

SURVEY PLAT
for
A Property Split and Join
in the Name of
Timothy A. Clark
and
Randall A. & Barbara J. Miller
V.M.S.2884, Monroe Township, Madison County, Ohio

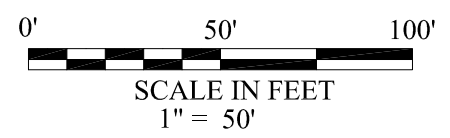
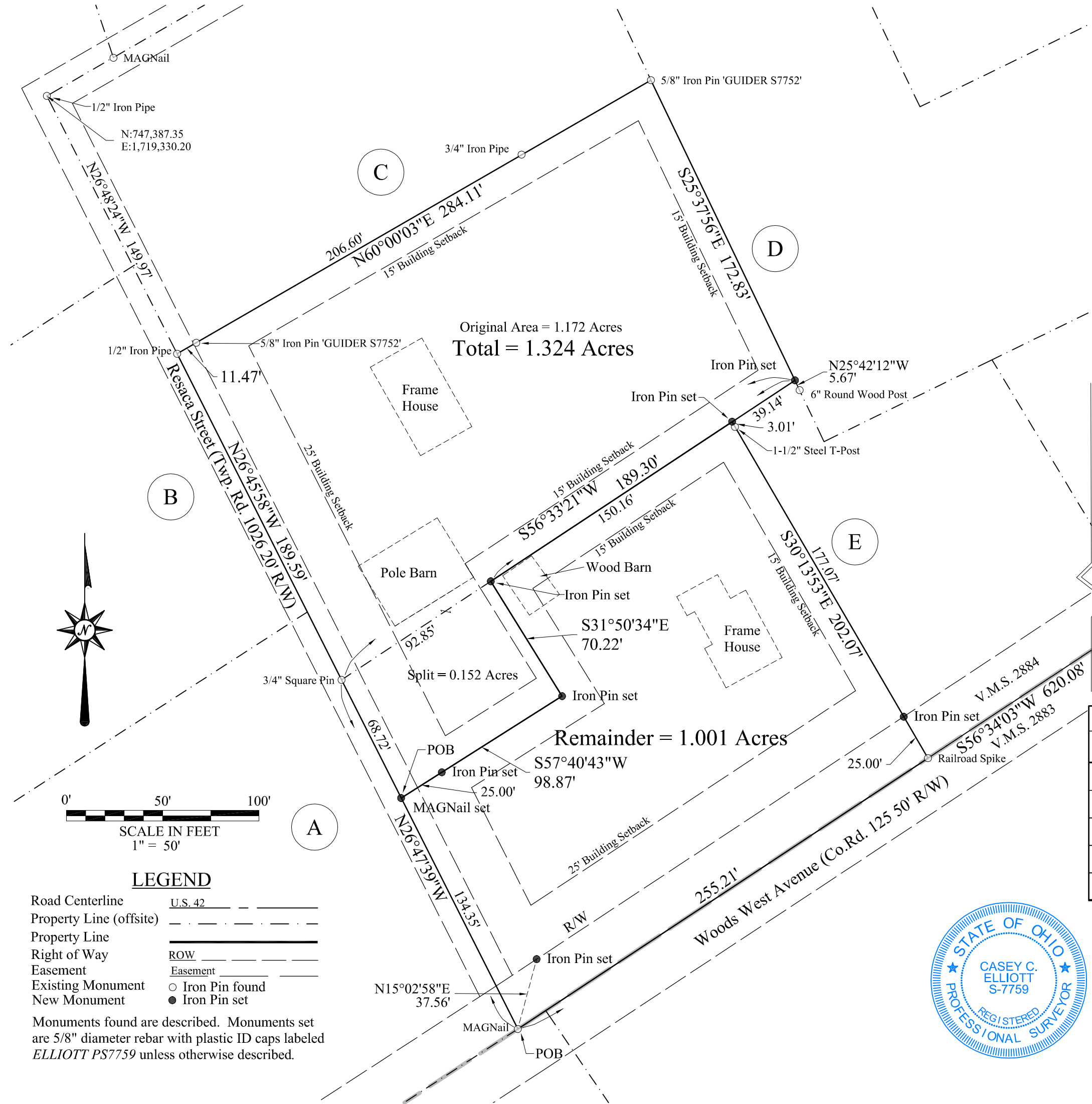
Parcel ID 11-00372.000
Owner Timothy A. Clark
Previous Deed Reference Official Record 138, Page 415, Madison County Recorder's Office

and

Parcel ID 11-00202.000
Owner Randall A. & Barbara J. Miller
Previous Deed Reference Deed Book 278, Page 489

Basis of Bearing S56°34'03"W along the centerline of Woods West Avenue (County Road 125) Established by GPS Observation corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2012)).

Surveyor Casey Elliott, PS7759, State of Ohio
212 West High Street
London, Ohio 43140



LEGEND

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

OWNER INDEX				
Index	Name of Owner	Deed Reference	Auditor's ID	Plat
A	Daniel J. & Loreen M. Stutzman	O.R.218, Page 396	11-00307.002	15-97
B	David L. & Renita F. Yoder	O.R.49, Page 36	11-00307.001	15-97
C	Alvin S. & Elsie M. Beachy	O.R.327, Page 344	11-00133.000	
D	Randy J. & W. Lisa Lash	D.B. 281, Page 353	11-00165.000	
E	Randy J. & W. Lisa Lash	O.R.117, Page 382	11-00321.000	MO-12C



SURVEYOR'S CERTIFICATION - I certify that this plat 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 September 2018.

Casey C. Elliott 09/17/2018
Casey C. Elliott, PS 7759, State of Ohio
18132

EXHIBIT A

Description of a 0.152 Acre Split

In the name of

Randall A. & Barbara J. Miller

In V.M.S. 2884

Monroe Township, Madison County, Ohio

This description is for a 0.152 acre split from a property in the name of Randall A. & Barbara J. Miller (Deed Book 278, Page 489, (Parcel #11-00202.000), located on the northeast side of Resaca Street (Township Road 1026, 20 foot Right-of-way) near Woods West Avenue (County Road 125, 50 foot R/W) in Virginia Military Survey 2884, Monroe Township, Madison County, Ohio and is further described as follows:

COMMENCING at a Railroad Spike found at the intersection of Finley-Guy Road (Co. Rd. 123, 50 foot R/W) and said Woods West Ave., thence $S56^{\circ}34'03''W$, 620.08 feet, along the centerline of said Woods West Avenue and the line between V.M.S. 2884 and V.M.S. 2883, to a MAGNail™ found at the intersection of said Woods West Ave. and said Resaca Street;

Thence $N26^{\circ}47'39''W$, 134.35 feet, along the centerline of said Resaca Street to a MAGNail™ set to the TRUE POINT OF BEGINNING;

Thence $N26^{\circ}47'39''W$, 68.72 feet, continuing along the centerline of said Resaca Street, and the southwest line of the said Miller property, to a 3/4 inch Square Pin found at the south corner of a property in the name of Timothy A. Clark (Official Records 138, Page 415);

Thence $N56^{\circ}33'21''E$, 92.85 feet, along the southeast line of the said Clark property to an Iron Pin set;

Thence $S31^{\circ}50'34''E$, 70.22 feet, into the said Miller property to an Iron Pin set;

Thence $S57^{\circ}40'43''W$, 98.87 feet, passing an Iron Pin set at 73.87 feet, to the TRUE POINT OF BEGINNING.

Said split contains 0.152 acres in Monroe Township and V.M.S. 2884. The Basis of Bearing is $S56^{\circ}34'03''E$, along the centerline of said Woods West Avenue between said Finley-Guy Road and said Resaca Street, 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 of 2018 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

09/17/2018
Date

EXHIBIT A

Description of a 1.001 Acre Remainder

In the name of

Randall A. & Barbara J. Miller

In V.M.S. 2884

Monroe Township, Madison County, Ohio

This description is for a 1.001 acre remainder left from a 0.152 acre split from a property in the name of Randall A. & Barbara J. Miller (Deed Book 278, Page 489, Parcel #11-00202.000), located on the northeast side of Resaca Street (Township Road 1026, 20 foot Right-of-way) and the northwest side of Woods West Avenue (County Road 125, 50 foot R/W), in Virginia Military Survey 2884, Monroe Township, Madison County, Ohio and is further described as follows:

COMMENCING at a Railroad Spike found at the intersection of Finley-Guy Road (Co. Rd. 123, 50 foot R/W) and said Woods West Ave., thence $S56^{\circ}34'03''W$, 620.08 feet, along the centerline of said Woods West Avenue and the line between V.M.S. 2884 and V.M.S. 2883, to a MAGNail™ found at the intersection of said Woods West Ave. and said Resaca Street at the TRUE POINT OF BEGINNING, said MAGNail™ found is $S15^{\circ}02'58''W$, 37.56 feet, from an Iron Pin set for reference in the northwest R/W of said Woods West Ave.;

Thence $N26^{\circ}47'39''W$, 134.35 feet, along the centerline of said Resaca Street to a MAGNail™ set;

Thence $N57^{\circ}40'43''E$, 98.87 feet, to an Iron Pin set;

Thence $N31^{\circ}50'34''W$, 70.22 feet, to an Iron Pin set in the southeast line of a property in the name of Timothy A. Clark (Official Record 138, Page 415);

Thence $N56^{\circ}33'21''E$, 150.16 feet, along the southeast line of the said Clark property to an Iron Pin set;

Thence $S30^{\circ}13'53''E$, 202.07 feet, along the southwest line of a property in the name of Randy J. & W. Lisa Lash (O.R. 117, Page 382), passing a 1-1/2 inch Steel T-Post at 3.01 feet and an Iron Pin set at 177.07 feet in the northwest R/W of said Woods West Avenue, to a Railroad Spike found in the centerline of said Woods West Avenue;

Thence $S56^{\circ}34'03''W$, 255.21 feet, along the centerline of said Woods West Avenue to the TRUE POINT OF BEGINNING.

Said property contains 1.001 acres in Monroe Township and V.M.S. 2884. The Basis of Bearing is $S56^{\circ}34'03''E$, along the centerline of said Woods West Avenue between said Finley-Guy Road and said Resaca Street, 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 of 2018 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

09/17/2018
Date

EXHIBIT A

Description of a 1.324 Acre Property
Joined
From a 1.172 Acre Tract and a 0.152 Acre Split
At 125 Resaca Street
In V.M.S. 2884
Monroe Township, Madison County, Ohio

This description is for a 1.324 acre property created from a 1.172 acre tract in the name of Timothy A. Clark (Official Records 138, Page 415, Madison County Recorder, Auditor's Parcel #11-00372.000) and a 0.152 acre split from a property in the name of Randall A. & Barbara J. Miller (Deed Book 278, Page 489, (Parcel #11-00202.000), located on the northeast side of Resaca Street (Township Road 1026, 20 foot Right-of-way) near Woods West Avenue (County Road 125, 50 foot R/W) in Virginia Military Survey 2884, Monroe Township, Madison County, Ohio and is further described as follows:

COMMENCING at a Railroad Spike found at the intersection of Finley-Guy Road (Co. Rd. 123, 50 foot R/W) and said Woods West Ave., thence $S56^{\circ}34'03''W$, 620.08 feet, along the centerline of said Woods West Avenue and the line between V.M.S. 2884 and V.M.S. 2883, to a MAGNail™ found at the intersection of said Woods West Ave. and said Resaca Street;

Thence $N26^{\circ}47'39''W$, 134.35 feet, along the centerline of said Resaca Street to a MAGNail™ set to the TRUE POINT OF BEGINNING;

Thence $N26^{\circ}47'39''W$, 68.72 feet, continuing along the centerline of said Resaca Street, and the southwest line of the said Miller property, to a 3/4 inch Square Pin found at the south corner of the said Clark property;

Thence $N26^{\circ}45'58''W$, 189.59 feet, along the centerline of said Resaca Street and the southwest line of the said Clark property to a 1/2 inch diameter Iron Pipe found at the south corner of a property in the name of Alvin S. and Elsie M. Beachy (O.R. 327, Page 344);

Thence $N60^{\circ}00'03''E$, 284.11 feet, along the southeast line of said Beachy, passing a 5/8 inch Iron Pin at 11.47 feet with an Identification Cap engraved *GUIDER S7752*, passing a 3/4 inch Iron Pipe at 206.60 feet, to a 5/8 inch Iron Pin with an ID Cap engraved *GUIDER S7752*;

Thence $S25^{\circ}37'56''E$, 172.83 feet, along the southwest line of a property in the name of Randy J. and W. Lisa Lash (D.B. 281, Page 353) to an Iron Pin set, said Iron Pin is $N25^{\circ}42'12''W$, 5.67 feet, from a 6" diameter Wood Post;


Thence $S56^{\circ}33'21''W$, 189.30 feet, along the northwest line of a second property in the name of Randy J. and W. Lisa Lash (O.R. 117, Page 382), passing an Iron Pin set at 39.14 feet which is the north corner of the said Miller property and continuing along the northwest line of said Miller to an Iron Pin set;

Thence $S31^{\circ}50'34''E$, 70.22 feet, into the said Miller property to an Iron Pin set;

Thence $S57^{\circ}40'43''W$, 98.87 feet, passing an Iron Pin set at 73.87 feet, to the TRUE POINT OF BEGINNING.

Said property contains 1.324 acres in Monroe Township and V.M.S. 2884. The Basis of Bearing is $S56^{\circ}34'03''E$, along the centerline of said Woods West Avenue between said Finley-Guy Road and said Resaca Street, 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 of 2018 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, PS 7759

09/17/2018
Date