, to an iron pin set which is the *reference point* for a DRAINAGE EASEMENT described below;

Thence N56°59'26"E, 248.34 feet, passing an iron pin set on the southwest bank of Bridenstine Ditch at 228.24 feet, to a point in the center of Bridenstine Ditch;

Thence S52°14'55"E, 470.21 feet, along the center of Bridenstine Ditch, passing a point at 274.67 feet, referenced by an iron pin set N57°34'46"E, 20.00 feet, to a point, referenced by an iron pin set at N48°22'31"E, 20.00 feet;

Thence S30°58'35"E, 215.99 feet, passing an iron pin set in the northwest R.O.W. of the said Morgan Road at 195.99 feet, to a MAG™ nail set in the centerline of the said Morgan Road;

Thence S57°33'52"W, 774.79 feet, along the centerline of the said Morgan Road to the TRUE POINT OF BEGINNING.

DRAINAGE EASEMENT - TRACT TWO is subject to a DRAINAGE EASEMENT established for the purpose of providing an adequate outlet for subsurface drainage. The easement is established to permit the installation, maintenance, repair or replacement of a subsurface drainage pipe. The easement is 20 feet wide on the southeast side of a line that extends from the said *reference point* N56°59'26"E, 248.34 feet, to the centerline of Bridenstine Ditch.

The described TRACT TWO contains 7.931 acres within Virginia Military Survey 4904 and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N32°30'10"W along the centerline of Middle Pike as established by Global Positioning System survey corrected using the U.S.G.S. C.O.R.S. network indexed to the State Plane Coordinates 3402 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 January and February 2013 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.



Casey C. Elliott 04/09/2013
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A

DESCRIPTION of a 0.703 ACRE TRACT THREE

Split From a

16.111 ACRE PARCEL

In the Name of Robert A. and Adeline E. Wilson by Life Estate

and

Carol Sue Bichler, Judy Ann Lowry and Robert L. Wilson

In Virginia Military Survey 4904

Jefferson Township, Madison County, Ohio

This description is for a 0.703 acre tract of land (TRACT THREE) split from a 16.111 acre parcel (16.118 by deed, a portion of a 193.607 acre property) in the name of Robert A. and Adeline E. Wilson (Life Estate) and Carol Sue Bichler, Judy Ann Lowry and Robert L. Wilson (Official Records 235, Page 1880, Madison County Recorder's records, Auditor's Parcel #08-01108.000) located on the northwest side of Morgan Road (County Road 46, 40 foot Right-of-way) approximately 780 feet northeast of the intersection of Middle Pike (Co. Rd. 10, 50 foot R.O.W.) and the said Morgan Road, in Virginia Military Survey 4904, Jefferson Township, Madison County, Ohio and is further described as follows:

COMMENCING at a railroad spike found at the intersection of said Morgan Road and said Middle Pike, at the southernmost corner of the said Wilson property;

Thence N57°33'52"E, 774.79 feet, along the centerline of the said Morgan Road to a MAG™ Nail set near the southwest end of a bridge over Bridenstine Ditch at the TRUE POINT OF BEGINNING;

Thence N30°58'35"W, 215.99 feet, into the said Wilson property to a point in the middle of Bridenstine Ditch, said point is referenced by an iron pin set at N48°22'31"E, 20.00 feet, on the northeast bank of the ditch;

Thence N52°14'55"W, 195.54 feet, along the center of Bridenstine ditch to a point;

Thence N57°34'46"E, 131.60 feet, passing an iron pin set for reference at 20.00 feet, to a 3/4 inch diameter iron pipe found bent south with an identification cap engraved *RET 6552* at the west corner of a property in the name of John S. and Nancy L. Markham (O.R. 240, Pg. 1618);

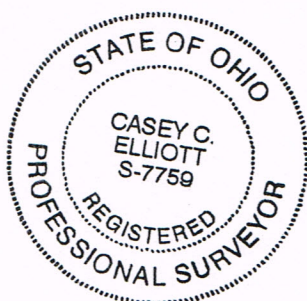
Thence S30°52'34"E, 400.00 feet, along the Southwest line of the said Markham property, passing an iron pin set in the northwest R.O.W. of Morgan Road at 380.00 feet, to a MAG™ Nail set in the centerline of said Morgan Road;

Thence S57°33'52"W, 59.93 feet, along the centerline of said Morgan Road to the TRUE POINT OF BEGINNING.

TRACT THREE is subject to an existing **DRAINAGE EASEMENT** described in O.R. 256, Pg. 1121.

TRACT THREE is subject to a **DITCH MAINTENANCE EASEMENT** established herein, accessible from the southwest bank of Bridenstine Ditch for the purpose of repairing, maintaining, and replacing any subsurface drainage pipes on the southwest side of the ditch as well as any repairs or maintenance on Bridenstine Ditch.

The described TRACT THREE contains 0.703 acres within Virginia Military Survey 4904 and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N32°30'10"W along the centerline of Middle Pike as established by Global Positioning System survey corrected using the U.S.G.S. C.O.R.S. network indexed to the State Plane Coordinates 3402 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 January and February 2013 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.



Casey Elliott 02/09/2013
Casey C. Elliott, PS 7759, State of Ohio