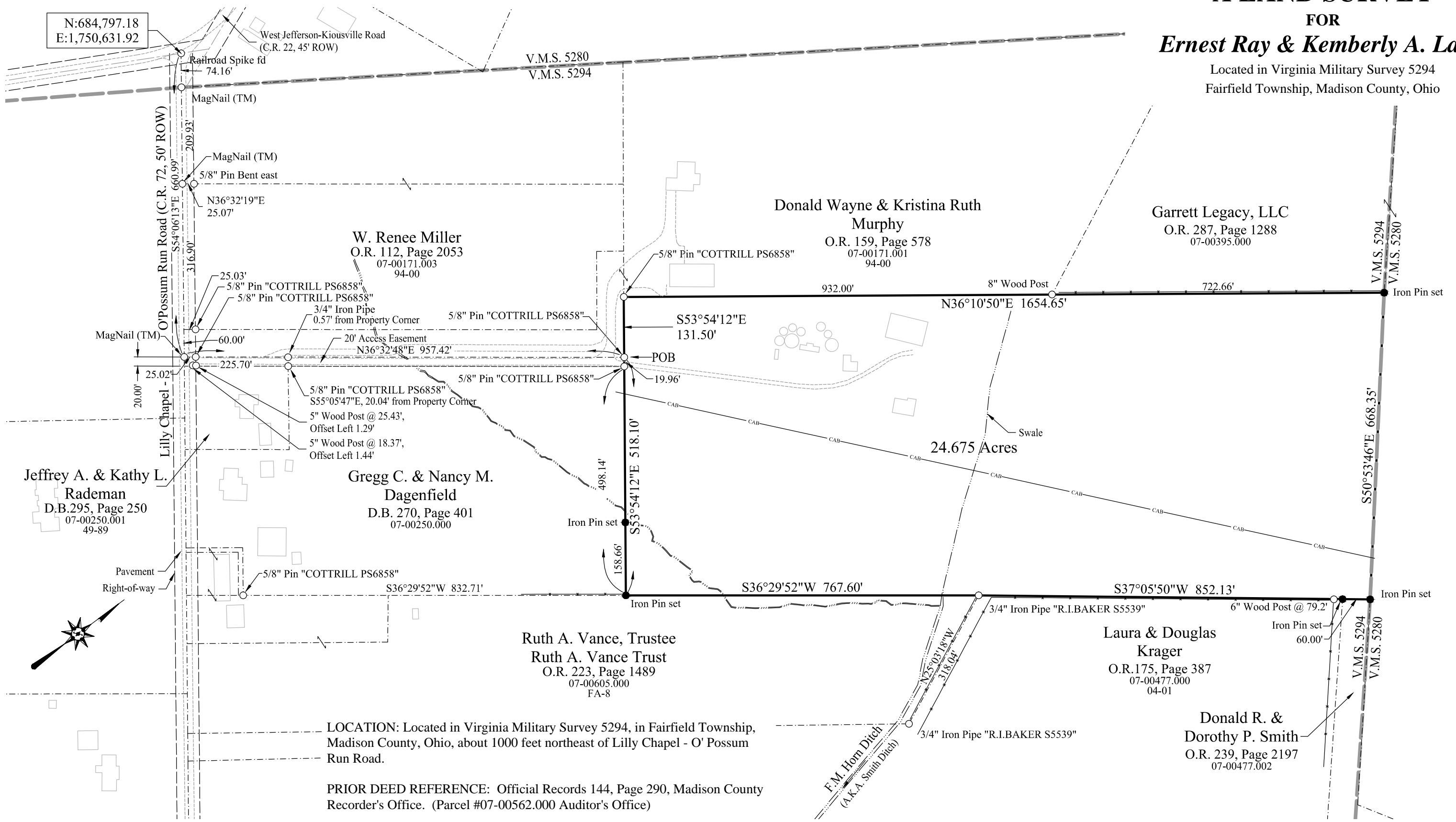


# A LAND SURVEY

## FOR

### *Ernest Ray & Kemberly A. Lang*

Located in Virginia Military Survey 5294  
Fairfield Township, Madison County, Ohio



LOCATION: Located in Virginia Military Survey 5294, in Fairfield Township, Madison County, Ohio, about 1000 feet northeast of Lilly Chapel - O' Possum Run Road.

PRIOR DEED REFERENCE: Official Records 144, Page 290, Madison County Recorder's Office. (Parcel #07-00562.000 Auditor's Office)

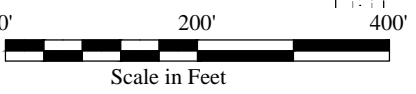
OWNER: Ernest Ray and Kemberly A. Lang

AREA OF PROPERTY: 24.675 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

N:684,797.18  
E:1,750,631.92



### 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 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 June 2013.

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

June 22, 2013

# EXHIBIT A

## DESCRIPTION of a 24.675 ACRE PROPERTY SURVEYED for *Ernest Ray and Kemberly A. Lang* In Virginia Military Survey 5294 Fairfield Township, Madison County, Ohio

This description is for a 24.675 acre property in the name Ernest Ray and Kemberly A. Lang (Official Records 144, Page 290, Madison County Recorder's records, Auditor's Parcel #07-00562.000) located approximately 700 feet east of the intersection of West Jefferson-Kiousville Road (County Road 22, 45 foot Right-of-way) and Lilley Chapel-O'Possum Run Road (County Road 72, 50 foot Right-of-way) and approximately 1000 feet northeast of said Lilley Chapel – O'Possum Run Road in Virginia Military Survey 5294, Fairfield Township, Madison County, Ohio and is further described as follows:

COMMENCING at a railroad spike found in the centerline of said Lilley Chapel–O'Possum Run Road, in line with the extended south centerline of the said West Jefferson–Kiousville Road;

Thence S54°06'13"E, 660.99 feet, along the centerline of the said Lilley Chapel–O'Possum Run Road, passing a MagNail™ at 209.93, referenced by a 5/8" diameter iron pin found N36°32'19"E, 25.07 feet, passing the southwest corner of a property in the name of Donald Wayne and Kristina Ruth Murphy (O.R. 159, Page 578) at 526.83 feet, to a MagNail™ found at the southwest corner of a property in the name of Jeffrey A. and Kathy L. Rademan (D.B.295, Page 250);

thence N36°32'48"E, 957.42 feet, along the northwest line of the said Rademan property, passing a 3/4" iron pipe at 225.70 feet, found 0.57 feet right of the line, referenced by a 5/8" iron pin with a plastic identification cap engraved COTTRILL PS6858 found at S55°05'47"E, 20.04 feet from the line, continuing along the northwest line of a property in the name of Gregg C. and Nancy M. Dagenfield (D.B. 270, Page 401), to a 5/8" iron pin found with an ID Cap COTTRILL PS6858 at the TRUE POINT OF BEGINNING of this survey;

thence N53°54'12"W, 131.50 feet, along the northeast line of the said Murphy property, to a 5/8" iron pin with an ID cap COTTRILL PS6858;

thence N36°10'50"E, 1654.65 feet, along the southeast line of the said Murphy property, passing an 8" wood corner post at 932.00 feet, and continuing along the remains of a wire fence and the southeast line of a property in the name of Garrett Legacy, LLC (O.R. 287, Page 1288) to an iron pin set at the remains of a wood property corner post which is on the southwest line of V.M.S. 5280;

thence S50°53'46"E, 668.35 feet, along the southwest line of the said Garrett property and V.M.S. 5280 to an iron pin set on the northeast side of a wood corner post;

thence S37°05'50"W, 852.13 feet, along the northwest line of a property in the name of Donald R. and Dorothy P. Smith (O.R. 239, Page 2197), passing an iron pin set at 60.00 feet, then continuing along the northwest line of a property in the name of Laura and Douglas Krager (O.R. 175, Page 387), passing 6" wood post at 79.2 feet, to a 3/4" iron pipe with an ID Cap R.I.BAKER S5539 found exposed 2" on the northwest side of an 8" wood corner post, said iron pipe lays N25°03'18"W, 318.04 feet, from a 3/4" iron pipe with an ID Cap R.I.BAKER S5539 at the base of a steel witness post;

thence S36°29'52"W, 767.60 feet, along the northwest line of a property in the name of Ruth A. Vance, Trustee of the Ruth A. Vance Trust (O.R. 233, Page 1489) to an iron pin set at the base of a new 6" wood fence post;

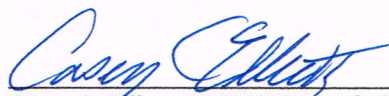
thence N53°54'12"W, 518.10 feet, along the northeast line of the said Dagenfield property, passing an iron pin set for reference at 158.66 feet, the centerline of an open ditch at 180 feet, and a 5/8" iron pin with an ID Cap COTTRILL PS6858 marking an access easement at 498.14 feet, to the TRUE POINT OF BEGINNING.

**ACCESS EASEMENT (EASEMENT FOR INGRESS/EGRESS):** The property described benefits from an *INGRESS/EGRESS EASEMENT* on an existing laneway (O.R. 144, Page 290), alternately described as a right-of-way in Dagenfield (D.B. 270, Page 401) and is also referenced in O.R. 280, page 359. The easement was first granted in D.B.216, Page 447. The said Rademan deed (O.R. 295, Page 250) omits any reference to the current easement although the previous transfer (O.R. 280, Page 359) includes the easement.

The *INGRESS/EGRESS EASEMENT* is described as 20 foot wide along the northwest side of the Dagenfield property and the Rademan property. Field monumentation found supports the description.

The property contains 24.675 acres within Virginia Military Survey 5294 and is subject to all easements and rights-of-way of record. **The BASIS OF BEARINGS is S54°06'13"E** along the centerline of said Lilley Chapel–O'Possum Run Road as established by Global Positioning System survey corrected using the N.O.A.A., National Geodetic Service, N.S.R.S. network translated to 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 June 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, PS 7759, State of Ohio