

**A SURVEY of
A Split of LOT 497**
and a
Join of Lot 496 and Part of Lot 497
Choctaw Lake Subdivision
In the Name of
Jan R. & Phillip M. Seimer

In Virginia Military Surveys 3725,
Somerset Township Madison County, Ohio

LOCATION: 1300 and 1310 West Choctaw Drive (70' R/W), Virginia Military Survey 3725, Somerset Township, Madison County, Ohio.
DESCRIPTION Lot 496 and Lot 497, Choctaw Lake Subdivision, Map No. 3 (Plat Book 2, Page 43)
OWNER Jan R. and Phillip M. Seimer
AUDITOR'S PARCELS 24-00959.000 and 24-00962.000
RECORDER'S DEED Official Record 304, Page 1990
BASIS OF BEARING: S11°14'14"W along the west Right-of-way of said West Choctaw Drive and the east side of said Lots 496 and 497. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300
casey.elliott@engineer.com

LEGEND

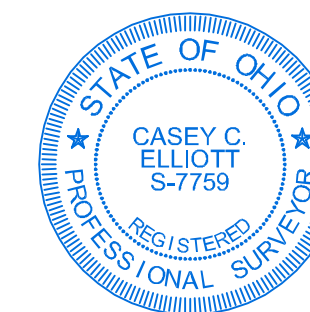
Road Centerline	U.S. 42
Property Line (offsite)	_____
Property Line	_____
Right of Way	R/W _____
Easement	Easement _____
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.

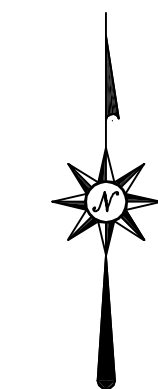
CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in September 2021.

Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
21164

09/29/2021



Michael J. & Denise L.
Pottmeyer
O.R. 300, Page 2550
PIN 24-00142.000
5.038 acres
Survey SO-25C



0' 40' 80'
SCALE IN FEET
1" = 40'

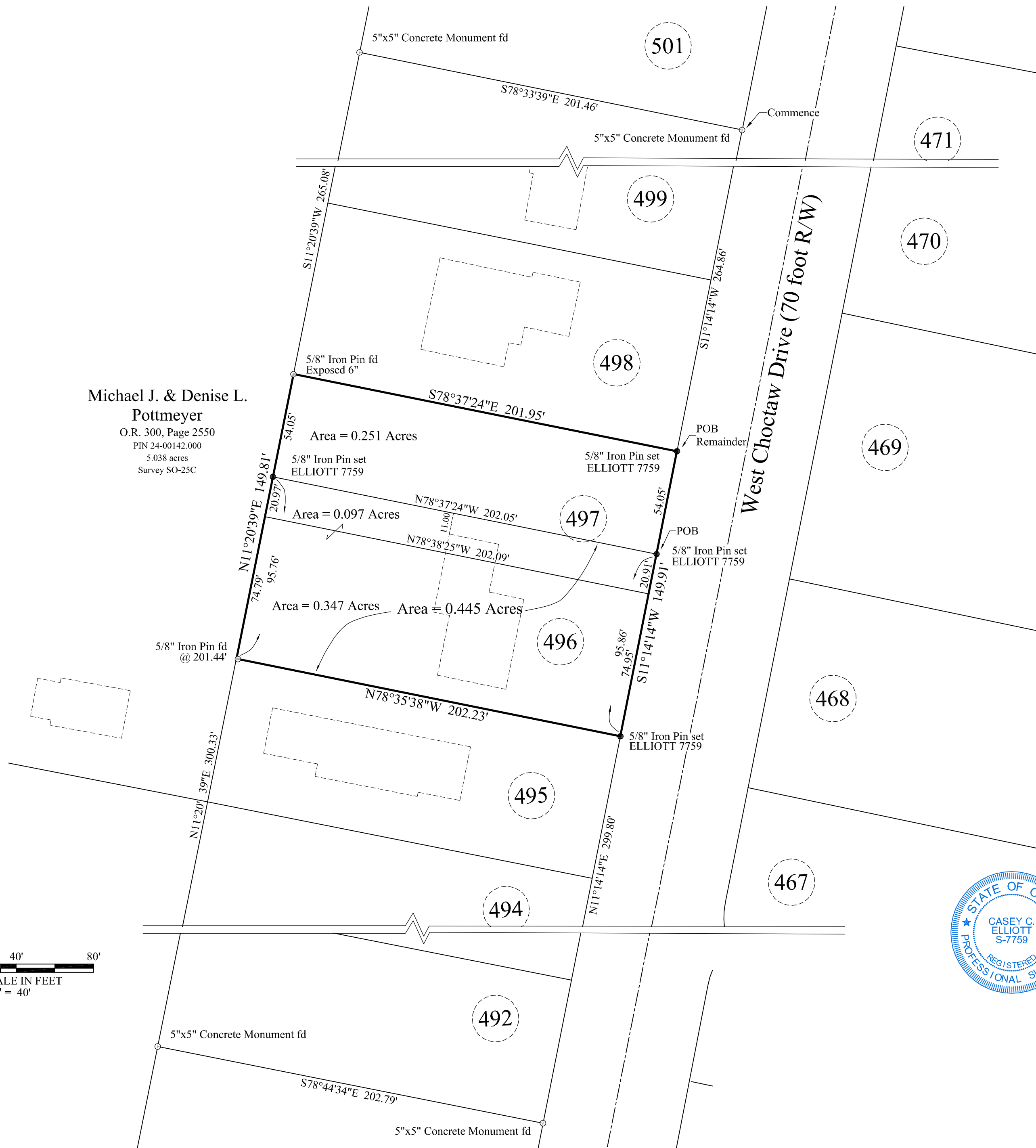


EXHIBIT A
Description of
A 0.251 Acre Lot Split of Lot 497
Choctaw Lake Subdivision
In the Name of
Jan R. & Philip M. Seimer
Located in Virginia Military Survey 3725
Somerset Twp., Madison County, Ohio

This description is for a 0.251 acre Lot Split of Lot 497, Choctaw Lake Subdivision, Map No. 3 (Plat Book 2, Page 43), in the name of Jan R. and Phillip M. Seimer (Official Records 304, Page 1990, Madison County Recorder, Auditor's Property Index Number 24-00959.000 and 29-00962.000), located at 1310 West Choctaw Drive (70 foot Right-of-way) , in Virginia Military Survey 3725, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at a 5"x5" Concrete Monument found at the southeast corner of Lot 501 of said Lake Choctaw Subdivision, thence S11°14'14"W, 264.86 feet (265.00 feet by plat), along the west R/W of said W. Choctaw Dr., to an Iron Pin set at the northeast corner of said Lot 497 at the TRUE POINT OF BEGINNING;

Thence S11°14'14"W, 54.05 feet, continuing along the west R/W of said W. Choctaw Dr. and the east line of said Lot 497, to an Iron Pin set;

Thence N78°37'24"W, 202.05 feet, through the said lot 497 to an Iron Pin set in the east line of a 5.038 acre property in the name of Michael J. and Denise L. Pottmeyer (O.R. 300, Page 2550) and the west line of said Lake Choctaw Sub., said Iron Pin is N11°20'39"E, 396.09 feet from a 5"x5" Concrete Monument found at the southwest corner of Lot 492, Lake Choctaw Sub.;

Thence N11°20'39"E, 54.05 feet, along the east line of the said Pottmeyer property and the west line of said Lot 497, Lake Choctaw Sub., to a 5/8 inch Iron Pin found exposed 8 inches at the southwest corner of Lot 498 of said Lake Choctaw Sub., said 5/8 inch Iron Pin is S11°20'39"W, 265.08 feet from a 5"x5" Concrete Monument found at the southwest corner of said Lot 501;

Thence S78°37'24"E, 201.95 feet, along the line between said Lot 497 and 498 to the TRUE POINT OF BEGINNING.

Said Lot Split contains 0.251 acres within said Lot 497, Lake Choctaw Sub., in V.M.S. 3725, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is S11°14'14"W** along the west R/W of said W. Choctaw Dr. and the east line of said Lots 496 and 497 of Lake Choctaw Sub., established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in September 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. 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 09/29/2021
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
A 0.097 Acre Lot Split of Lot 497
Choctaw Lake Subdivision
In the Name of
Jan R. & Philip M. Seimer
Located in Virginia Military Survey 3725
Somerset Twp., Madison County, Ohio

This description is for a 0.097 acre Lot Split of Lot 497, Choctaw Lake Subdivision, Map No. 3 (Plat Book 2, Page 43), in the name of Jan R. and Phillip M. Seimer (Official Records 304, Page 1990, Madison County Recorder, Auditor's Property Index Number 24-00959.000 and 29-00962.000), located at 1310 West Choctaw Drive (70 foot Right-of-way) , in Virginia Military Survey 3725, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at a 5"x5" Concrete Monument found at the southeast corner of Lot 501 of said Lake Choctaw Subdivision, thence S11°14'14"W, 318.91 feet, along the west R/W of said W. Choctaw Dr., passing an Iron Pin set at 264.86 feet at the northeast corner of said Lot 497, to a point in the east line of said Lot 497 at the TRUE POINT OF BEGINNING;

Thence S11°14'14"W, 20.91 feet, continuing along the west R/W of said W. Choctaw Dr. and the east line of said lot 497, to a point at the northeast corner of Lot 496 of said Lake Choctaw Sub.;

Thence N78°38'25"W, 202.09 feet, along the line between said Lots 496 and 497, to a point in the east line of a 5.038 acre property in the name of Michael J. and Denise L. Pottmeyer (O.R. 300, Page 2550) and the west line of said Lake Choctaw Sub., said point is N11°20'39"E, 375.12 feet from a 5"x5" Concrete Monument found at the southwest corner of Lot 492, Lake Choctaw Sub.;

Thence N11°20'39"E, 20.97 feet, along the east line of the said Pottmeyer property and the west line of said Lot 497 of the said Lake Choctaw Sub., to an Iron Pin set, said Iron Pin set is S11°20'39"W, 319.13 feet, from a 5"x5" Concrete Monument found at the southwest corner of said Lot 501;

Thence S78°37'24"E, 202.05 feet, through said Lot 497 to the TRUE POINT OF BEGINNING.

Said Lot Split contains 0.097 acres within said Lot 497 in V.M.S. 3725, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is S11°14'14"W** along the west R/W of said W. Choctaw Dr. and the east line of said Lots 496 and 497 of Lake Choctaw Sub. Established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in September 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 09/29/2021
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
A 0.445 Acre Lot Join of
Lot 496 and Part of Lot 497
Choctaw Lake Subdivision
In the Name of
Jan R. & Philip M. Seimer
Located in Virginia Military Survey 3725
Somerset Twp., Madison County, Ohio

This description is for a 0.445 acre join of Lot 496 and part of Lot 497, Choctaw Lake Subdivision, Map No. 3 (Plat Book 2, Page 43), in the name of Jan R. and Phillip M. Seimer (Official Records 304, Page 1990, Madison County Recorder, Auditor's Property Index Number 24-00959.000 and 29-00962.000), located at 1300 and 1310 West Choctaw Drive (70 foot Right-of-way) , in Virginia Military Survey 3725, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at a 5"x5" Concrete Monument found at the southeast corner of Lot 501 of said Lake Choctaw Subdivision, thence S11°14'14"W, 318.91 feet, along the west R/W of said W. Choctaw Dr., passing an Iron Pin set at 264.86 feet at the northeast corner of said Lot 497, to an Iron Pin set in the east line of said Lot 497 at the TRUE POINT OF BEGINNING;

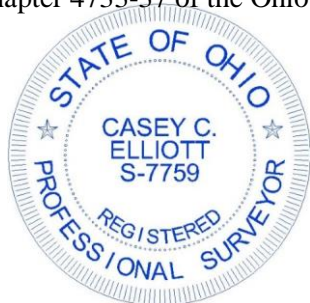
Thence S11°14'14"W, 95.86 feet, continuing along the west R/W of said W. Choctaw Dr. and the east line of Lot 497 and Lot 496, passing the northeast corner of said Lot 496 at 20.91 feet, to an Iron Pin set at the northeast corner of Lot 495 of said Lake Choctaw Sub., said Iron Pin set is N11°14'14"E, 299.80 feet, from a 5"x5" Concrete Monument at the southeast corner of Lot 492 of Lake Choctaw Sub.;

Thence N78°35'38"W, 202.23 feet, along the line between said Lots 495 and 496, passing a 5/8" Iron Pin found at 201.44 feet, to the east line of a 5.038 acre property in the name of Michael J. and Denise L. Pottmeyer (O.R. 300, Page 2550) and the west line of said Choctaw Lake Sub., said corner is N11°20'39"E, 300.33 feet, from a 5"x5" Concrete Monument at the southwest corner of Lot 492 of the Lake Choctaw Sub.;

Thence N11°20'39"E, 95.76 feet, along the line between said Pottmeyer and said Lot 496 and 497 of Lake Choctaw Sub., passing the northwest corner of said Lot 496 at 74.79 feet, to an Iron Pin set, said Iron Pin set is S11°20'39"W, 319.13 feet from a 5 inch by 5 inch Concrete Monument found at the southwest corner of said Lot 501;

Thence S78°37'24"E, 202.05 feet, through said Lot 497, to the TRUE POINT OF BEGINNING.

Said Lot Join contains 0.445 acres in said Lot 496 and part of Lot 497, in V.M.S. 3725, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is S11°14'14"W** along the west R/W of said W. Choctaw Dr. and the east line of said Lots 496 and 497 of Lake Choctaw Sub. using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in September 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 09/29/2021
Casey C. Elliott, PS 7759