

BECKETT PROPERTY
VIRGINIA MILITARY SURVEY NO. 2682
JEFFERSON TWP., MADISON CO., OHIO



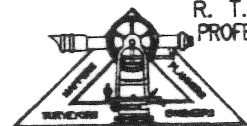
0 150 300 600

Scale 1"=300'
 May 9, 1994

Basis of Bearings from
 D.B. 295, Pg. 850
 based on centerline of Taylor-Blair Rd.

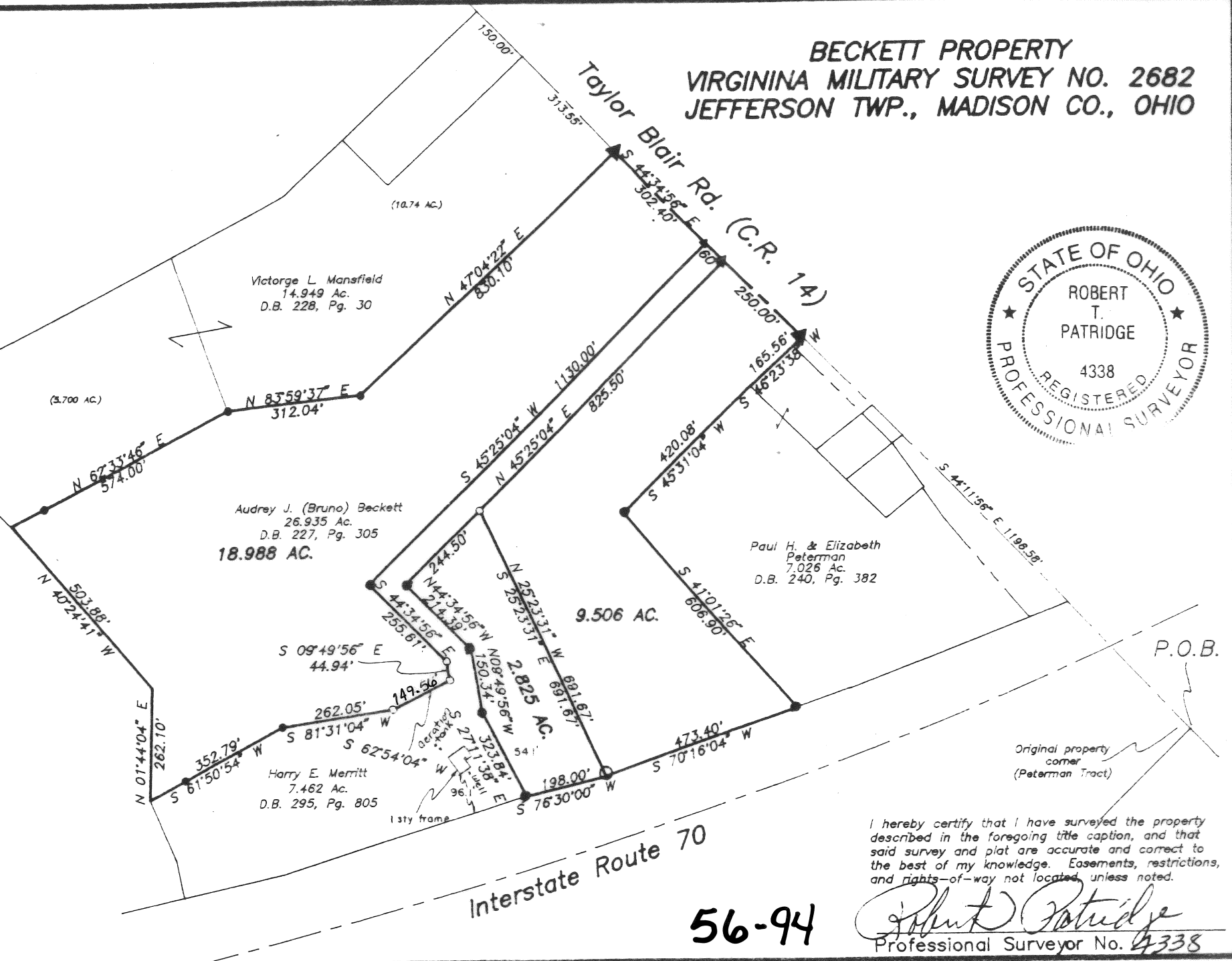
LEGEND

- fnd. iron pin
- set iron pin (capped PATRIDGE)
- ▲ fnd. railroad spike
- △ set railroad spike



R. T. PATRIDGE AND ASSOCIATES
PROFESSIONAL SURVEYORS AND ENGINEERS
 8480 DUBLIN ROAD
 POWELL, OHIO 43065
 FAX (614)-881-5038
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OK



I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, and rights-of-way not located, unless noted.

56-94

Robert T. Patridge
 Professional Surveyor No. 4338

Situated in the State of Ohio, County of Madison, Township of Jefferson, located in Virginia Military Survey Number 2682, and being part of a 26.935 acre tract conveyed to Audrey J. (Bruno) Beckett in Deed Book 227, Page 305, Madison County Recorder's Office, London Ohio and being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Taylor Blair Rd. (Co. Rd. 14) at the original corner common to Raymond L. Peterman and Leslie Hanson, said point also being in the southerly limited access right-of-way line of Interstate Route 70 (Mad. 70-11.00) and being 145.56 feet right of centerline station 667+81.82;

thence North 44° 34' 56" West 1506.58 feet, along the centerline of Taylor Blair Road, to a railroad spike set in the east line of said 26.935 acre tract marking the northeast corner of a 7.462 acre tract conveyed to Harry E. Merritt in Deed Book 295, Page 850 and Official Record 2, Page 239 and being the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

thence South 45° 25' 04" West 1130.00 feet, across said 26.935 acre tract and in the north line of said 7.462 acre tract, to an iron pin set;

thence South 44° 34' 56" East 255.81 feet, in a line common to said 26.935 acre and 7.462 acre tracts, to an iron pin set;

thence South 09° 49' 56" East 44.94 feet, in a line common to said 26.935 acre and 7.462 acre tracts, to an iron pin set;

thence South 82° 54' 04" West 149.56 feet, in a line common to said 26.935 acre and 7.462 acre tract, to an iron pin set in the centerline of a creek;

thence South 81° 31' 04" West 262.05 feet, in a line common to said 26.935 acre tract, to an iron pipe found;

thence South 81° 50' 54" West 352.79 feet, in a line common to said 26.935 acre and 7.462 acre tract, to a point in the centerline of the Little Darby Creek (passing an iron pipe found on line at 259.23 feet);

thence the following two courses along the centerline of Little Darby Creek,

North 01° 44' 04" East 262.10 feet, to a point;

North 40° 24' 41" West 503.88 feet, to a point marking the northwest corner of said 26.935 acre tract and the southwest corner of a 14.949 acre tract conveyed to Victor George L. Mansfield in Deed Book 228, Page 30;

thence North 62° 33' 46" East 574.00 feet, in the north line of said 26.935 acre tract and the south line of said 14.949 acre tract, to an iron pipe found (passing an iron pipe on line at 85.25 feet);

thence North 83° 59' 37" East 312.04 feet, in a north line of said 26.935 acre tract and a south line of said 14.949 acre tract, to an iron pipe found;

thence North 47° 04' 22" East 830.10 feet, in a north line of said 26.935 acre tract and a south line of said 14.949 acre tract, to a railroad spike found in the centerline of said Taylor Blair Rd. marking the northeast corner of said 26.935 acre tract and the southeast corner of said 14.949 acre tract;

thence South 44° 34' 56" East 302.40 feet, along the centerline of said Taylor Blair Road, to the principal place of beginning, containing 18.988 acres more or less. Subject to all easements, restrictions and rights-of-way of record.

Basis of Bearings from Deed Book 295, Page 850. All Deed references are on file at the Madison Co. Recorder's Office. All iron pins set capped "PATRIDGE SURVEYING". A survey of the above described tract was done by R.T. Patridge and Associates in May, 1994.

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON, LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 2682, AND BEING PART OF A 26.935 ACRE TRACT CONVEYED TO AUDREY J. (BRUNO) BECKETT IN DEED BOOK 227, PAGE 305, MADISON COUNTY RECORDER'S OFFICE, LONDON OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT THE INTERSECTION OF THE CENTERLINE OF TAYLOR BLAIR ROAD (CO. RD. 14) AT THE ORIGINAL CORNER COMMON TO RAYMOND L. PETERMAN AND LESLIE HENSON, SAID POINT ALSO BEING IN THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 70 (MAD. 70-11.00) AND BEING 145.56 FEET RIGHT OF CENTERLINE STATION 667+81.82;

THENCE NORTH 44° 34' 56" WEST 1196.58 FEET, IN THE CENTERLINE OF SAID TAYLOR BLAIR ROAD, TO A RAILROAD SPIKE FOUND IN THE EAST LINE OF SAID 26.935 ACRE TRACT AND A SOUTHEASTERLY CORNER OF A 7.462 ACRE TRACT CONVEYED TO HARRY E. MERRITT IN DEED BOOK 295, PAGE 850, AND OFFICIAL RECORD 2, PAGE 239, ALSO BEING THE NORTHEAST CORNER OF A 7.026 ACRE TRACT CONVEYED TO PAUL H. PETERMAN IN DEED BOOK 240, PAGE 382, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED:

THENCE SOUTH 46° 23' 38" WEST 165.56 FEET, ALONG A SOUTH LINE OF SAID 26.935 ACRE TRACT AND IN THE NORTH LINE OF SAID 7.026 ACRE TRACT, TO AN IRON PIN FOUND;

THENCE SOUTH 45° 31' 04" WEST 420.08 FEET, ALONG A SOUTH LINE OF SAID 26.935 ACRE TRACT, TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 7.026 ACRE TRACT;

THENCE SOUTH 41° 01' 26" EAST 606.90 FEET, ALONG A LINE COMMON TO SAID 26.935 ACRE TRACT AND THE WEST LINE OF SAID 7.026 ACRE TRACT, TO AN IRON PIN FOUND IN THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 70;

THENCE SOUTH 70° 16' 04" WEST 473.40 FEET, ALONG THE SOUTH LINE OF SAID 26.935 ACRE TRACT AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE ROUTE 70, TO AN IRON PIN FOUND AT A CORNER COMMON TO A 2.825 ACRE TRACT CONVEYED TO HARRY E. MERRITT IN OFFICIAL RECORD 3, PAGE 199;

THENCE NORTH 25° 23' 31" WEST 691.67 FEET, ALONG A LINE COMMON TO SAID 26.935 ACRE AND 2.825 ACRE TRACTS, TO AN IRON PIPE FOUND;

THENCE NORTH 45° 25' 04" EAST 825.50 FEET, ALONG A LINE COMMON TO SAID 26.935 ACRE AND 7.462 ACRE TRACTS, TO A RAILROAD SPIKE FOUND IN THE CENTERLINE OF TAYLOR BLAIR ROAD.;

THENCE SOUTH 44° 34' 56" EAST 250.00 FEET, ALONG THE CENTERLINE OF TAYLOR BLAIR ROAD, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 9.506 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

BASIS OF ALL BEARINGS ARE FROM DEED BOOK 295, PAGE 850. ALL IRON PINS SET ARE CAPPED "PATRIDGE SURVEYING". A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE BY R.T. PATRIDGE AND ASSOCIATES IN MAY OF 1994.

Situated in the State of Ohio, County of Madison, Township of Jefferson, located in Virginia Military Survey Number 2682, and being part of a 26.935 acre tract conveyed to Audrey J. (Bruno) Beckett in Deed Book 227, Page 305, Madison County Recorder's Office, London Ohio and being more particularly described as follows;

Beginning, for reference, at the intersection of the centerline of Taylor Blair Rd. (Co. Rd. 14) at the original corner common to Raymond L. Peterman and Leslie Henson, said point also being in the southerly limited access right-of-way line of Interstate Route 70 (Mad. 70-11.00) and being 145.56 feet right of centerline station 667+81.82;

thence North 44° 34' 56" West 1446.58 feet, along the centerline of said Taylor Blair Road, to a railroad spike found in the east line of said 26.935 acre tract and at a southeasterly corner of a 7.462 acre tract conveyed to Harry F. Merritt in Deed Book 295, Page 850, and Official Record 2, Page 239;

thence South 45° 25' 04" West 825.50 feet, along the south line of said 7.462 acre tract, to an iron pin set at the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

thence South 25° 23' 31" East 691.67 feet, across said 26.935 acre tract, to an iron pin set in the south line of said 26.935 acre tract and in the north right-of-way line of Interstate Route 70;

thence South 76° 30' 00" West 198.00 feet, along a line common to said 26.935 acre tract and said north right-of-way line of Interstate Route 70, to an iron pin set;

thence North 27° 11' 38" West 223.30 feet, along a line common to said 26.935 acre and 7.462 acre tracts, to an iron pin found;

thence North 09° 49' 56" West 150.34 feet, along a line common to said 26.935 acre and 7.462 acre tracts, to an iron pipe found;

thence North 44° 34' 56" West 214.39 feet, along a line common to said 26.935 acre and 7.462 acre tracts, to an iron pin found;

thence North 45° 25' 04" East 244.50 feet, along a line common to said 26.935 acre and 7.462 acre tracts, to the principal place of beginning, containing 2.825 acres more or less. Subject to all easements, restrictions and rights-of-way of record.

Basis of bearings are from Deed Book 295, Page 850. All iron pins set are capped "PATRIDGE SURVEYING". A survey of the above described property was made by R.T. Patridge and Associates in May of 1994.