

Situated in the State of Ohio, County of Franklin, Township of Brown and County of Madison, Township of Canaan, Virginia Military Survey's No. 7693 and 6640, being 594.123 acres of land (by survey) comprised of part of that 239.9187 acre tract as described in a deed to Hill Distributing Company, of record in Deed Book 2227, Page 430, all of that 29.725 acre tract as described in a deed to Hill Distributing Company, of record in Official Record Volume 26507 A17, all of that 237.829 acre tract as described in a deed to Hill Distributing Company, of record in Deed Book 2788, Page 128, all of that 19.539 acre tract as described in a deed to Hill Distributing Company, of record in Deed Book 2952, Page 214, and all of that 1.3391 acre tract as described in Parcel 1, and all of that 94.920 acre tract as described in Parcel 2, in a deed to Hill Distributing Company, of record in Deed Book 2934, Page 657, (all references to records being on file in the Recorder's Office, Franklin County, Ohio), said 594.123 acre tract being more particularly described as follows:

Beginning at Franklin County Survey Monument No. 6664, at the centerline intersection of Scioto Darby Creek Road, and Langton Road, at the southwesterly corner of said 239.9187 acre tract;

Thence North 3°26'00" West, along the centerline of said Langton Road, the westerly line of said 239.9187 acre tract, a distance of 1,532.13 feet to Franklin County Survey Monument No. 6644;

Thence North 32°40'15" West, continuing along the centerline of said Langton Road, the westerly line of said 239.9187 acre tract, a distance of 2,099.41 feet to a railroad spike found at the northwesterly corner of said 239.9187 acre tract, at the southwesterly corner of that 206.677 acre tract as described in a deed to The Huntington National Bank, Trustee, of record in Official Record Volume 03583 B14;

Thence North 57°39'14" East, along the northerly line of said 239.9187 acre tract, the southerly line of said 206.677 acre tract, passing a 3/4" iron pin found at 24.96 feet, the county line going from Franklin County into Madison County at 1,644.89 feet, a total distance of 2,029.27 feet to a point at the northeasterly corner of said 239.9187 acre tract, at the northwesterly corner of that 237.829 acre tract, as described in said deed to Hill Distributing Company;

Thence North 56°57'41" East, along the northerly line of said 237.829 acre tract, the southerly line of said 206.677 acre tract, along the southerly line of that 63.43 acre tract as described in Parcel 2, in a deed to Esther Ann Bugg and Carl S. Bugg, of record in Deed Book 3577, Page 804, passing the county line going from Madison County into Franklin County at 147.10 feet, passing a 1/2" rebar found at the southwesterly corner of said 63.43 acre tract, at 639.28 feet, a total distance of 1,610.77 feet to a steel fence post at the northeasterly corner of said 237.829 acre tract, at the northwesterly corner of that 33 acre tract as described in Parcel 1, in a deed to Esther Ann Bugg and Carl S. Bugg, of record in Deed Book 3577, Page 804;

Thence South 33°10'33" East, along an easterly line of said 237.829 acre tract, along the westerly line of said 33 acre tract, the westerly line of that 48.0124 acre tract as described in a deed to Joseph B. DeVennish, of record in Official Record Volume 20698 A09, the westerly line of that 18.231 acre tract as described in a deed to Bernice D. Everman, of record in Deed Book 3515, Page 680, passing a 3/4" iron pin found at 2,344.24 feet, a total distance of 2,344.80 feet to a point at the southwesterly corner of said 18.231 acre tract;

Thence North 61°13'33" East, along a northerly line of said 237.829 acre tract, the southerly line of said 18.231 acre tract, a distance of 1,904.53 feet to a point in the centerline of Elliott Road, at a northeasterly corner of said 237.829 acre tract, at the southeasterly corner of said 18.231 acre tract, said point being located South 37°43'23" East, 1,641.90 feet from Franklin County Survey Monument No. 7753;

Thence South 37°43'23" East, along an easterly line of said 237.829 acre tract, the centerline of said Elliott Road, a distance of 25.31 feet to Franklin County Survey Monument No. 6639, at a south-easterly corner of said 237.829 acre tract, at the northeasterly corner of that 84 acre tract as described in a deed to Richard H. Bright, Trustee, of record in Official Record Volume 16486 103;

Thence South 61°13'33" West, along a southerly line of said 237.829 acre tract, the northerly line of said 84 acre tract, passing a 3/4" iron pin found at 1,335.46 feet, a total distance of 1,336.71 feet to a point at the northwesterly corner of said 84 acre tract;

Thence South 4°47'03" East, along an easterly line of said 237.829 acre tract, the westerly line of said 84 acre tract, a distance of 2,522.39 feet to a 3/4" iron pin found at the southwesterly corner of said 84 acre tract;

Thence South 88°33'31" East, along a northerly line of said 237.829 acre tract, the southerly line of said 84 acre tract, a distance of 1,347.05 feet to a P.K. nail found in the centerline of said Elliott Road, at the southeasterly corner of said 84 acre tract, at a northeasterly corner of said 237.829 acre tract;

Thence South 6°53'08" East, along the centerline of said Elliott Road, the easterly of said 237.829 acre tract, a distance of 1,455.95 feet to Franklin County Survey Monument No. 6663, at the centerline intersection of Elliott Road and Scioto Darby Creek Road, at the southeasterly corner of said 237.829 acre tract;

Thence along the centerline of said Scioto Darby Creek Road, the southerly line of said 237.829 acre tract, the southerly line of that 29.725 acre tract as described in said deed to Hill Distributing Company, the southerly line of that 239.9187 acre tract as described in said deed to Hill Distributing Company, the following three (3) courses and distances:

1. North 77°47'46" West, passing a railroad spike found at 394.43 feet, a total distance of 544.68 feet to a point;
2. North 89°44'01" West, passing railroad spikes found at 150.05 feet and 1,986.35 feet, a total distance of 2,099.96 feet to a railroad spike found;
3. North 84°23'17" West, a distance of 667.43 feet to a railroad spike found at the northeasterly corner of that 1.3391 acre tract as described in said deed to Hill Distributing Company, at the northwesterly corner of that 2 acre tract as described in Parcel No. 1, in a deed to John R. Fry and Jean Fry, of record in Deed Book 3630, Page 503;

Thence South 33°10'03" East, along the easterly line of said 1.3391 acre tract, the easterly line of that 94.920 acre tract as described in Parcel 2, in said deed to Hill Distributing Company, along the westerly line of said 2 acre tract, the westerly line of that 48 acre tract as described in Parcel No. 2, the westerly line of that 50.00 acre tract as described in Parcel No. 3, in a deed to John R. Fry and Jean Fry, of record in Deed Book 3630, Page 503, a distance of 2,928.79 feet to a 3/4" iron pin found, at the southeasterly corner of said 94.920 acre tract, at the northeasterly corner of that 9 acre tract as described in Item No. 6, Tract No. 1, in a deed to Carr Farms, of record in Official Record Volume 14677 D11;

Thence South 53°35'48" West, along the southerly line of said 94.920 acre tract, the northerly line of said 9 acre tract, a distance of 1,423.17 feet to a 3/4" iron pin found in the easterly line of that 24.116 acre tract as described in a deed to Kelly H. and Mary K. Conklin, of record in Deed Book 2087, Page 551, at the southwesterly corner of said 94.920 acre tract, the northwesterly corner of said 9 acre tract;

Thence North 33°43'21" West, along the westerly line of said 94.920 acre tract, the easterly line of said 24.116 acre tract, a distance of 688.86 feet to a 3/4" iron pin found at the north-easterly corner of said 24.116 acre tract, at the southeasterly corner of that 238.192 acre tract as described in Parcel One, in a deed to The Huntington National Bank, Trustee, of record in Official Record Volume 05356 G11;

Thence North 33°23'43" West, continuing along the westerly line of said 94.920 acre tract, the westerly line of that 19.539 acre tract as described in said deed to Hill Distributing Company, along the easterly line of said 238.192 acre tract, a distance of 3,077.96 feet to a 3/4" iron pin found at a southerly corner of that 1 acre tract as described in Parcel Two, in a deed to The Huntington National Bank, Trustee, of record in Official Record Volume 05356 G11;

Thence North 6°59'15" East, continuing along the westerly line of said 19.539 acre tract, along the easterly line of said 1 acre tract, a distance of 346.47 feet to a railroad spike found in the centerline of Scioto Darby Creek Road, at the northwesterly corner of said 19.539 acre tract, at the northeasterly corner of said 1 acre tract;

Thence North 82°56'30" West, along the centerline of said Scioto Darby Creek Road, a distance of 497.15 feet to the place of beginning and containing 594.123 acres of land, of which approximately 1.56 acres are in Madison County.

A bearing of North 3°26'00" West was established along the centerline of Langton Road from a field survey originating on Franklin County Survey Monuments 6664 and 6644, and is based on the Ohio State Coordinate System, South Zone, and the North American Datum of 1983, and all other bearings then calculated from this meridian.



HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers

John L. Price 5/19/94
John L. Price
Registered Professional Surveyor No. 7159