

Robert G. & Janet K. Majors  
O.R. 330, Page 910  
Survey 100-05

N:627438.96  
E:1711575.90

# SURVEY PLAT

for

## a 5.162 Acre TRACT

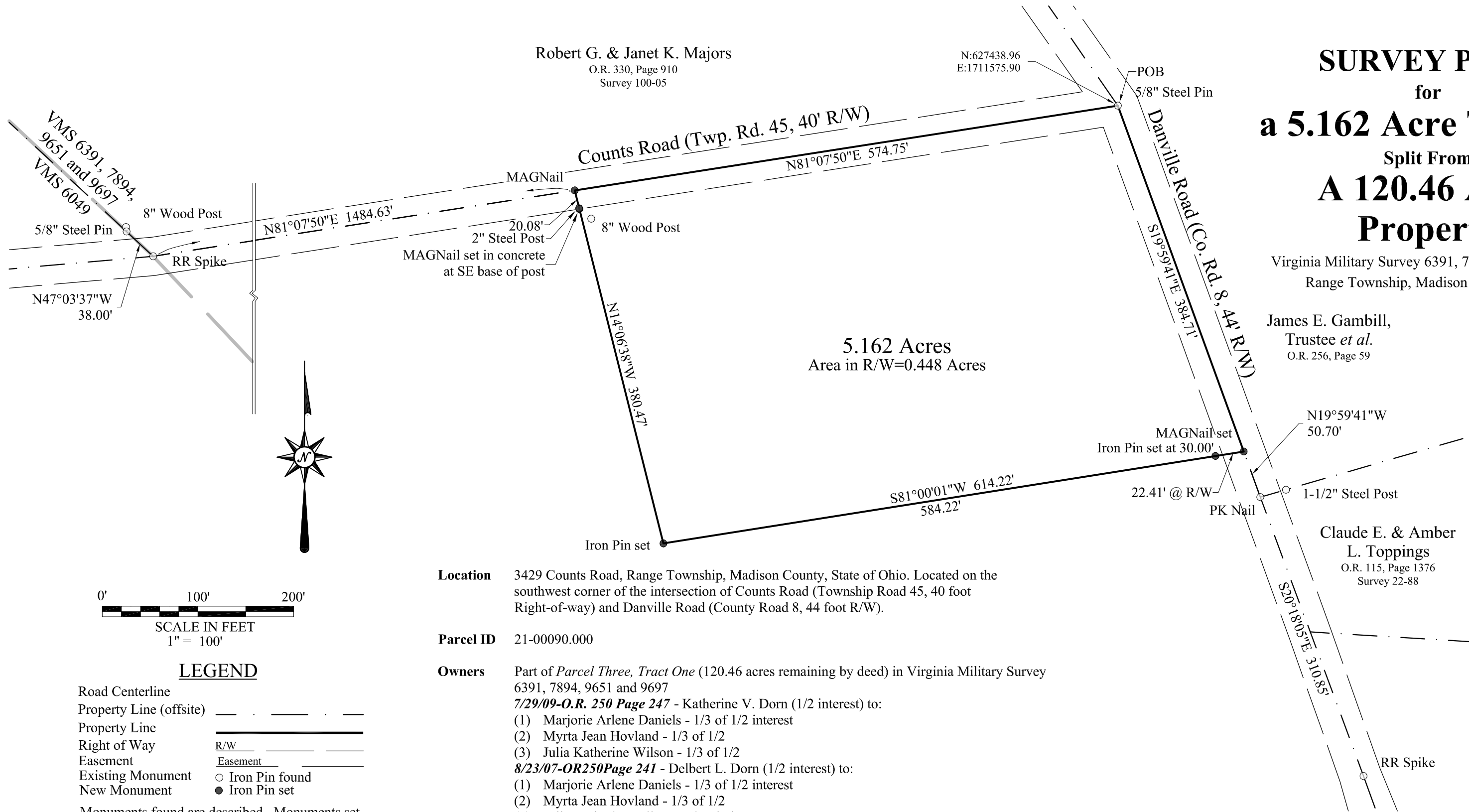
Split From

## A 120.46 Acre Property

Virginia Military Survey 6391, 7894, 9651 and 9697  
Range Township, Madison County, Ohio

James E. Gambill,  
Trustee *et al.*  
O.R. 256, Page 59

Claude E. & Amber  
L. Toppings  
O.R. 115, Page 1376  
Survey 22-88



5.162 Acres  
Area in R/W=0.448 Acres

**Location** 3429 Counts Road, Range Township, Madison County, State of Ohio. Located on the southwest corner of the intersection of Counts Road (Township Road 45, 40 foot Right-of-way) and Danville Road (County Road 8, 44 foot R/W).

**Parcel ID** 21-00090.000

**Owners** Part of *Parcel Three, Tract One* (120.46 acres remaining by deed) in Virginia Military Survey 6391, 7894, 9651 and 9697  
**7/29/09-O.R. 250 Page 247** - Katherine V. Dorn (1/2 interest) to:  
 (1) Marjorie Arlene Daniels - 1/3 of 1/2 interest  
 (2) Myrta Jean Hovland - 1/3 of 1/2  
 (3) Julia Katherine Wilson - 1/3 of 1/2  
**8/23/07-OR250Page 241** - Delbert L. Dorn (1/2 interest) to:  
 (1) Marjorie Arlene Daniels - 1/3 of 1/2 interest  
 (2) Myrta Jean Hovland - 1/3 of 1/2  
 (3) Julia Katherine Wilson - 1/3 of 1/2  
**4/28/11-O.R. 266, Page 1073** - Julia Katherine Wilson and David Lawrence Wilson to David Lawrence Wilson and Julia Katherine Wilson, Co-Trustees of the *Wilson Family Revocable Trust*, 1/3 interest.

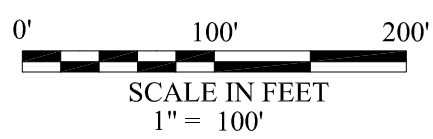
**Basis of Bearing** *N81°07'50"E* along the centerline of said Counts Road Established by GPS Observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2012)).

**Surveyor** Casey Elliott, PS7759, State of Ohio  
212 West High Street  
London, Ohio 43140  
(740)852-1300

**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 June 2018.



*Casey C. Elliott* 10/10/2018  
Casey C. Elliott, PS 7759, State of Ohio



**LEGEND**

- Road Centerline \_\_\_\_\_
- 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.

## EXHIBIT A

### Description of a 5.162 Acre Tract

Split From a

### 120.46 Acre Property

In V.M.S. 6391, 7894, 9651 and 9697

Range Township, Madison County, Ohio

This description is for a 5.162 Acre Tract split from a 120.46 acre property (area remaining by deed of *Parcel Three, Tract One*, part of Auditor's Parcel Number 21-00090.000) in the name of David Lawrence Wilson and Julia Katherine Wilson, Co-Trustees of the Wilson Family Revocable Trust, 1/3 interest (Official Records 266, Page 1073), Marjorie Arlene Daniels, 1/3 interest (O.R. 250, Page 247 and O.R. 250, Page 241) and Myrta Jean Hovland, 1/3 interest (O.R. 250, Page 247 and O.R. 250, Page 241), located on the southwest corner of Counts Road (Township Road 45, 40 foot Right-of-way) and Danville Road (County Road 8, 44 foot R/W) in Virginia Military Survey 6391, 7894, 9651, and 9697, Range Township, Madison County, Ohio and is further described as follows:

Beginning at a 5/8" Steel Pin found at the intersection of said Danville Road and said Counts Road at the TRUE POINT OF BEGINNING;

Thence S19°59'41"E, 384.71 feet, along the east line of the said Wilson property and the centerline of said Danville Road to a MAGNail™ set, said MAGNail™ set is N19°59'41"W, 50.70 feet, from a PK Nail found at the northwest corner of a property in the name of Claude E. and Amber L. Toppings (O.R. 115, Page 1376);

Thence S81°00'01"W, 614.22 feet, into the said Wilson property, passing the R/W of said Danville Road at 22.41 feet and an Iron Pin set for reference at 30.00 feet, to an Iron Pin set;

Thence N14°06'38"W, 380.47 feet, passing a MAGNail™ set in the R/W of said Counts Road in the southeast concrete base of a 2" steel Post at 360.39 feet, to a MAGNail™ set in the center of said Counts Road, said MAGNail™ set is N81°07'50"E, 1484.63 feet, from a Railroad Spike found at the intersection of V.M.S. 6049 and the centerline of said Counts Road;

Thence N81°07'50"E, 574.75 feet, along the centerline of said Counts Road and the north line of the said Wilson Property, to the TRUE POINT OF BEGINNING.

Said tract contains 5.162 acres out of the said 120.46 acre property in Range Township and V.M.S. 6391, 7894, 9651 and 9697. The Basis of Bearing is **N81°07'50"E**, along the centerline of said Counts Road, 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 October 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

*10/10/2018*  
Date