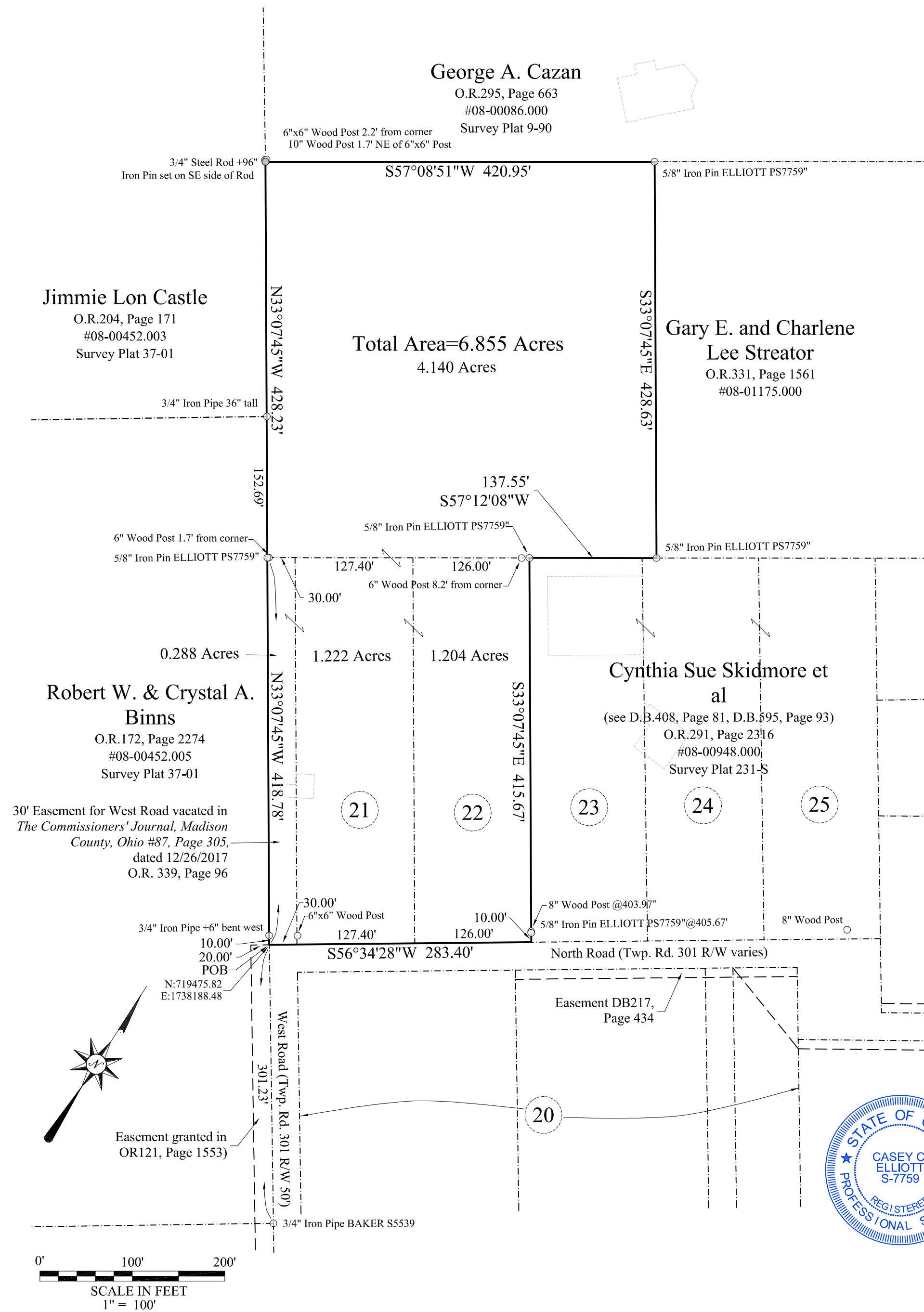


PLAT OF SURVEY For A Property 6.855 Acre Property

Located in V.M.S. 2985, Jefferson Township,
Madison County, Ohio



Purpose

Join four parcels: a 4.140 acre, 1.222 acre, 1.204 acre and 0.288 acre parcel

Prior Deed References

- J.D. Bowman, Jr. and Johnna L. Bowman
Deed Book 198, Page 391 (Parcel #08-00086.000)
(Lot 21 = 1.222 acres and Lot 22 = 1.204 acres)
- J.D. Bowman, Jr. and Johnna L. Bowman
Official Records 339, Page 96
(Easement vacated = 0.288 acres)
- J.D. Bowman III and Tabatha S. Bowman
O.R. 335, Page 1848 (Parcel #08-01175.001)
(4.140 acres)

Location Virginia Military Survey 2985, Jefferson Township, Madison County, Ohio.

Basis of Bearings: N33°07'45"W along the southwest line of the said J.D. Bowman Jr. property as established by GPS Observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2012)).

Surveyor: Casey Elliott, PS7759, Ohio
212 West High Street
London, Ohio 443140
740-852-1300

LEGEND

Road Centerline	U.S. 42
Property Line (offsite)	---
Property Line	_____
Right of Way	ROW _____
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.

NOTES:

1. The Right-of-way for North Road, West Road and South Road was established as an access easement in Deed Book 152, Page 607.
2. An access easement to widen West Road was granted to Jefferson Township in Official Record 121, Page 1553.
3. A plat of the *Siebold Addition* showing easements to be acquired to widen North and South Roads is on file in the Engineer's Map Room but was never filed. The plat has signatures for some of the easements.
4. *Welcome Siebold* Plat Cabinet B, Slide 231 an unfiled subdivision.
5. Plat JE-24C shows the north end of West Road to be vacated. The vacation was never recorded.
6. A portion of the West Road Easement was vacated in *The Commissioners' Journal, Madison County, Ohio #87, Page 305*, and recorded in O.R. 339, Page 96.

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

Casey C. Elliott, PS 7759, State of Ohio

09/25/2018

Date

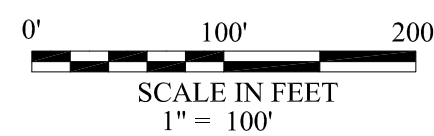
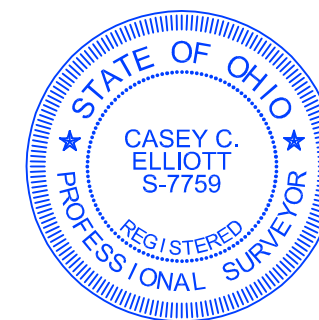


EXHIBIT A
Description of a 6.855 Acre Property

Located in
Virginia Military Survey 2985
Jefferson Township, Madison County, Ohio

This description is for a 6.855 acre property formed from a 1.222 acre parcel (Lot 21 of the *Welcome Siebold Addition*, an unrecorded subdivision), and a 1.204 acre parcel (Lot 22 of said *Siebold Addition*) in the name of J.D. Bowman, Jr. and Johnna L. Bowman (Deed Book 198, Page 391, Madison County Recorder, Auditor's parcel #08-00086.000), a 0.288 acre parcel (the vacated easement for West Road in the name of said J.D. Bowman, Jr. and Johnna L. Bowman (Official Record 339, Page 96) and a 4.140 acre parcel in the name of J.D. Bowman III and Tabatha S. Bowman (O.R. 335, Page 1848, #08-01175.001) located on the northwest side of North Road in V.M.S. 2985, Jefferson Township, Madison County, Ohio and is further described as follows:

Commencing at the intersection of the northwest Right-of-way of North Road (Township Road 301, R/W 30 feet) and the southwest R/W of West Road (Township Road 301, R/W 30 feet) and the northeast corner of an easement granted to widen said West Road (O.R.121, Page 1553) at the TRUE POINT OF BEGINNING

Thence N33°07'45"W, 418.78 feet, along the northeast line of a property in the name of Robert W. and Crystal A. Binns (O.R. 172, Page 2274) and the southwest R/W of said vacated West Road, passing a 3/4" Iron Pipe exposed 6" and bent west at 10.00 feet, to a 5/8" Iron Pin with an ID cap engraved *ELLIOTT PS7759* located 1.7 feet southwest of a 6" rotten wood post;

Thence N33°07'45"W, 428.23 feet, along the northeast line of the said Binns property, passing a 3/4" Iron Pipe exposed 36" at 152.69 feet, and continuing along the northeast line of a property in the name of Jimmie Lon Castle (O.R. 204, Page 171) to a 5/8" Iron Pin with an ID cap engraved *ELLIOTT PS7759* found on the southeast side of a 3/4" iron pipe exposed 96", said pin set is 2.2 feet from a 6"x6" wood post and 1.7 feet from a 10" wood post;

Thence N57°08'51"E, 420.95 feet, along the southeast line of a property in the name of George A. Cazan (O.R. 295, Page 663), generally following a woven wire fence, to a 5/8" Iron Pin with an ID cap engraved *ELLIOTT PS7759*;

Thence S33°07'45"E, 428.63 feet, along the southwest line of a property in the name of Gary E. and Charlene Lee Streater (Official Records 331, Page 1561) to a 5/8" Iron Pin with an ID cap engraved *ELLIOTT PS7759*;

Thence S57°12'08"W, 137.55 feet, , along the northwest line of a property in the name of Cynthia Sue Skidmore *et al* (D.B. 408, Page 81, D.B. 595, Page 93 and O.R. 291, Page 2316) to a 5/8" Iron Pin with an ID cap engraved *ELLIOTT PS7759*, said Iron Pin is N57°12'E, 8.2 feet, from a 6" wood post;

Thence S33°07'45"E, 415.67 feet, along the southwest line of the said Skidmore property, passing an 8" post at 403.97 feet and a 5/8" Iron Pin with an ID cap engraved *ELLIOTT PS7759* at 405.67 feet, to a point in the northwest R/W of said North Road;

Thence S56°34'28"W, 283.40 feet, along the northwest R/W of said North Road and the southeast line of said Lot 22, passing the corner of said Lot 21 at 126.00 feet, and the southeast corner of the said vacated West Road at 253.40 feet, to the TRUE POINT OF BEGINNING.

The described property contains 6.855 acres in Virginia Military Survey 2985. The **Basis of Bearing is N33°07'45"W** along the southwest line of the vacated West Road in the name of said J.D. Bowman Jr., as measured by G.P.S. survey adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2012)). 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
Casey C. Elliott, PS 7759

04/25/2018