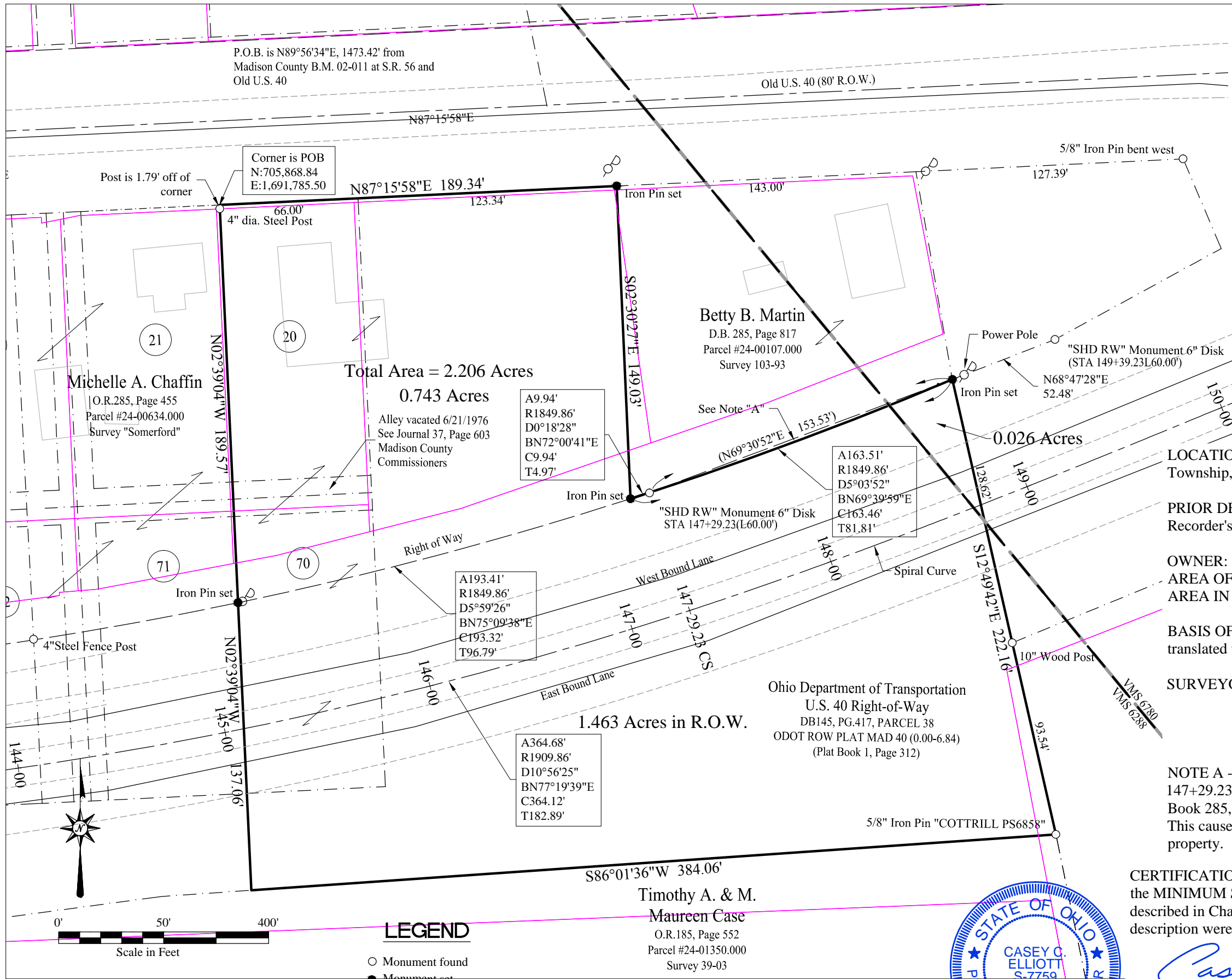


A LAND SURVEY

FOR

Joseph R. & Stacy A. Patterson

Located in Virginia Military Survey 6780 and 6288
Somerset Township, Madison County, Ohio



LOCATION: Located in Virginia Military Survey 6780 and 6288, in Somerset Township, Madison County, Ohio, at 2427 Old U.S. 40 in Somerset, Ohio.

PRIOR DEED REFERENCE: Official Records 280, Page 2048, Madison County Recorder's Office. (Parcel #24-00107.001, 24-00109.000 Auditor's Office)

OWNER: Joseph R. & Stacy A. Patterson
AREA OF PROPERTY: 2.206 Acres
AREA IN U.S. 40 R.O.W. = 1.463 Acres

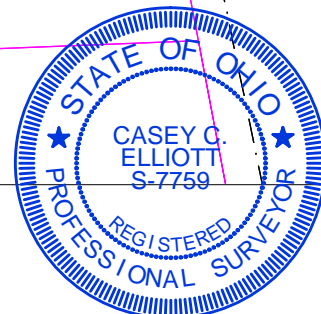
BASIS OF BEARING: G.P.S. survey corrected using N.G.S., N.S.R.S. service translated to State Plane Coordinates 3402 OHIO SOUTH (NAD83).

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

NOTE A - The Right of Way plat shows the north R.O.W. as a line east of Station 147+29.23 where the centerline curve transitions to a spiral. The description in Deed Book 285, Page 817 indicates the property was transferred using a curve as shown. This causes a portion of the R.O.W. (163.10 square feet) to be included in the Martin property.

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 August 2013.

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



August 19, 2013

LEGEND

- Monument found
- Monument set

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

Timothy A. & M. Maureen Case
O.R.185, Page 552
Parcel #24-01350.000
Survey 39-03

EXHIBIT A

**DESCRIPTION of a 2.206 ACRE
PROPERTY SURVEYED for
Joseph R. & Stacy A. Patterson
In Virginia Military Survey 6780 and 6288
Somerset Township, Madison County, Ohio**

This description is for a 2.206 acre property in the name Joseph R. and Stacy A. Patterson (Official Records 280, Page 2048, Madison County Recorder's records, Auditor's Parcels #24-00107.001, 24-00108.000 and 24-00109.000) which includes Lots 20 and 70 of the unincorporated Village of Somerset (Plat Book 1, Page 12, Madison County Recorder) and the vacated alley in between (Madison County Commissioners Journal 37, Page 603, dated 06/21/1976) in Virginia Military Surveys 6780 and 6288, Somerset Township, Madison County, Ohio and is further described as follows:

BEGINNING AT A POINT at the northwest corner of Lot 20 of said Village of Somerset, said point is N89°56'34"E, 1473.42 feet, from Madison County Engineer's Bench Mark 02-011 located at the northwest corner of State Route 56 and Old U.S. 40, said point is 1.79 feet north of a found 4" diameter iron fence post;

Thence N87°15'58"E, 189.34 feet, along the south R.O.W. of Old U.S. 40 (80 feet), passing the northeast corner of said Lot 20 at 66.00 feet, to an iron pin set;

Thence S02°30'27"E, 149.03 feet, along the west line of a property in the name of Betty B. Martin (Deed Book 285, Page 817) to an iron pin set in the north R.O.W. of U.S. 40;

Thence with a curve to the left, arc length: 163.51 feet, radius: 1849.86 feet, chord bearing: N69°39'59"E, chord length: 163.46 feet, and deflection: 05°03'52", along the north R.O.W. of U.S. 40 to a 6" diameter disk engraved *SHD RW* at 9.94 feet, then continuing along the south line of the said Martin property to an iron pin set on the north R.O.W., said pin is S68°47'28"W, 52.48 feet, from a 6" diameter disk engraved *SHD RW* in the north R.O.W. of U.S. 40;

Thence S12°49'42"E, 222.16 feet, across U.S. 40, passing a 10" wood Post at 128.62 feet, to an iron pin found with a cap engraved *COTTRILL PS6858*;

Thence S86°01'36"W, 384.06 feet, along the south R.O.W. of U.S. 40 and the north line in the name of Timothy A. and M. Maureen Case (O.R. 185, Page 552) to a point;

Thence N02°39'04"W, 137.06 feet, crossing said U.S. 40 to an iron pin set on the north R.O.W. of U.S. 40;

Thence N02°39'04"W, 189.57 feet, continuing along the west line of Lots 70 and 20, and the east line of a property in the name of Michelle A. Chaffin (O.R. 285, Page 455), passing the said 4" iron Post at 187.78 feet, to the TRUE POINT OF BEGINNING.

The property is subject to a State Highway easement (D.B. 145, Page 417, Parcel 38, ODOT R.O.W. Plat *MAD 40 (0.00-6.84)* containing 1.463 acres (1.48 acres by deed).

The property contains 2.206 acres of which 0.026 acres is within Virginia Military Survey 6780 (all within the R.O.W. of U.S. 40) and 2.180 acres is within V.M.S. 6288. The BASIS OF BEARINGS is N87°15'58"E along the centerline of Old U.S. 40 as established by Global Positioning System survey corrected for location using Madison County Engineer's Benchmark 02-011. 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 August 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 Aug 19, 2013
Casey C. Elliott, PS 7759, State of Ohio