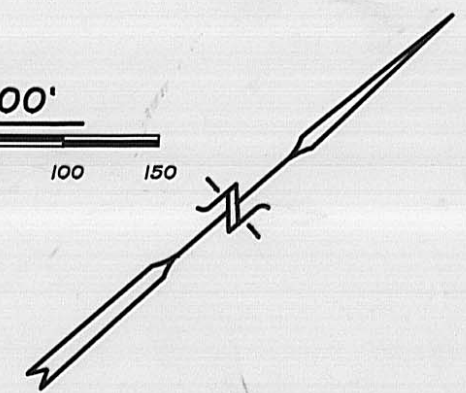
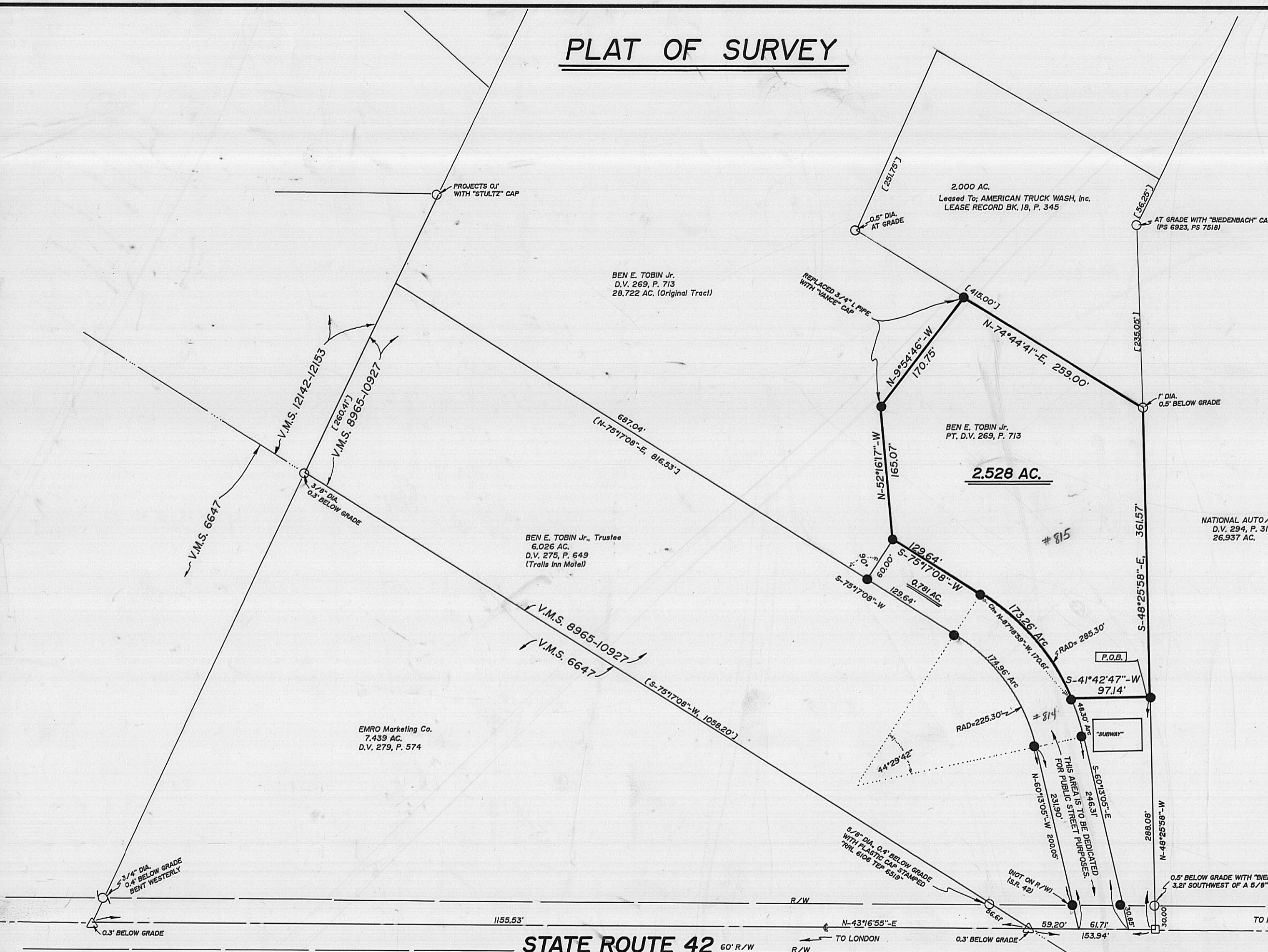


# PLAT OF SURVEY

SCALE: 1" = 100'



PLAT SHOWING SURVEY OF A 2.528 AC. TRACT OUT OF TOBIN'S TRACT, SITUATE IN DEERCREEK TOWNSHIP, MADISON COUNTY, OHIO, AND BEING A PART OF VIRGINIA MILITARY SURVEY 8965-10927.



- NOTE:**
1. BEARINGS ARE BASED ON THE NORTH LINE OF TOBIN'S 6.026 AC. TRACT PER D.V. 275, P. 649. (N-75°17'08"-E)
  2. BRACKETS "1" INDICATE DEED CALL.
  3. REFERENCES USED: DEED OF SUBJECT PROPERTY, DEED OR LEASE DESCRIPTION OF ADJOINING TRACTS, PLATS OF SURVEYS OF PARCELS IN THE VICINITY OR OUT OF THE SUBJECT PREMISES, FOUND MONUMENTS.

EMRO Marketing Co.  
7.439 AC.  
D.V. 279, P. 574

STATE ROUTE 42

- LEGEND**
- △ = RAILROAD SPIKE.....FOUND
  - = P.K. NAIL.....SET at grade
  - = IRON BAR.....FOUND
  - = IRON PIPE.....FOUND
  - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET (Or Recovered) at grade



SURVEYED BY: *William D. Edwards*  
WILLIAM D. EDWARDS  
PROFESSIONAL SURVEYOR No. 7574

DATE: FEBRUARY 5, 1996

<b>BEN E. TOBIN Jr</b>	
<b>EDWARDS SURVEYING</b>	
110 SOUTH MAIN STREET URBANA, OHIO 43078 (513) 853-8508	
DEERCREEK TOWNSHIP, MADISON COUNTY, OHIO	
VIRGINIA MILITARY SURVEY 8965-10927	
Scale 1"=60 feet DATE 2/5/96	JOB NO. AC 1648 d Sheet 1 of 1 Sheets

2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

Being situate in the State of Ohio, County of Madison, Township of Deercreek and being a part of Virginia Military Survey 8965-10927 and being more particularly described as follows;

Beginning for reference at a railroad spike found on the centerline of State Route 42 at the Southeasterly corner of a 6.026 acre tract owned by Ben E. Tobin, Jr. as recorded in Deed Volume 275, Page 649 (Trails Inn Motel);

thence with the centerline of said State Route 42, N-43°16'55"-E, 153.94'(feet) to a P.K. Nail set at the Southeasterly corner of a 26.937 acre tract owned by National Auto/Truck Stops, Inc. as recorded in Deed Volume 294, Page 312 of the Madison County Deed Records;

thence with the Southerly line of said 26.937 acre tract, N-48°25'58"-W, 288.08'(feet) to an iron bar set at the PLACE OF BEGINNING for the tract hereinafter described, passing for reference an iron bar found with "Biedenbach" cap 0.5'(feet) below grade at 30.00'(feet);

thence S-41°42'47"-W, 97.14'(feet) to an iron bar set on the Northerly line of a 60.00'(feet) wide strip to be dedicated for Public street purposes;

thence with the Northerly line of said 60.00'(feet) wide strip, the following two (2) courses;

1. with a curve to the left having a radius of 285.30'(feet), an arc distance of 173.26'(feet) to an iron bar set, the chord of which bears, N-87°18'59"-W, 170.61'(feet);
2. S-75°17'08"-W, 129.64'(feet) to an iron bar set;

thence N-52°16'17"-W, 165.07'(feet) to an iron bar set;

thence N-9°54'46"-W, 170.75'(feet) to an iron bar set on the South line of a 2.000 acre tract leased to American Truck Wash, Inc. as recorded in Lease Record Book 18, Page 345 of the Madison County Lease Records;

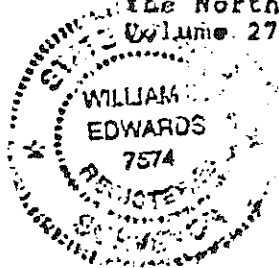
thence with the South line of said 2.000 acre tract, N-74°44'41"-E, 259.00'(feet) to a 1" diameter iron bar found 0.5'(feet) below grade on the aforementioned Southerly line of National Auto/Truck Stops, Inc. 26.937 acre tract;

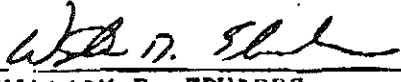
thence with the South line of said 26.937 acre tract, S-48°25'58"-E, 361.57'(feet) to the place of beginning.

Containing 2.528 acre, but being subject to the rights of all legal highways and all easements of record.

Being a part of the same premises conveyed to Ben E. Tobin, Jr., by Deed recorded in Deed Volume 269, Page 713 of the Madison County Deed Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, February 5, 1996. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described 2.528 acre tract is the North line of mentioned Tobin's 6.026 acre tract per Deed Volume 275, Page 649 (N-75°17'08"-E).



  
WILLIAM D. EDWARDS  
PROFESSIONAL SURVEYOR No. 7574