

**SURVEY PLAT
OF
A 2.844 Acre Lot Split
and a
24.986 Acre Remainder
in the Name of
Leonid Soloha**

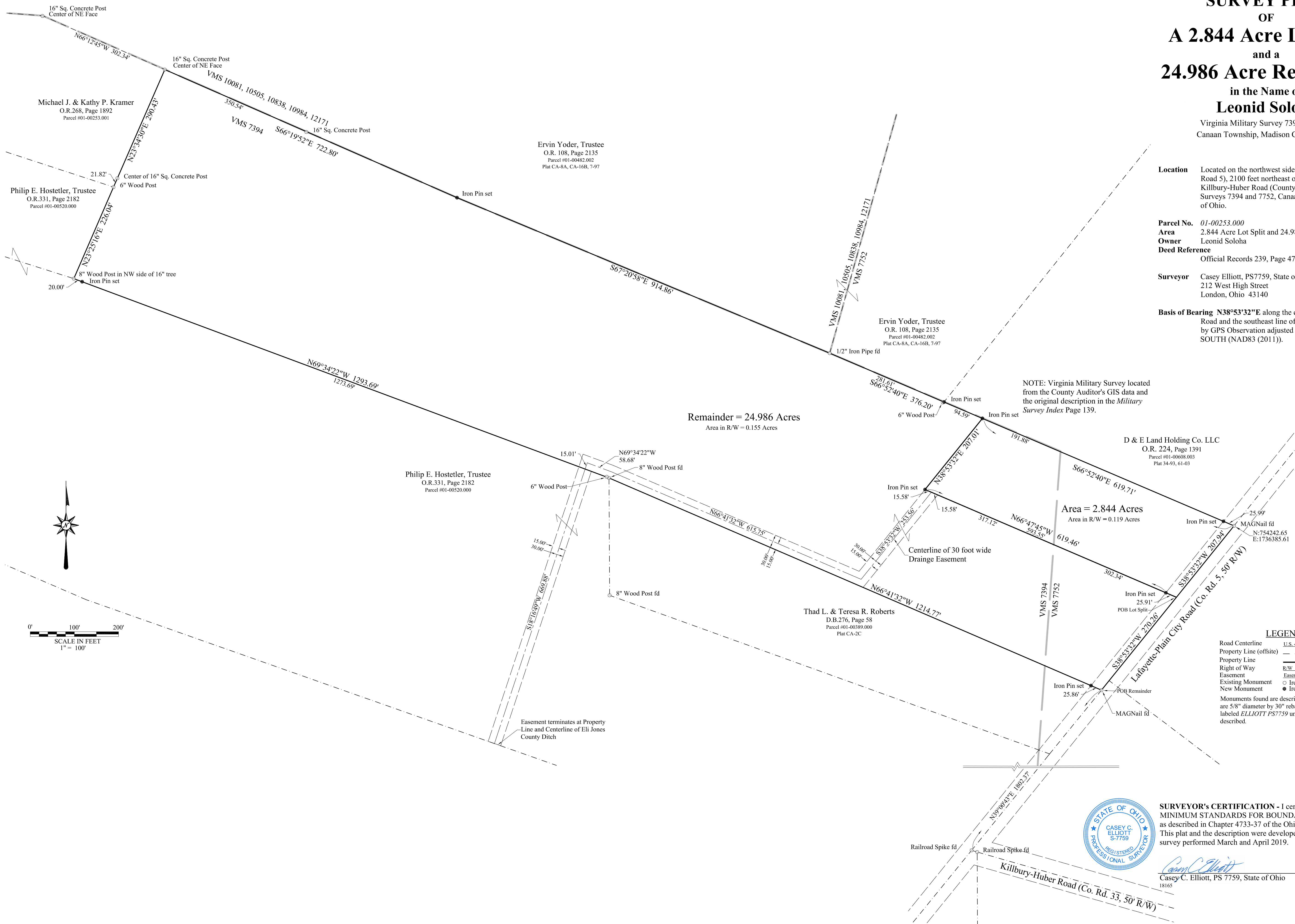
Virginia Military Survey 7394 and 7752
Canaan Township, Madison County, Ohio

Location Located on the northwest side of Lafayette-Plain City Road (County Road 5), 2100 feet northeast of the intersection of said road and Killbury-Huber Road (County Road 33), in Virginia Military Surveys 7394 and 7752, Canaan Township, Madison County, State of Ohio.

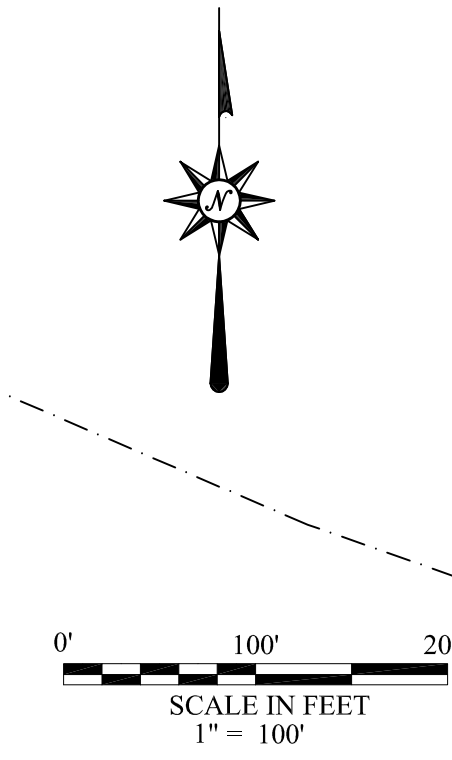
Parcel No. 01-00253.000
Area 2.844 Acre Lot Split and 24.986 Acre Remainder
Owner Leonid Soloha
Deed Reference Official Records 239, Page 478, Madison County Recorder's Office

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

Basis of Bearing N38°53'32"E along the centerline of Lafayette-Plain City Road and the southeast line of the said Soloha property. Established by GPS Observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).



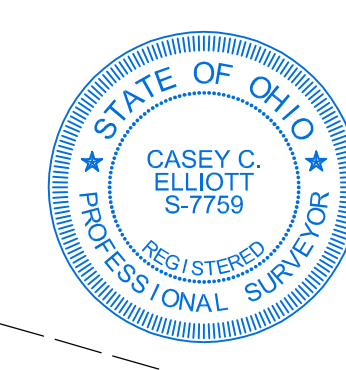
NOTE: Virginia Military Survey located from the County Auditor's GIS data and the original description in the *Military Survey Index* Page 139.



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 by 30" rebar with plastic ID caps labeled *ELLIOTT PS7759* unless otherwise described.



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 March and April 2019.

Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
04/10/2019

EXHIBIT A
DESCRIPTION of
A 2.844 Acre Lot Split
From a
27.830 Acre Property
In the Name of
Leonid Soloha
in Virginia Military Surveys 7394 and 7752
Canaan Township, Madison County, Ohio

This description is for a 2.844 acre Lot Split from a 27.830 acre Property in the name of Leonid Soloha (Official Records 239, Page 478, Auditor's Parcel #01-00253.000), located on the northwest side of Lafayette-Plain City Road (County Road 5, 50 foot Right-of-way), in Virginia Military Survey 7394 and 7752, Canaan Township, Madison County, Ohio and is further described as follows:

Commencing at a Railroad Spike found in the intersection of said Lafayette-Plain City Road and Killbury-Huber Road (Co. Rd. 33, 50 foot R/W);

Thence N39°00'43"E, 1802.37 feet, generally along the centerline of said Lafayette-Plain City Road, to a MAGNail found at the easternmost corner of a property in the name of Thad L. and Teresa R. Roberts (Deed Book 276, Page 58);

Thence N38°53'32"E, 270.26 feet, along the centerline of said Lafayette-Plain City Road and the southeast line of the said Soloha property to the TRUE POINT OF BEGINNING;

Thence N66°47'45"W, 619.46 feet, into the said Soloha property, passing an Iron Pin set in the northwest R/W of said Lafayette-Plain City Road at 25.91 feet, and passing from V.M.S. 7752 into V.M.S. 7394 at 302.34 feet, continuing to an Iron Pin set;

Thence N38°53'32"E, 207.01 feet, to an Iron Pin set in the southwest line of a property in the name of D & E Land Holding Co. LLC (O.R. 224, Page 1391), and the southwest line of said V.M.S. 7394, said Iron Pin set is S66°52'40"E, 376.20 feet, from a 1/2 inch Iron Pipe found at the corner of V.M.S. 7752, V.M.S. 7394 and the combined V.M.S. 10081, 10505, 10838, 10984 and 12171;

Thence S66°52'40"E, 619.71 feet, along the southwest line of the said D & E Holding Co. property, passing a corner of V.M.S. 7752 at 191.88 feet, passing an Iron Pin set in the northwest R/W of said Lafayette-Plain City Road at 593.72 feet, to a MAGNail found;

Thence S38°53'32"W, 207.94 feet, along the centerline of said Lafayette-Plain City Road, to the TRUE POINT OF BEGINNING.

The 2.844 Acre Lot benefits from a Drainage Easement over the said 27.830 acre property and a 42.17 acre property in the name of Philip E. Hostetler, Trustee for the *Leona Hostetler Trust Agreement dated November 18, 2011* (O.R. 331, Page 2182).

Said Lot Split contains 2.844 acres of which 0.119 acres is in the R/W of said Lafayette-Plain City Road, in V.M.S. 7394 and 7752, in Canaan Township. The **BASIS OF BEARINGS is N38°53'32"E** along the centerline of said Lafayette-Plain City Road and the southeast property line of the said Soloha property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO (NAD83(2011)). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise noted. This description is based on a survey performed in March and April of 2019 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.




04/10/2019
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A
DESCRIPTION of
A 24.986 Acre Remainder
In the Name of
Leonid Soloha

in Virginia Military Surveys 7394 and 7752
Canaan Township, Madison County, Ohio

This description is for a 24.986 acre Remainder from a 27.830 acre Property in the name of Leonid Soloha (Official Records 239, Page 478, Auditor's Parcel #01-00253.000), located on the northwest side of Lafayette-Plain City Road (County Road 5, 50 foot Right-of-way), in Virginia Military Survey 7394 and 7752, Canaan Township, Madison County, Ohio and is further described as follows:

Commencing at a Railroad Spike found in the intersection of said Lafayette-Plain City Road and Killbury-Huber Road (Co. Rd. 33, 50 foot R/W);

Thence N39°00'43"E, 1802.37 feet, generally along the centerline of said Lafayette-Plain City Road, to a MAGNail found at the easternmost corner of a property in the name of Thad L and Teresa R. Roberts (Deed Book 276, Page 58) at the TRUE POINT OF BEGINNING;

Thence N66°41'32"W, 1214.77 feet, along the northeast line of the said Roberts property, passing an Iron Pin set at 25.86 feet in the northwest R/W of said Lafayette-Plain City Road, to an 8 inch wood post found at the corner of the said Roberts property and a property in the name of Philip E. Hostetler, Trustee of *The Leona Hostetler Trust Agreement* dated November 18, 2011 (O.R. 331, Page 2182);

Thence N69°34'22"W, 1293.69 feet, along the northeast line of the said Hostetler property, passing an Iron Pin set for reference at 1273.69 feet, to an 8 inch wood post embedded in a 16" tree;

Thence N23°25'16"E, 226.04 feet, along a southeast line of the said Hostetler property, to a found six inch wood post at the southernmost corner of a property in the name of Michael J. and Kathy P. Kramer (O.R. 268, page 1892);

Thence N23°34'30"E, 290.43 feet, along the southeast line of the said Kramer property, passing the center of a 16 inch square concrete post at 21.82 feet, to a point at the center of the northeast face of a 16 inch square concrete post found in the southwest line of a property in the name of Ervin Yoder, Trustee of the *Ervin Yoder Revocable Trust, dated August 6, 1999* (O.R. 108, Page 2135);

Thence S66°19'52"E, 722.80 feet, along the southwest line of the said Yoder property and the northeast line of V.M.S. 7394, passing the northeast side of a 16" square concrete post at 350.54 feet, to an Iron Pin set;

Thence S67°20'58"E, 914.86 feet, continuing along the southwest line of said Yoder and the northeast line of the said V.M.S. 7394, to a 1/2 inch diameter Iron Pipe found at the corner of V.M.S. 7394, V.M.S. 7752 and the combined V.M.S. 10081, 10505, 10838, 10984, and 12171;

Thence S66°52'40"E, 376.20 feet, continuing along the southwest line of said Yoder and said V.M.S. 7752, passing an Iron Pin set at the westernmost corner of a property in the name of D & E Land Holding Co. LLC (O.R. 224, Page 1391) at 281.61 feet, to an Iron Pin set;

Thence S38°53'32"W, 207.01 feet, to an Iron Pin set.


Thence S66°47'45"E, 619.46 feet, passing from V.M.S. 7394 into V.M.S. 7752 at 317.12 feet, and passing an Iron Pin set in the northwest R/W of said Lafayette-Plain City Road at 593.55 feet, to point in the center of said Lafayette-Plain City Road and the southeast line of the said Soloha property;

Thence S38°53'32"W, 270.26 feet, along the centerline of said Lafayette-Plain City Road and the southeast line of the said Soloha property to the TRUE POINT OF BEGINNING.

The 24.986 acre Remainder benefits from and is subject to a DRAINAGE EASEMENT over the said 27.830 acre property and the said property in the name of Philip E. Hostetler, Trustee for the *Leona Hostetler Trust Agreement* dated November 18, 2011 (O.R. 331, Page 2182).

Said Remainder contains 24.986 acres of which 0.155 acres is in the R/W of said Lafayette-Plain City Road, in V.M.S. 7394 and 7752, in Canaan Township. The **BASIS OF BEARINGS is N38°53'32"E** along the centerline of said Lafayette-Plain City Road and the southeast property line of the said Soloha property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO (NAD83(2011)). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise noted. This description is based on a survey performed in March and April of 2019 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

04/10/2019

EXHIBIT A
DESCRIPTION of
A DRAINAGE EASEMENT
On a 27.830 Acre Property
In the Name of
Leonid Soloha
And a 42.17 Acre Property
In the Name of
Philip E. Hostetler, Trustee
in Virginia Military Survey 7394
Canaan Township, Madison County, Ohio

This description is for DRAINAGE EASEMENT over a 27.830 acre Property in the name of Leonid Soloha (Official Records 239, Page 478, Auditor's Parcel #01-00253.000), and a 42.17 acre Property in the name of Philip E. Hostetler, Trustee of the *Leona Hostetler Trust Agreement dated November 18, 2011* (O.R. 331, Page 2182, Auditor's #01-00520.000), located on the northwest side of Lafayette-Plain City Road (County Road 5, 50 foot Right-of-way), in Virginia Military Survey 7394, Canaan Township, Madison County, Ohio and is further described as follows:

Commencing at a Railroad Spike found in the intersection of said Lafayette-Plain City Road and Killbury-Huber Road (Co. Rd. 33, 50 foot R/W);

Thence N39°00'43"E, 1802.37 feet, generally along the centerline of said Lafayette-Plain City Road, to a MAGNail found at the easternmost corner of a property in the name of Thad L and Teresa R. Roberts (Deed Book 276, Page 58);

Thence N38°53'32"E, 270.26 feet, along the centerline of said Lafayette-Plain City Road and the southeast line of the said Soloha property to a point;

Thence N66°47'45"W, 603.88 feet, into the said Soloha property, passing an Iron Pin set at 25.91 feet at the R/W of said Lafayette-Plain City Road, to the BEGINNING of the centerline of the DRAINAGE EASEMENT, said DRAINAGE EASEMENT is 30.00 feet wide, 15 feet on each side of the described centerline;

Thence S38°53'32"W, 253.56 feet, following the centerline of the DRAINAGE EASEMENT, across the said 27.830 Acre Soloha Property, to a point 15.00 feet from the southwest line of the said Soloha Property;

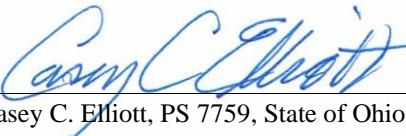
Thence N66°41'32"W, 615.75 feet, 15.00 feet northeast from and parallel to the southwest line of the said Soloha Property, to a point 15.00 feet from an 8" Wood Post at the northernmost corner of a property in the name of Thad L. and Teresa R. Roberts (D.B. 276, Page 58);

Thence N69°34'22"W, 58.68 feet, to a point;

Thence S18°16'49"W, 669.88 feet, crossing the southwest line of the said Soloha Property at 15.01 feet, and continuing through the said Hostetler property, to END at the *Eli Jones Ditch*.

Said DRAINAGE EASEMENT is in V.M.S. 7394 in Canaan Township. The **BASIS OF BEARINGS** is **N38°53'32"E** along the centerline of said Lafayette-Plain City Road and the southeast property line of the said Soloha property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO (NAD83(2011)). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise noted. This description is based on a survey performed in March and April of 2019 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

04/10/2019