

# PLAT OF SURVEY

## For A 0.120 Acre Property Split and a 46.354 Acre Property

Located in V.M.S. 6545, Canaan Township  
and Jefferson Township,  
Madison County, Ohio

OWNER INDEX				
Index	Name of Owner	Deed Reference	Auditor's ID	Plat
A	BERLIN, JANE E. 1/2 & BERLIN, JANE E. TRUSTEE	OR242/1201	01-00129.000	
B	BERLIN, JANE E. 1/2 & BERLIN, JANE E. TRUSTEE	OR242/1201	08-00253.000	
C	YUTZY, MARVIN A.	OR266/2221	08-00652.001	1-01
D	YUTZY, MARVIN A.	OR266/2221	08-00232.000	
E	PARKER, ROGER D. & LOIS M.	DB282/829	08-00232.001	31-90
F	PARKER, ROGER D. & LOIS M.	DB282/829	01-00650.001	31-90
G	MILLER, JENNY L.	OR329/513	01-00650.000	31-90
H	ROSEBERRY, PAUL B. 1/2 & ANDRES DONNA JEAN 1/2	OR173/1870	01-00541.000	
I	FOUST, HOWARD S.	DB255/702	01-00140.000	
J	DARBY ROSE FARMS, LLC	OR255/1411	01-00540.000	
K	STRALEY, JAY	DB258/662	01-00634.000	

**LEGEND**

Road Centerline  U.S. 42

Property Line (offsite)

Property Line

Right of Way  R/W

Easement

Existing Monument  Iron Pin found

New Monument  Iron Pin set

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

Original Area = 2.393 Acres  
 Area in Canaan Twp. = 1.745 Acres  
 Area in Jefferson Twp. = 0.648 Acres

Area of Split = 0.120 Acres  
 Remaining Area = 2.273 Acres  
 Area in Canaan Twp. = 1.745 Acres  
 Area in Jefferson Twp. = 0.528 Acres

Total Area = 46.354 Acres  
 Area in Canaan Twp. = 40.335 Acres  
 Area in Jefferson Twp. = 6.019 Acres

Purpose: Property Split  
 Owner: Stephen J. and Robyn L. Maier  
 Parcels: 01-00650.002 and 08-00232.002 Madison County Auditor  
 Prior Deed References - Official Records 65, Page 473, Madison County Recorder

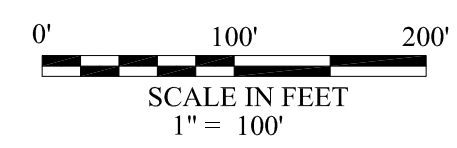
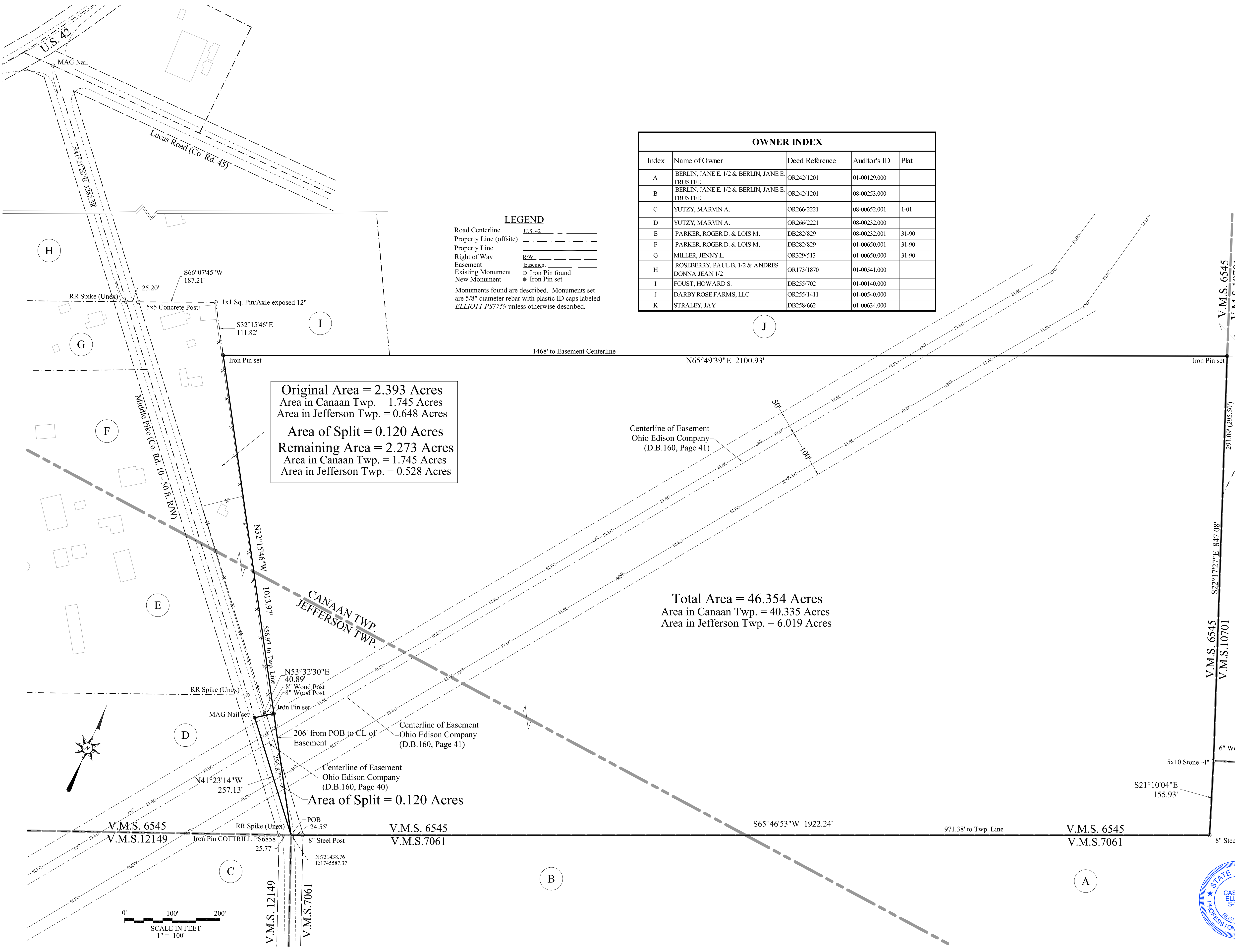
Purpose: Re-Survey  
 Owner: Jay E. Straley  
 Parcels: 01-00634.000 and 08-01366.000  
 Prior Deed References - Deed Book 258, Page 662

Basis of Bearings: S65°46'53"W along the southeast line of the said Straley property as established by GPS Observation corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2010)).  
 Surveyor: Casey Elliott, PS7759, Ohio  
 212 West High Street  
 London, Ohio 443140  
 740-852-1300

- NOTES:
- The Jay E. Straley property is subject to an Easement and Right-of-way for transmission lines in the name of the *Ohio Edison Company* in Deed Book 160, Page 41.
  - The Stephen J. and Robyn L. Maier property is subject to an Easement and Right-of-way for transmission lines in the name of the *Ohio Edison Company* in Deed Book 160, Page 40.

**CERTIFICATION:**  
 I certify that this plat and the description developed from it meet 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 November 2017.

  
 Casey C. Elliott, PS 7759, State of Ohio  
 Date: 11/14/2017



**EXHIBIT A**  
**Description of a 0.120 Acre Split**  
**In the Name of**  
**Stephen J. and Robyn L. Maier**  
**Located in**  
**Virginia Military Survey 6545**  
**Jefferson Township, Madison County, Ohio**

This description is for a 0.120 acre split from a 2.393 acre property in the name of Stephen J. and Robyn L. Maier (Official Records 65, Page 473, Auditor's Parcel #01-00650.002 and 08-00232.002) located on the northeast side of Middle Pike (County Road 10, 50 foot Right-of-way) Virginia Military Survey 6545, Canaan Township and Jefferson Township, Madison County, Ohio and is further described as follows:

Beginning at the TRUE POINT OF BEGINNING at a railroad spike found at a point of intersection of said Middle Pike in the south line of V.M.S. 6545, at the northernmost corner of V.M.S. 12149 and the westernmost corner of V.M.S. 7061, and at the southwest corner of a property in the name of Jay E. Straley (Deed Book 258, Page 662);

Thence N41°23'14"W, 257.13 feet, along the centerline of said Middle Pike and the northeast line of a property in the name of Marvin A. Yutzy (O.R. 266, Page 2221), to a MAGNail™ set;

Thence N53°32'30"E, 40.89 feet, through the said Maier property approximately 1.0 feet south of two 8" Wood Posts, to an Iron Pin set in the southwest line of the said Straley property;

Thence S32°15'46"E, 256.87 feet, to the TRUE POINT OF BEGINNING.

The property is subject to an Easement in the name of the *Ohio Edison Company* in D. B. 160, Page 40.

Said split contains 0.120 acres in Virginia Military Survey 6545 and in Jefferson Township, from 2.393 acres leaving 2.273 acres. The **Basis of Bearing is S65°46'53"W** along the southeast line of the said Straley property and V.M.S. 6545, as measured by G.P.S. survey adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2010)). This description is based on a survey performed in November 2017 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. 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* 11/14/2017  
Casey C. Elliott, PS 7759

**EXHIBIT A**  
**Description of a 46.354 Acre Property**  
**In the Name of**  
**Jay E. Straley**  
**Located in**  
**Virginia Military Survey 6545**  
**Canaan Township and Jefferson Township,**  
**Madison County, Ohio**

This description is for a re-survey of a 46.354 acre property in the name of Jay E. Straley (Deed Book 258, Page 662, Auditor's Parcel #01-00634.000 and 08-01366.000) located on the northeast side of Middle Pike (County Road 10, 50 foot Right-of-way) Virginia Military Survey 6545, Canaan Township and Jefferson Township, Madison County, Ohio and is further described as follows:

Beginning at the TRUE POINT OF BEGINNING at a railroad spike found at a point of intersection of said Middle Pike in the southeast line of V.M.S. 6545, at the northernmost corner of V.M.S. 12149 and the westernmost corner of V.M.S. 7061, and at the south corner of a property in the name of Stephen J. and Robyn L. Maier (Official Records 65, Page 473);

Thence N32°15'46"W, 1013.97 feet, along the northeast line of the said Maier property, passing an Iron Pin set at 256.87 feet, and passing into Canaan Township at 556.97 feet, to an Iron Pin set at a south corner of a property in the name of Howard S. Foust, D.B. 255, Page 702;

Thence N65°49'39"E, 2100.93 feet, along the southeast line of the said Foust property and a property in the name of Darby Rose Farms, LLC, (O.R. 255, Page 1411) to an Iron Pin set in the southwest line of V.M.S.10701;;

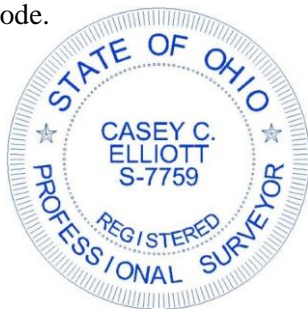
Thence S22°17'27"E, 847.08 feet, along the southwest line of a property in the name of said Straley, and the southwest line of said V.M.S. 10701, to a 5"x10" Stone found buried 4 inches at the southwest base of a 6" Wood Post, said Stone is at the common corner of V.M.S. 10701 and 7061;

Thence S21°10'04"E, 155.93 feet, along the southwest line of said V.M.S. 7061 and of a property in the name of Jane E. Berlin and Jane E. Berlin, Trustee (O.R. 242, Page 1201), to an 8" Steel Post which is a corner of said V.M.S. 7061;

Thence S65°46'53"W, 1922.24 feet, along the northwest line of V.M.S. 7061 and the said Berlin property, passing into Jefferson Township at 971.38 feet, and passing an 8 inch Steel Post at 1897.69 feet, to the TRUE POINT OF BEGINNING.

The property is subject to an Easement in the name of the *Ohio Edison Company* in D. B. 160, Page 41.

Said property contains 46.354 acres in Virginia Military Survey 6545, 40.335 acres in Canaan Township and 6.019 acres in Jefferson Township. The **Basis of Bearing is S65°46'53"W** along the southeast line of the said Straley property and V.M.S. 6545, as measured by G.P.S. survey adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2010)). This description is based on a survey performed in November 2017 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. 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* 11/14/2017  
Casey C. Elliott, PS 7759