

PLAT OF SURVEY
 For a 1.611 Acre Property
 In the Name of
Friends of the Madison County
Parks and Trails
 Located in VMS 3844, Union Township,
 Madison County, Ohio

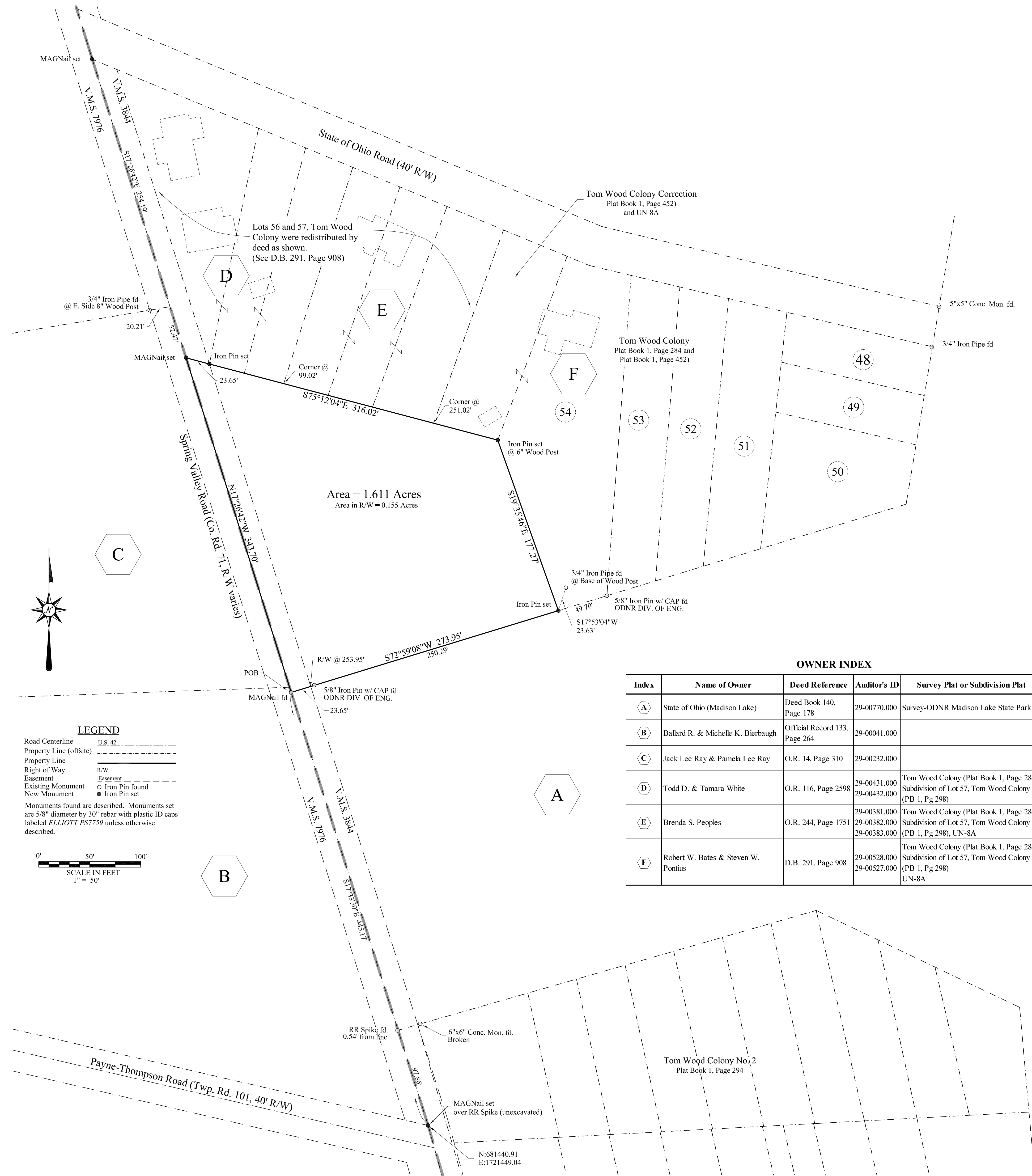
Purpose: Resurvey of a 1.611 Acre property.
Owner: *Friends of the Madison County Parks and Trails, an Ohio not-for-profit corporation*
 Parcel #29-00764.000 Madison County Auditor
Prior Deed References: Official Records 348, Page 659 Madison County Recorder
Location: Located at the east side of Spring Valley Road (County Road 71, 40' Right-of-Way by plat of Tom Wood Colony (Plat Book 1, Page 284), at or near 4721 Spring Valley Road, London, Ohio 43140, in Virginia Military Survey 3844, Union Township, Madison County, Ohio.
Basis of Bearings: N17°33'30"W along the centerline of Spring Valley Road (County Road 71) between the intersection of the north R/W of Paine-Thompson Road and the southwest corner of the surveyed property 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

Note about Right of Way widths

The R/W of Payne-Thompson Road is shown as 40 feet on Survey Plats UN-19 and 13-00 as well as Survey Plats UN-4A, 4-83 and 11-84 further west, on file in the Madison County Map Room.

The R/W for Spring Valley Road was set at 30 feet west of the centerline on Survey Plat 13-00. Survey 26-17 and field evidence indicate that the R/W is 40 feet elsewhere.

Tom Wood Colony (P.B.1, Page 452 and Tom Wood Colony No. 2 (P.B.1, Page 294) indicate that the platted R/W of Spring Valley Road within the Plats is 20 feet from the centerline and field evidence indicate that the west R/W is also 20 feet from the centerline.



OWNER INDEX				
Index	Name of Owner	Deed Reference	Auditor's ID	Survey Plat or Subdivision Plat
(A)	State of Ohio (Madison Lake)	Deed Book 140, Page 178	29-00770.000	Survey-ODNR Madison Lake State Park
(B)	Ballard R. & Michelle K. Bierbaugh	Official Record 133, Page 264	29-00041.000	
(C)	Jack Lee Ray & Pamela Lee Ray	O.R. 14, Page 310	29-00232.000	
(D)	Todd D. & Tamara White	O.R. 116, Page 2598	29-00431.000 29-00432.000	Tom Wood Colony (Plat Book 1, Page 284), Subdivision of Lot 57, Tom Wood Colony (PB 1, Pg 298)
(E)	Brenda S. Peoples	O.R. 244, Page 1751	29-00381.000 29-00382.000 29-00383.000	Tom Wood Colony (Plat Book 1, Page 284) Subdivision of Lot 57, Tom Wood Colony (PB 1, Pg 298), UN-8A
(F)	Robert W. Bates & Steven W. Pontius	D.B. 291, Page 908	29-00528.000 29-00527.000	Tom Wood Colony (Plat Book 1, Page 284) Subdivision of Lot 57, Tom Wood Colony (PB 1, Pg 298) UN-8A

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 June 2019.

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

06/26/2019
 Date

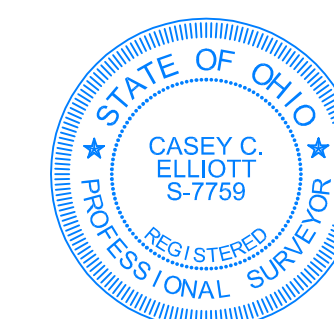


EXHIBIT A
DESCRIPTION of
A 1.611 Acre Property
In the Name of
Friends of the Madison County Parks and Trails
in Virginia Military Surveys 3844
Union Township, Madison County, Ohio

This description is for a 1.611 acre Property in the name of Friends of the Madison County Parks and Trails, an Ohio not-for-profit corporation (Official Record 348, Page 659, Auditor's Parcel #29-00764.000), located on the east side of Spring Valley Road (County Road 71, 40 foot Right-of-way as shown on Tom Wood Colony plat, Plat Book 1, Page 284, and field evidence) at or near 4721 Spring Valley Road, in Virginia Military Survey 3844, Union Township, Madison County, Ohio and is further described as follows:

Commencing at a MAGNail™ set over a Railroad Spike at the intersection of the north Right-of-way line of Payne Thompson Road (Township Road 101) and the centerline of the said Spring Valley Road;

Thence N17°33'30", 445.17 feet, along the centerline of said Spring Valley Road, passing a Railroad Spike found offset 0.64 feet left at 97.86 feet located at the northwest corner of Tom Wood Colony No. 2 (P.B. 1, Page 294) and a southwest corner of a property in the name of the State of Ohio (Madison Lake) (Deed Book 140, Page 178), to a MAGNail™ found at a northwest corner of the said State of Ohio property and the TRUE POINT OF BEGINNING;

Thence N17°26'42"W, 343.70 feet, along the centerline of said Spring Valley Road to a MAGNail™ set at the southwest corner of the Tom Wood Colony, (Plat Book 1, Page 452);

Thence S75°12'04"E, 316.02 feet, passing the east R/W of said Spring Valley Road and a property in the name of Todd D. and Tamara White (O.R. 116, Page 2598) at 23.65 feet, the southwest corner of a property in the name of Brenda S. Peoples (O.R. 244, 1751) at 99.02 feet, and the southwest corner of a property in the name of Robert W. Bates and Steven W. Pontius (D.B. 291, Page 908) at 251.02 feet, to an Iron Pin set at the north base of a 6" Wood Post at the southwest corner of Lot 54 of the said Tom Wood Colony in the name of said Bates and Pontius;

Thence S19°35'46"E, 177.27 feet, along the west line of the said Lot 54, to an Iron Pin set in a northwest line of the said State of Ohio property, said Iron Pin is S17°53'04"W, 23.63 feet from a 3/4 inch diameter Iron Pipe found on the northwest side of a 6" Wood Post and is S72°59'08"W, 49.70 feet, from a 5/8" Iron Pin with a cap engraved *ODNR DIVISION OF ENGINEERING*;

Thence S72°59'08"W, 273.95 feet, ALONG THE NORTHWEST LINE OF THE SAID State of Ohio property, passing a 5/8" Iron Pin with a cap engraved *ODNR DIVISION OF ENGINEERING* at 250.29 feet, and the east R/W of said Spring Valley Road at 253.95 feet, to the TRUE POINT OF BEGINNING.

The property surveyed contains 1.611 acres, including 0.155 acres in the R/W of said Spring Valley Road (based on a 40 foot R/W), in V.M.S. 3844, in Union Township. The **BASIS OF BEARINGS** is **N17°26'42"W** along the centerline of said Spring Valley Road between the intersection of the north R/W of said Paine-Thompson Road and the centerline of said Spring Valley Road and the southwest corner of the surveyed property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO (NAD83(2010)). 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.

 06/26/2019

Casey C. Elliott, PS 7759, State of Ohio