

PLAT OF SURVEY For A 0.242 Acre Property

In the Name of
Lowell Wellman
Located in V.M.S. 6049, Range Township,
Madison County, Ohio

Purpose Resurvey of the property.

Owner Lowell Wellman

Parcels 21-00136.000 Madison County Auditor

Prior Deed References

Official Records 320, Page 2172,
Madison County Recorder

Location

Range Street, Range, Ohio
In Virginia Military Survey 6049, Range Township,
Madison County, Ohio.

Basis of Bearings: S24°00'12"E along the centerline of Danville Road 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

OWNER INDEX

Index	Name of Owner	Deed Reference	Auditor's ID	Plat
A	Roger G. Sockman	OR299, Page 2092	21-00157.000	46-14
B	Sidney J. Anderson	OR313, Page 879	21-00025.000	RA-2C
C	Sidney J. Anderson	OR313, Page 879	21-00025.000	
D	Roger G & Evie Eileen Sockman	OR43, Page 574	21-00277.000	

CERTIFICATION:

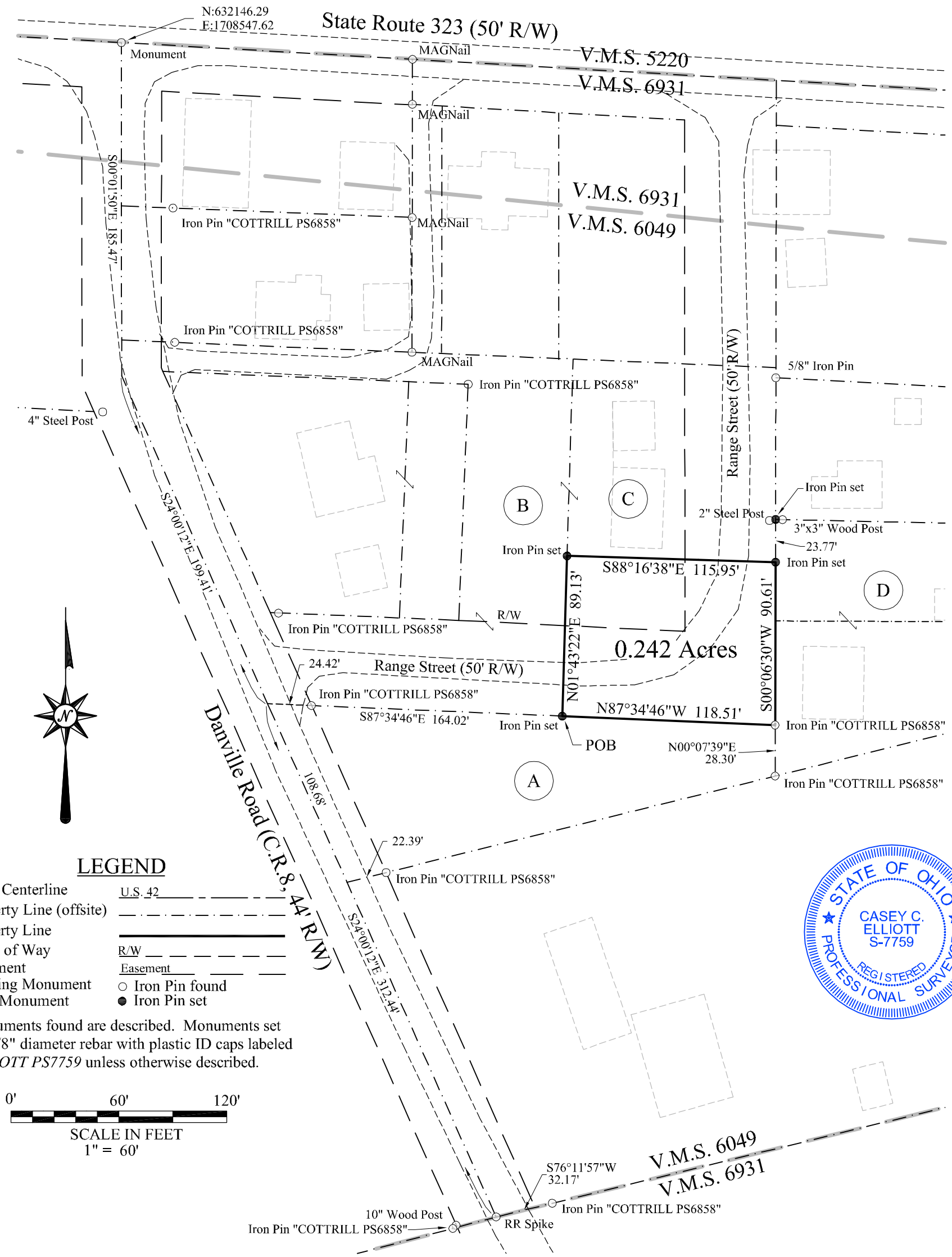
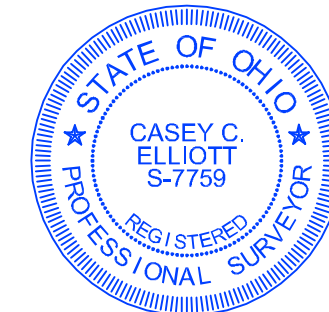
I certify that this plat and the description developed from it meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in September 2017.

Casey C. Elliott

09/20/2017

Casey C. Elliott, PS 7759, State of Ohio

Date



LEGEND

- Road Centerline U.S. 42
- Property Line (offsite) -----
- Property Line —————
- Right of Way R/W
- Easement 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.

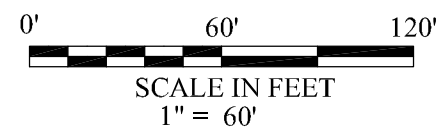


EXHIBIT A
Description of a 0.242 Acre Re-Survey
In the Name of
Lowell Wellman
Located in
Virginia Military Survey 6049
Range Township, Madison County, Ohio

This description is for a 0.242 acre Re-Survey in the name of Lowell Wellman (Official Records 320, Page 2172, Auditor's Parcel #21-00136.000) located in the unincorporated Village of Range, Virginia Military Survey 6049, Range Township, Madison County, Ohio and is further described as follows:

Commencing at an iron monument (unexcavated) at the intersection of State Route 323 (50 foot Right-of-way) and Danville Road (County Road 8, 44 foot R/W), thence S00°01'50"E, 185.47 feet, along the centerline of said Danville Road, to a point of intersection;

Thence S24°00'12"E, 199.41 feet, along the centerline of said Danville Road to a point;

Thence S87°34'46"E, 164.02 feet, passing a 5/8" Iron Pin with an identification cap engraved *COTTRILL PS6858* at 24.42 feet, along the north line of a property in the name of Roger G. Sockman (O.R. 299, Page 2092) and the south R/W of Range Street (50 foot R/W), to an iron pin set at the TRUE POINT OF BEGINNING;

Thence N01°43'22"E, 89.13 feet, along the east line of a property in the name of Sidney J. Anderson (O.R. 313, Page 879) to an Iron Pin set;

Thence S88°16'38"E, 115.95 feet, along the south line of the said Anderson property, crossing said Range Street, to an iron pin set, said iron pin set is S00°06'30"W, 23.77 feet from an iron pin set in the northwest corner of a property in the name of Roger G. and Evie Eileen Sockman (O.R. 43, Page 574);

Thence S00°06'30"W, 90.61 feet, to an Iron Pin found with an ID cap engraved *COTTRILL PS6858*, said iron pin is N00°07'39"E, 28.30 feet from a second Iron Pin found with an ID cap engraved *COTTRILL PS6858*;

Thence N87°34'46"W, 118.51 feet, along the north line of the said Sockman property to the TRUE POINT OF BEGINNING.

Said property contains 0.242 acres in Virginia Military Survey 6049. The **Basis of Bearing is S24°00'12"E** along the centerline of the said Danville Road at the intersection of the said Range Street, 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 September 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 09/20/2017
Casey C. Elliott, PS 7759