

NOTE: @ THE 7,836.60 FT. DISTANCE
RECORD SHOWS HWY. & STA. 292+91.00
THEN CONTINUE THERE FROM N69° 23'.00"E
448.700 FT. TO TRUE POINT OF BEGINNING.

I CERTIFY THAT I HAVE CONDUCTED
A CURRENT FIELD SURVEY OF THE
PREMISES AS DELINEATED, AND
THAT I HAVE FOUND OR RE-SET
CORNER MARKERS AS HAS
BEEN DEPICTED.

IN MY OPINION THIS PLAT DOES
CORRETLY REPRESENT THE
EXISTING FIELD CONDITIONS.

Rodger I. Baker P.S.
RODGER I. BAKER S-005539
NOVEMBER 20, 1993

RODGER IRWIN BAKER - SURVEYOR
1300 PLAIN CITY-GEORGESVILLE RD(S)
GALLOWAY, OHIO 43119
PHONE 614.879.6004



PLAT OF EXISTING PARCEL OF LAND
HOUSE NO 765 U.S. RTE. NO 42 S.W.
VMS 8742 UNION CIVIL TOWNSHIP
LONDON, OHIO MADISON COUNTY
OWNERS: HAROLD JACKSON HUSBAND
EDWINA JACKSON WIFE

DEED REFERENCE VOLUME 274 PAGE 499
BEING THE COMBINED REMAINDER OF TRACTS I AND II

0"E
 263.420'

& RD.

CUT CROSS EXISTING R.R. SPIKE
 POINT OF BEGINNING

INCINNATI ROAD U.S. RT. N° 42
 0.27 ACRE IN HWY. R/W
 VIA & LONDON - SOUTH CHARLESTON

8,284.80 FT. FROM E OF
SOUTHERLY SEGMENT OF ROBERTS MILL ROAD

N 69° 23' 00" E →
215.200'
AREA IN HWY. R/W PORTION ONLY: 8,849.85 SQ. FT.
OR 0.203 ACRE

216.703' S 67° 15' 27" W
S. RT. 42 HWY. R/W BOUNDARY

SEE AERIAL PAR. N^o 630 0.658 ACCE
 209.50'
 LINE OF ORIGINAL TRACT II
 LINE OF ORIGINAL TRACT I
 SEE AERIAL PAR. N^o 629 FORMERLY 3.88 AC.
 HAROLD JACKSON & EDWINA JACKSON
 VOL. 274 PG. 499
 EXISTING RESIDENCE N^o 765 U.S. RT. #2
 LONDON, OHIO 43140

2.055
EXISTING WOOD & THINGS
BLDG - SHOP

HOUSE N° 765
HARDLD JACKSON
AND
EDWINA JACKSON
(FEE TITLE OWNERSHIP)

RAILROAD PROPERTY (FORMERLY P.C.C. & ST. L. R.R. LINE)
OCCUPATION WIDTH = 100 FT.

CONSOLIDATED RAIL (CONRAIL)

PLATTING: HORIZONTAL GRAPHIC SCALE: 1"=30' ORIGINAL

FINAL PLAT SCALE: 1"=50'

BASIS FOR BEARINGS VOL. 283 PG. 57 AND STATE HWY. PROJ. MAD. 42-0.00

EXISTING

RESIDENCE

DONALD E. BURTON

DONALD E. BURTON ETAL VOL. 221 PG. 501
AERIAL PARCEL N° 830 1.007 ACRES

S15° 42' 00" E — 402.150 (DEED)
TOTAL FROM & RD. ACTUAL EXISTING S150° 55' 05" W —
AERIAL PIECE# N° 547 J. SAWYER CO. VOL. 266 PG. 112
1.284 ACRES
FARM MANAGEMENT OFFICE — REAL PROPERTY
EXISTING BUSINESS OFFICE

15-94

Description of 2.055 acres (89,502.3 square feet of land) situated within Union Civil Township. VMS 8742, Madison County, State of Ohio and being the residence property located at 765 U.S. Route #42 S.W. London Postal address, said premises being in the ownership of Harold Jackson and Edwina Jackson. said 2.055 acres being bounded and more particularly described as follows:

Commence with a steel spike found at U.S. Route #42 centerline station 292.91.00 which spike is 7,836.60 northeasterly along said U.S. Route #42 centerline from its intersection junction with a southerly segment of Roberts Mill road (the centerline thereof) said spike being located at the northwesterly corner of lands conveyed to Jack L. Farish of record in Volume 283 at Page 057 see parcel #30 00048.00; then with the centerline of U.S. route #42 N. 69 deg. 23 min 00 sec E (passing a found spike at 184.780 a total distance of 448.200 feet to an existing spike at the true point of beginning.

Thence: Continue with aforesaid highway centerline N 69 deg 23 min 00 sec E 215.220 feet to a spike set at the northeasterly corner hereto;

Thence: S 22 deg 41 min 01 sec E 36.985 feet to a capped 3/4 inch pipe found;

Thence: S 22 deg 41 min 01 sec E 368.035 feet to a found 1/2 inch iron pipe on the northerly right of way line of Conrail right of way;

Thence: With said right of way boundary and in part marked with a wire fence, S 66 deg 40 min 48 sec W 217.000 feet to a found 3/4 inch capped iron pipe at the southeasterly corner of 1.550 acres as platted and surveyed for said Jacksons (being 256.610 feet N 66 40 min 47.9 sec E along aforesaid railroad right of way boundary from the southeasterly corner of 1.4139 acres conveyed to Jack L. Farish of record in Volume 283 at page 576;

Thence: N 23 deg 19 min 12 sec W 277.100 feet to a capped 3/4 inch pipe found;

Thence: N 20 deg 37 min 00 sec W 93.200 feet to a found 3/4 inch pipe;

Thence: N 20 deg 37 min 00 sec W 45.000 feet to the true point of beginning.

Being the residue of aerial parcel #630 and aerial parcel 629, the same being the remainderment of Tract I and remainderment of Tract II as defined in the Survivorship Deed of record in Volume 274 at Pages 499 & 500 in the name of Harold Jackson and Edwina Jackson transferred November 6, 1987.

Subject in part to an easement granted to Ohio Edison Company of record in Volume 158 at page 481. Also subject to a public highway right of way easement granted to the State of Ohio.

This description has been prepared by Rodger Irwin Baker, Ohio surveyor #S-005539 based on an actual field survey of the premises conducted in year 1993.

Pipes set are 3/4 inch diameter with caps stamped R.I. Baker S-5539. Bearings adapted to Volume 274 at page 499.

Subject to all legal highways, easements, zoning regulations, restrictions of record if any.

The following is a correct description of 67,521.24 square feet of land or 1.550 acres and is a portion of 3.880 acres in Tract One (auditor's parcel number 30-00080.000 is carried as 4.536 acres also shown as part of aerial parcel number 629) of record in Volume 274 at Page 499 in the name of Harold Jackson and Edwina Jackson, said 1.550 acres being bounded and more particularly described as follows:

Commence as point of starting reference with a spike found in the middle of U.S. Route #42 (London-South Charleston Road) and in the middle of Roberts Mill Road (south portion) then with the centerline of U.S. Route #42 toward the city of London in a northeasterly direction and passing a steel pipe found at 7,836.60 feet a total distance of 8,021.38 feet to a railroad spike set, then leaving aforesaid roadway and passing a 1 inch capped pipe set at 43.58 feet S 23 deg 19 min 12.1 sec E 178.430 feet to a 3/4 inch pipe set at the northeast corner of 1.4139 acres of record in Volume 283 at Page 576 in the name of Jack L. Farish ... said point being the true point of beginning.

Thence: With the boundary between tax parcels 30-00080.000 and 30-00048.00 and/or aerial parcels #629 and #584 N 60 deg 27 min 46.6 sec E 258.130 feet to a 3/4 inch capped pipe set;

Thence: S 23 deg 19 min 12.1 sec E 277.100 feet to a capped 3/4 inch pipe set in a wire fence on the northwesterly boundary of Conrail 100 feet wide right of way (formerly P.C.C. & ST.L. Railroad);

Thence: With said fence and Conrail boundary S 66 deg 40 min 47.9 sec W 256.610 feet to a capped 3/4 inch pipe set;

Thence: Perpendicular from the railroad N 23 deg 19 min 12.1 sec W 249.150 feet to the true point of beginning:

Containing within said bounds 1.550 acres of land in VMS 8742, Union Civil Township, Madison County, Ohio southwesterly of the City of London, Ohio.

This description is based on a current field survey, iron pipes are a minimum of 30 inches long with inserted caps stamped R.I. Baker S-55539. Bearings are based on the centerline of U.S. Route #42 as appearing in state highway relocation plan Mad-42-0.00 and as per the deed in Volume 274 at Page 499.

Rodger, Irwin Baker PS #S-05539

Subject to two right of way easements granted to Ohio Edison Company record in Volume 155 page 111 and in Volume 158, Page 481.

Subject to all highways, easements, zoning regulations and restrictions of record if any.

The following is a correct description of 41,095.66 square feet or 0.9434 acre of land situated within VMS 8742, Union civil Township, Madison County, State of Ohio and being a portion of 1.92 acres conveyed by Arthur A. Ellwood and Clara J. Ellwood to Jack L. Farish by a general warranty deed transferred March 19, 1990 and recorded in Madison County deed records in Volume 283 at page 57...said 0.9434 acre being bounded and more particularly described as follows:

Commence for reference with a steel spike found in the centerline of Roberts Mill Road (South) and in the middle of U.S. Route #42 (aka London-South Charleston Pike) then with the middle of U.S. Route #42 measure toward the City of London 7,836.60 feet to a steel pipe found at the northwesterly corner of aforementioned 1.92 acres, then continue with the centerline of U.S. route #42 N. 69 deg. 23 min 00 sec E a distance of 184.780 feet to a cut cross marked on a railroad spike set at the true point of beginning.

Thence: Again following the middle of said U.S. Route #42 N 69 deg. 23 min 00 sec E 263.420 feet to a cut cross marked in the top of a railroad spike which spike is 941.47 feet southwest of the middle of Flax Drive in London City Corporation.

Thence: Leaving said U.S. Route #42 and running perpendicular therefrom and passing a capped 3/4 inch pipe set at 45.000 feet S 20 deg 37 min 00 sec E 138.200 feet to a capped 3/4 inch pipe set;

Thence: S 60 deg 27 min 46.6 sec W 258.130 feet to a capped 3/4 inch pipe set;

Thence: Passing a capped 1 inch pipe set at 134.850 feet N 23 deg 19 min 12.1 sec W a total distance of 178.430 feet to the true point of beginning;

Containing within said bounds 41,095.66 square feet or 0.9434 acre as found by a current field survey made in April, 1990 by Rodger Irwin Baker Ohio registered surveyor #S-05539, part of aerial par. 584.

Property corner pipes referred to are a minimum of 30 inches long and are either 3/4 inch or 1 inch diameter with a plastic top cap stamped R.I. Baker S 5539.

Bearings based on Volume 274 at page 499 and in accordance with the U.R. Route #42 centerline of survey made by Ohio Highway Department of record as U.S. 42 Madison 0.00.