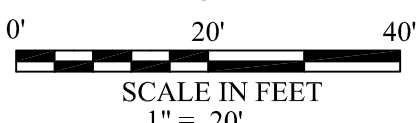
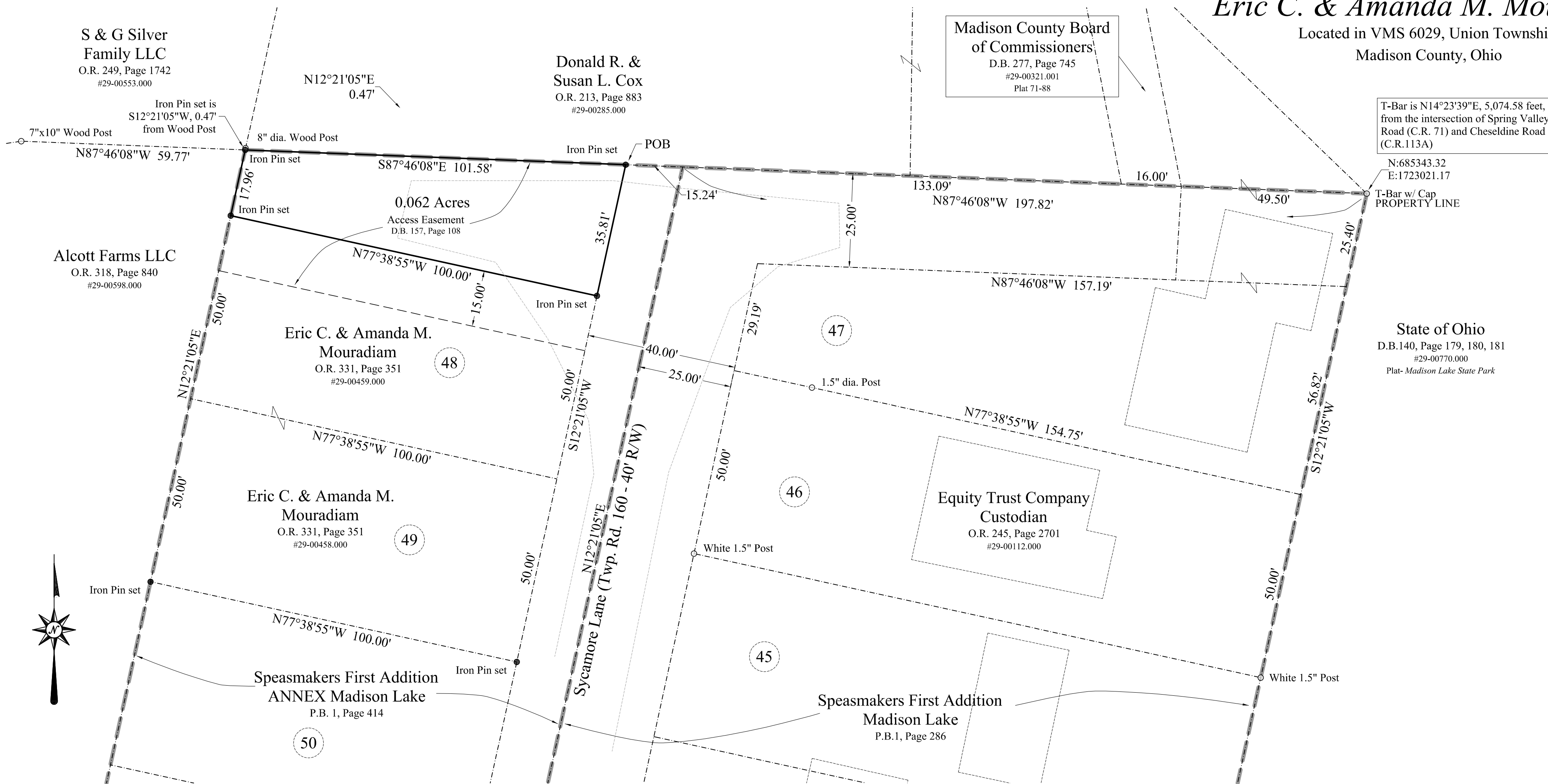


# PLAT OF SURVEY

For a 0.062 Acre Property  
In the Name of  
*Eric C. & Amanda M. Mouradian*

Located in VMS 6029, Union Township,  
Madison County, Ohio



**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.

**Purpose:** Resurvey of a 0.062 Acre property.  
**Owner:** *Eric C. & Amanda M. Mouradian*  
Parcel #29-00457.000 Madison County Auditor

**Deed References:** Official Records 331, Page 351 Madison County Recorder

**Location** Located at the west side of Sycamore Lane (Township Road 160, 40' Right-of-Way) by plat of *Speasmakers First Addition Annex Madison Lake* (Plat Book 1, Page 414), north of Lot 48, in Virginia Military Survey 6029, Union Township, Madison County, Ohio.

**Basis of Bearings:** N87°46'08"W between a T-Bar with a Property Line Cap on a corner of the State of Ohio property (Madison Lake) and a 7"x10" Wood Corner Post on the north line of the *Alcott Farms* 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



**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 2019.

*Casey C. Elliott*  
Casey C. Elliott, PS 7759, State of Ohio  
Date 09/20/2019

**EXHIBIT A**  
**DESCRIPTION of**  
**A 0.062 Acre Property**  
**In the Name of**  
**Eric C. & Amanda M. Mouradian**  
**in Virginia Military Surveys 6029**  
**Union Township, Madison County, Ohio**

This description is for a 0.062 acre Property in the name of Eric C. and Amanda M. Mouradian (Official Record 331, Page 351, Auditor's Parcel #29-00457.000), located on the west side of Sycamore Lane (Township Road 160, 40 foot Right-of-way as shown on the *Speasmakers First Addition Madison Lake* plat, Plat Book 1, Page 414), north of Lot 48 of said *Speasmakers Annex*, in Virginia Military Survey 6029, Union Township, Madison County, Ohio and is further described as follows:

Commencing at a T-Bar with a cap engrave *PROPERTY MARKER*, located at a corner in the west line of a property in the name of *State of Ohio* (Deed Book 140, Page 179, 180 and 181), said T-Bar is at the northeast corner of said *Speasmakers First Addition*;

Thence N87°46'08"W, 197.82 feet, along the north line of *Speasmakers First Addition Madison Lake* (P.B. 1, Page 286), passing the southeast corner of a property in the name of the Madison County Board of Commissioners (D.B. 277, Page 745, 0.0235 acres) and the R/W of said Sycamore Lane at 49.50 feet, the southeast corner of a property in the name of Donald R. and Susan L. Cox (O.R. 213, Page 883, 0.679 acres) at 65.50 feet, and passing the northwest corner of the said *Speasmakers First Addition* at 182.59 feet, continuing along the north line of the said *Speasmakers Annex*, to an Iron Pin set at the TRUE POINT OF BEGINNING;

Thence S12°21'05"W, 35.81 feet, along the west R/W of said Sycamore Lane to an Iron Pin set at the northeast corner of Lot 48 in the name of said Mouradian;

Thence N77°38'55"W, 100.00 feet, along the north line of said Lot 48, to an Iron Pin set at the northwest corner of said Lot 48, in the west line of the said *Speasmakers Annex* and in the east line of a property in the name of Alcott Farms LLC (O.R. 318, Page 840, 74.527 acres);


Thence N12°21'05"E, 17.96 feet, along the east line of the said Alcott Farms property and the west line of the said *Speasmakers Annex*, to an Iron Pin set at the northwest corner of the Property, 0.47 feet short of an 8 inch diameter Wood Post found, said Iron Pin set is S87°46'08"E, 59.77 feet, from the north side of a 7"x10" Wood Corner Post on the north line of the said Alcott Farms property, and is at the northeast corner of the said Alcott Farms property, the northwest corner of the said *Speasmakers Annex*, the southwest corner of the said Cox property, and the southeast corner of a property in the name of S & G Silver Family LLC (O.R. 249, Page 1742, 365.974 acres);

Thence S87°46'08"E, 101.58 feet, along the south line of the said Cox property and the north line of the said *Speasmakers Annex* to the TRUE POINT OF BEGINNING.

The Property is subject to an Access Easement (D.B. 157, Page 108)

The property surveyed contains 0.062 acres in the said *Speasmakers Annex*, in V.M.S. 6029, and in Union Township. The **BASIS OF BEARINGS is N87°46'08"W** between a T-Bar with a cap engrave *PROPERTY MARKER* on a corner of the State of Ohio property (Madison Lake) and a 7"x10" Wood Corner Post on the north line of the said Alcott Farms 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 September 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.



 09/20/2019  
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Casey C. Elliott, PS 7759, State of Ohio