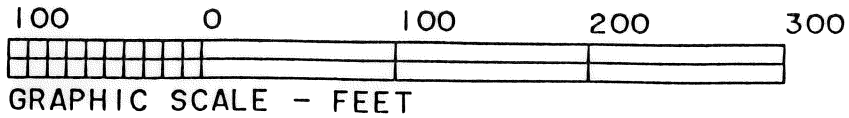


PLAT OF SURVEY FOR:
 TUFFCO SAND AND GRAVEL, INC.
 DARBY TOWNSHIP
 VMS 13281, VMS 5125 & VMS 3685
 VILLAGE OF PLAIN CITY
 MADISON COUNTY, OHIO
 PART OF 10.908 AC (ORIG 12.374 AC)
 DEED RECORD 294, PAGE 886
 (FORMER CON-RAIL RAILROAD R/W)

- NOTES:
- 1) ● IRON ROD FOUND
 - 2) ● IRON PIPE FOUND
 - 3) ▲ P.K. NAIL FOUND
 - 4) ○ 3/4" X 30" GALV IRON PIPE WITH PLASTIC I.D. CAP SET
 - 5) BEARINGS ASSUMED FROM SURVEY PLAT "69-90" BY R.T. PATRIDGE & ASSOC.
 - 6) OTHER REFERENCES: PLAT "4-96", & PHILA. BALTO. & WASHINGTON R.R. PLANS SHEET V-4, PAGE 14



Joseph P. Priday
 JOSEPH P. PRIDAY (S-7277)
 MAY 20, 1996 JN 96-32

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED

PRIDAY SURVEYING, INC.
 327 NORTH MAIN STREET
 MARYSVILLE, OHIO 43040-0192
 (513) 642-3400

57-96

57-96

Real estate situated in Darby Township; partially in the Village of Plain City; of Madison County, Ohio; in the Virginia Military Survey numbers: 13281, 5125, and 3685; being part of the original 12.374 acre tract of Tuffco Sand and Gravel, Inc. (Deed Record 294, page 886 and Plat "69-90"); being part of a former Con-Rail Railroad right-of-way; and being further bounded and described as follows:

Beginning at an iron pipe found on the southwesterly line of said original 12.374 acre tract at the northerly terminus of the approximate centerline of Central Avenue. Also being the most southerly corner of the 1.466 acre tract of Donald L. Syphrit (Official Record 29, page 1031 and Plat "4-96") and the TRUE POINT OF BEGINNING.

Thence North 31 deg.-13'-12" East, 67.53 feet with the southeasterly line of said 1.466 acre tract (crossing said original 12.374 acre tract) to an iron pipe found on the southwesterly line of the original 0.317 acre tract also of Tuffco Sand and Gravel, Inc. (also Deed Record 294, page 886, see also Plat "134-92").

Thence South 58 deg.-46'-50" East, 35.63 feet along said southwesterly line to a P.K. nail found on the most southerly corner of said original 0.317 acre tract, and the most westerly corner of the 8.0 acre tract of the Village of Plain City (Deed Record 69, page 543).

Thence the next four consecutive courses along the southwesterly line of said 8.0 acre tract, also being the northeasterly line of said former railroad right-of-way:

- 1) along the arc of a curve to the right, having a radius of 5640.74 feet, an arc length of 457.37 feet, and a chord which bears: (South 57 deg.-07'-27" East, 457.24 feet) to an iron rod found.
- 2) South 54 deg.-48'-05" East, 127.54 feet to an iron rod found.
- 3) North 66 deg.-12'-00" East, 21.00 feet to an iron rod found.
- 4) South 54 deg.-48'-05" East, 550.95 feet to a point in the approximate center of the Big Darby Creek at the line common to said V.M.S. 3685 and said V.M.S. 5125.

Thence South 02 deg.-33'-00" West, 5.94 feet with said approximate center of Big Darby Creek and said V.M.S. line to a point.

Thence South 54 deg.-48'-05" East, 217.02 feet with the southwesterly line of the 121.4 acre tract of Bethel Road Investment Company, Inc. (Deed Record 271, page 224 and Deed Record 289, page 911) to an iron pipe set.

Thence South 35 deg.-11'-55" West, 135.00 feet crossing over said original 12.374 acre tract to an iron pipe set on the northeasterly line of the original 110.5 acre tract of Loyd L. and Claribel J. Yoder (Deed Record 183, page 152).

Thence North 54 deg.-48'-05" West, 130.51 feet along said northeasterly line to a point in said approximate center of Big Darby Creek and said line common to V.M.S. 3685 and V.M.S. 5125.

Thence North 02 deg.-33'-00" East, 61.76 feet along said center of Big Darby Creek and said V.M.S. line to a point.

Thence North 54 deg.-48'-05" West, 56.85 feet to a point.

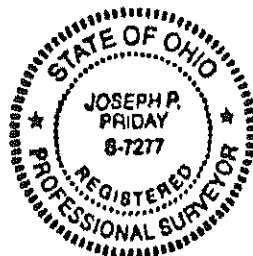
Thence South 27 deg.-06'-35" West, 52.52 feet to a point on the northeasterly line of the 11.863 acre tract of Kenneth Fulk and Harold Weeks (Deed Record 200, page 503).

Thence North 54 deg.-48'-05" West, 642.00 feet along the northeasterly lines of said 11.863 acre tract, the 4.833 acre tract of Lester Paul Gibson and Donna J. Gibson (Deed Record 187, page 15), and the 2.9 acre tract of Charles E. and Patricia M. Stenner (Deed Record 163, page 332) to an iron rod found on the southeasterly line of Lot 28 of A.H. Sherwood's Second Addition (Plat Book 1, page 83).

Thence with the next four consecutive courses of said A.H. Sherwood's addition:

- 1) North 66 deg.-12'-00" East, 34.98 feet to an iron rod found.
- 2) North 40 deg.-12'-10" West, 79.41 feet to an iron rod found.
- 3) North 35 deg.-09'-05" East, 5.00 feet to an iron rod found.
- 4) along the arc of a curve to the left, having a radius of 5573.74 feet, an arc length of 483.75 feet, and a chord which bears: (North 57 deg.-20'-04" West, 483.60 feet) to the TRUE POINT OF BEGINNING.

Bearings assumed from said Survey Plat "69-90". The tract as described from an actual field survey performed on or about May 20, 1996, by Registered Surveyor Joseph P. Friday (S-7277), contains 3.456 acres, more or less, (of which approximately 0.424 acres are in V.M.S. 13281, 2.515 acres are in V.M.S. 5125, both in the Village of Plain City, and approximately 0.517 acres are in V.M.S. 3685, in Darby Township), subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is on file in the office of the Madison County Engineer.



A handwritten signature in cursive script that reads "Joseph P. Friday".