

A SURVEY
FOR A
1.685 ACRE LOT
FORMED FROM A
0.685 ACRE PARCEL
AND A
1.000 ACRE TRACT
Split from a 17.674 Acre PROPERTY
FOR
The Clarence G. Edwards Estate
 Located in Virginia Military Survey 7473
 Monroe Township, Madison County, Ohio

ADDRESS: 5943 State Route 38
 London, Ohio, 43140

LOCATION: Located 4900 feet +/- of the bend in State Route 38 in Plumwood, Ohio in front of Monroe Elementary School, Madison County, Ohio, in Virginia Military Survey 7473 in Monroe Township, Madison County, Ohio.

OWNER: Clarence G. Edwards (Estate)

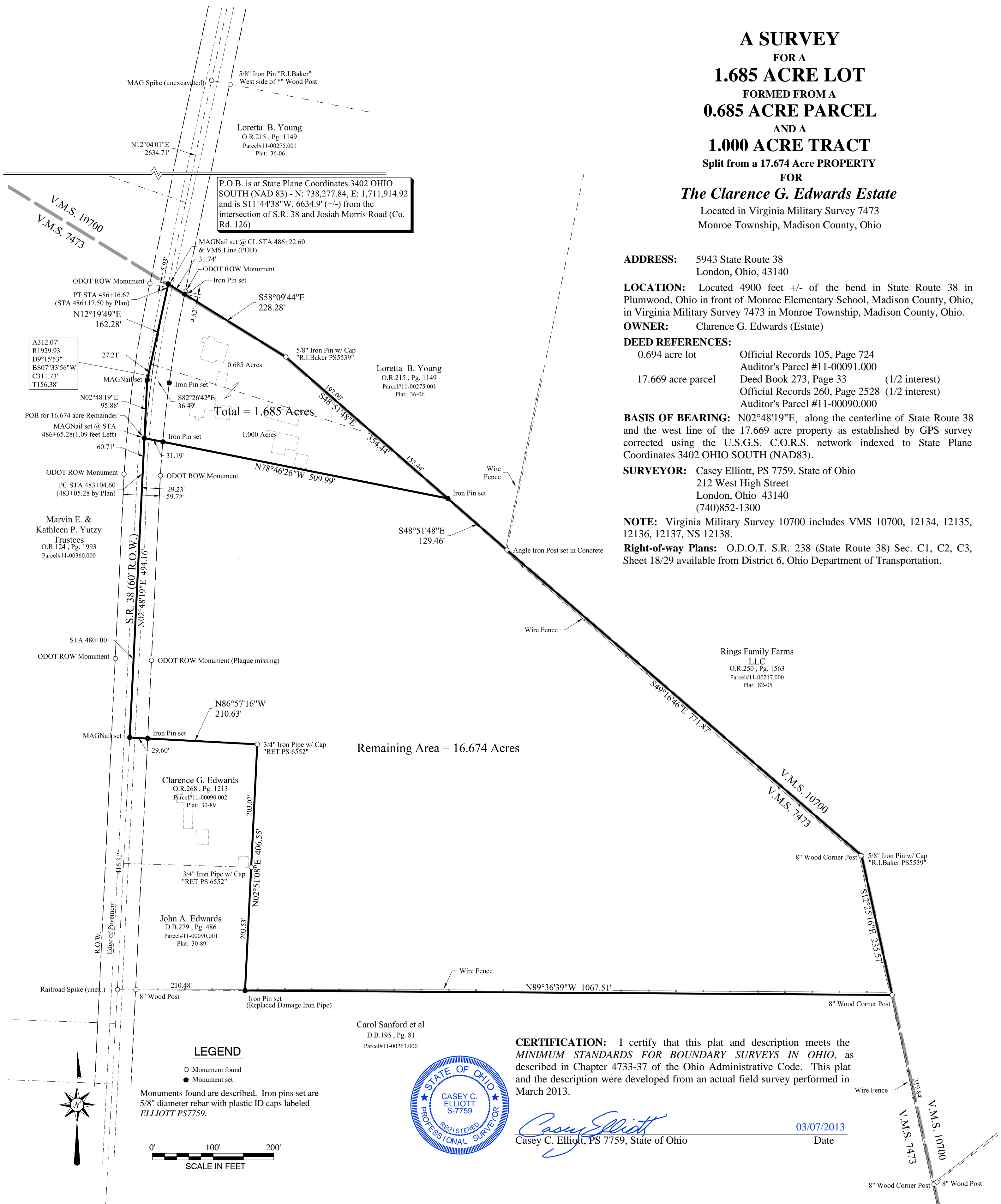
DEED REFERENCES:
 0.694 acre lot Official Records 105, Page 724
 Auditor's Parcel #11-00091.000
 17.669 acre parcel Deed Book 273, Page 33 (1/2 interest)
 Official Records 260, Page 2528 (1/2 interest)
 Auditor's Parcel #11-00090.000

BASIS OF BEARING: N02°48'19"E, along the centerline of State Route 38 and the west line of the 17.669 acre property as established by GPS survey 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

NOTE: Virginia Military Survey 10700 includes VMS 10700, 12134, 12135, 12136, 12137, NS 12138.

Right-of-way Plans: O.D.O.T. S.R. 238 (State Route 38) Sec. C1, C2, C3, Sheet 18/29 available from District 6, Ohio Department of Transportation.



P.O.B. is at State Plane Coordinates 3402 OHIO SOUTH (NAD 83) - N: 738,277.84, E: 1,711,914.92 and is S11°44'38"W, 6634.9' (+/-) from the intersection of S.R. 38 and Josiah Morris Road (Co. Rd. 126)

A312.07'
 R1929.93'
 D9°15'53"
 B507°33'56"W
 C311.73'
 T156.38'

Total = 1.685 Acres

Remaining Area = 16.674 Acres

LEGEND

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



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 March 2013.

Casey Elliott
 Casey C. Elliott, PS 7759, State of Ohio
 03/07/2013
 Date

EXHIBIT A

DESCRIPTION of a 16.674 ACRE REMAINDER In The Name Of the Clarence G. Edwards Estate In Virginia Military Survey 7473 Monroe Township, Madison County, Ohio

This description is for a 16.674 acre remainder of land left in the name of Clarence G. Edwards (17.654 acres by deed prior to the split) (Deed Book 273, Page 33 (1/2 interest) and Official Records 260, Pg. 2528 (1/2 interest), Parcel # 11-00090.000) located 4700 feet (+/-) north along State Route 38 (60 foot Right-of-way) from Monroe Elementary School in Plumwood in Virginia Military Survey 7473, Monroe Township, Madison County, Ohio and is further described as follows:

Commencing at a MAGNail™ set at the intersection of the line between V.M.S. 7473 and V.M.S. 10700 (V.M.S. 10700 includes V.M.S. 12134 through 12138) and the centerline of State Route 38 at Station 486+22.60 (as established by Right-of-way survey O.D.O.T. S.R.238 (now State Route 38) SEC. C1, C2, C3, Sheet 18/29), said MAGNail™ is S11°44'38"W, 6634.9 feet (+/-) from the intersection of S.R. 38 and Josiah Morris Road (County Road 126);

Thence S12°19'49"W, 162.28 feet, passing the Point of Tangency of the a curve to the left at 5.93 feet, continuing along a tangent of the said curve of S.R. 38, to a MAGNail™ set at the Point of Intersection of said curve, said MAGNail™ is referenced by a property pin set at S82°26'42"E, 36.49 feet, in the east R.O.W. of S.R. 38;

Thence S02°48'19"W, 95.88 feet, along the initial tangent of the said curve of State Route 38 to a MAGNail™ set at 1.09 feet left (easterly) of Station 486+65.28 of the said S. R. 38 R.O.W. survey at the TRUE POINT OF BEGINNING of this description;

Thence S78°46'26"E, 509.99 feet, through the said 17.654 acre property to an iron pin set in the south line of a property in the name of Loretta B. Young (O.R. 215, Pg. 1149) and V.M.S. 10700;

Thence S48°51'48"E, 129.46 feet, along the south line of the said Young property and V.M.S 10700, to a 3" double angle-iron post set in concrete;

Thence S49°16'46"E, 771.87 feet, along the southwest line of a property in the name of the Rings Family Farm LLC (O.R.250, Pg. 1563) and V.M.S. 10700, and along a woven wire fence to an iron pin found with an ID cap engraved *R.I. Baker PS5539* exposed 6" on the east side of an 8" wood post;

Thence S12°25'16"E, 235.57 feet, along a west line of the said Rings Family Farm property and V.M.S. 10700 and along a woven wire fence to an 8" wood post, said post is N12°25'16"W, 319.84 feet, from an 8" wood corner post;

Thence N89°36'39"W, 1067.51 feet, along the remains of a woven wire fence and the north line of a property in the name of Carol Sanford *et al* (D.B. 195, Pg. 81) to an iron pin set, said pin is S89°36'39"E, 210.48 feet from a railroad spike (unexcavated) found in the centerline of S.R. 38;

Thence N02°51'08"E, 406.55 feet, along the east line of a property in the name of John A. Edwards (D.B.279, Pg. 486), passing a 3/4 inch diameter iron pipe with an ID cap engraved *RET PS6552* at 203.53 feet, continuing along the east line of a property in the name of Clarence G. Edwards (O.R. 268, Pg. 1213) to a 3/4 inch diameter pipe found with an ID cap engraved *RET PS6552*;

Thence N86°57'16"W, 210.63 feet, along the north line of the said Clarence G. Edwards property, passing an iron pin set in the east R.O.W. of S.R. 38 at 181.03 feet, to a MAGNail™ set in the centerline of S.R. 38;

Thence N02°48'19"E, 494.16 feet, along the centerline of S.R. 38, passing the Point of Commencement of the said curve to the left of the centerline of S.R. 38 at 433.45 feet, continuing along the tangent of the said curve to the TRUE POINT OF BEGINNING.

For reference: the best curve fit and location for the centerline of State Route 38 based on the R.O.W. monuments found shows the Point of Commencement at Station 483+04.60 (483+05.48 by plan) and the Point of Tangency at Station 486+16.67 (486+17.58 by plan). The curve data is Arc = 312.07, Radius = 1929.93 feet, Deflection of 09°15'53", Chord = 311.73 feet and Chord Bearing = N07°33'56"E. The PC is 0.79 feet easterly of the midpoint between the R.O.W. markers. The property line follows the tangents of the curve.

The described REMAINDER contains 16.674 acres from an original 17.674 acre property (17.654 acres by deed) within V.M.S. 7473. The described remainder is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N02°48'19"E along the centerline of State Route 38 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 February and March 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 03/07/13
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A

DESCRIPTION of a 1.685 ACRE LOT

Formed From a

0.685 ACRE PARCEL

and a

1.000 ACRE TRACT

Split From a **17.674 ACRE PROPERTY**

In The Name Of the Clarence G. Edwards Estate

In Virginia Military Survey 7473

Monroe Township, Madison County, Ohio

This description is for a 1.685 acre lot of land formed from a 0.685 acre parcel in the name of Clarence G. Edwards (Official Records 105, Page 724, Madison County Recorder's Office, Auditor's Parcel #11-00091.000) and a 1.000 acre tract split from a 17.674 acre property (17.654 acres by deed) also in the name of Clarence G. Edwards (Deed Book 273, Page 33 (1/2 interest) and O.R. 260, Pg. 2528 (1/2 interest), Parcel # 11-00090.000) located 4900 feet (+/-) north along State Route 38 (60 foot Right-of-way) from Monroe Elementary School in Plumwood in Virginia Military Survey 7473, Monroe Township, Madison County, Ohio and is further described as follows:

BEGINNING at a MAGNail™ set at the intersection of the line between V.M.S. 7473 and V.M.S. 10700 (V.M.S. 10700 includes V.M.S. 12134 through 12138) and the centerline of State Route 38 at Station 486+22.60 (as established by Right-of-way survey O.D.O.T. S.R.238 (now State Route 38) SEC. C1, C2, C3, Sheet 18/29), said MAGNail™ is approximately S11°44'38"W, 6634.9 feet (+/-) from the intersection of S.R. 38 and Josiah Morris Road (County Road 126);

Thence S58°09'44"E, 228.28 feet, along the south line of a property in the name of Loretta B. Young (O.R. 215, Pg. 1149) and V.M.S. 10700, passing an iron pin set in the east R.O.W. of S.R. 38 at 31.74 feet, (said pin is 4.52 feet southerly along the R.O.W. of S.R. 38 from an O.D.O.T. R.O.W. monument found), to an iron pin found with a plastic ID cap engraved *R.I.BAKER S5539*;

Thence S48°51'48"E, 354.44 feet, continuing along the south line of the said Young property and V.M.S. 10700, passing the corner of the said 0.685 acre parcel at 197.00 feet, to an iron pin set, said pin is 129.46 feet along the same line from an angle iron post set in concrete at the southeast corner of the said Young property;

Thence N78°46'26"W, 509.99 feet, through the said 17.674 acre property, passing an iron pin set in the east R.O.W. of S.R. 38 at 478.80 feet, to a MAGNail™ set at centerline Station 483+65.28 (1.09 feet left) of the said S.R. 38, said MAGNail™ is N02°48'19"E, 60.71 feet, from the Point of Commencement of a curve to the right of S.R. 38 marked by O.D.O.T. R.O.W. Monuments found on the R.O.W. lines;

Thence N02°48'19"E, 95.88 feet, along the tangent of a curve of State Route 38 and the west line of the said 17.674 acre property to a MAGNail™ set at a point of intersection of State Route 38, said MAGNail™ is referenced by a property pin set at S82°26'42"E, 36.49 feet, in the ease R.O.W. of S.R. 38;

Thence N12°19'49"E 162.28 feet, along the second tangent of the said curve of S.R. 38, passing the corner of the said 0.685 acre parcel at 27.21 feet, passing the Point of Tangency of the said curve at 156.35 feet, to the TRUE POINT OF BEGINNING.

For reference: the best curve fit and location for the centerline of State Route 38 based on the R.O.W. monuments found shows the Point of Commencement at Station 483+04.60 (483+05.48 by plan) and the Point of Tangency at Station 486+16.67 (486+17.58 by plan). The curve data is Arc = 312.07, Radius = 1929.93 feet, Deflection of 09°15'53", Chord = 311.73 feet and Chord Bearing = N07°33'56"E. The PC is 0.79 feet easterly of the midpoint between the R.O.W. markers. The property line follows the tangents of the curve.

The described LOT contains 1.685 acres consisting of a 0.685 acre parcel and a 1.000 acre tract split from the original 17.674 acre parcel to leave a remainder of 16.674 acres all within Virginia Military Survey 7473. The described lot is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N02°48'19"E along the centerline of State Route 38 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 February and March 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 03/07/13
Casey C. Elliott, PS 7759, State of Ohio