

BEARINGS BASED ON THE WEST LINE OF NITRAM'S 14.237 ACRE TRACT (N 2° 35' 07" E) AS DESCRIBED IN O.R. 107, PG. 2447.

### NOTE

THIS ENLARGEMENT IS 3X THE SCALE

CRAY B. & LESLEY G. CALDWELL  
O.R. 10, PG. 859  
23.559 ACRES

RAILROAD SPIKE FOUND ON SIDE OF STUMP

12.5831+/- ACRES (B)  
12.2880+/- ACRES (A)  
**24.8711± ACRES**

EARL W. OSBORNE  
VOL. 274, PG. 224  
77.7439 ACRES

PLAINCITY - GEORGEVILLE ROAD (CR 7)(50'R/W)

**21.8529+/- ACRES**  
VMS 6648  
VMS 5129  
SCALED FROM TAX MAP

PRICE - HILLIARDS ROAD (CR 32)(45'R/W)

**21.8529+/- ACRES** (A)

**0.4901± ACRES** (D)

**0.2177+/- ACRES** (E)

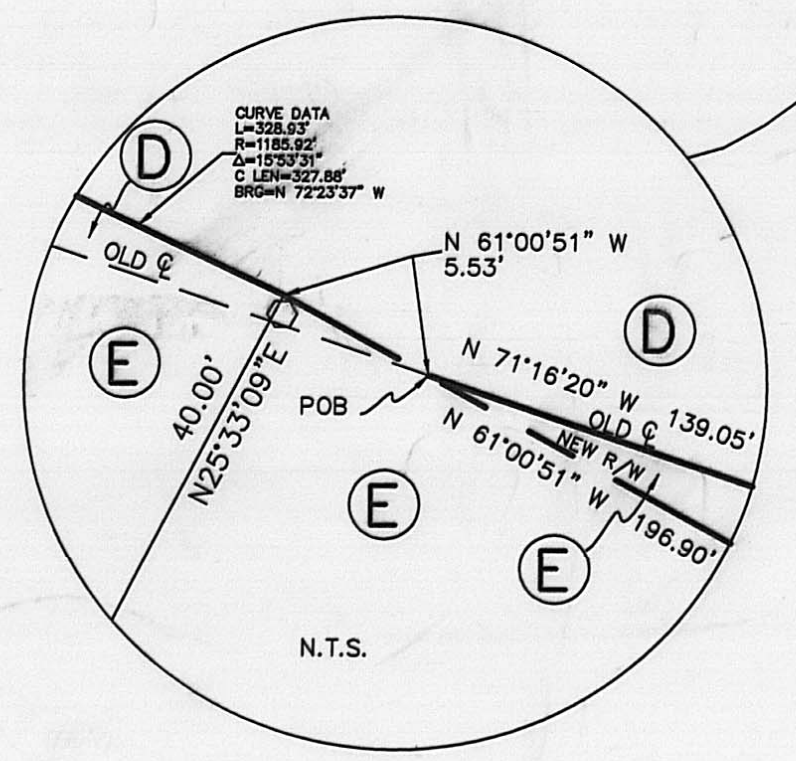
### DEED REFERENCE

- NITRAM LLC  
O.R. 107, PG. 2447  
31 ACRES (370) (PARCEL I)  
14.237 ACRES (755) (PARCEL II)  
4.755 ACRES (101) (PARCEL III)

MADISON COUNTY COMMISSIONERS  
VOL. 267, PG. 97  
0.9830 ACRES (831)

MADISON COUNTY COMMISSIONERS  
VOL. 274, PG. 864  
2.455 ACRES (856) (857)

SEE SITE PLAN DWG. FRA/MAD CR-29/32 39/54 FILED IN FRANKLIN CO. ENG. OFFICE



### NOTE

THIS AREA AS DESCRIBED IN O.R. 107, PG. 2447 UNDER PARCEL I HAS THE FOLLOWING BENEFIT:  
TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST OF THE GRANTORS IN THE PREMISES EXTENDING FROM THE EASTERLY LINE OF THE TRACT ABOVE DESCRIBED TO THE CENTER OF BIG DARBY CREEK.

### LEGEND

- 4" IRON PIPE FENCE POST (FOUND)
  - 3/4" IRON PIPE (FOUND)
  - 1" DIA. SOLID IRON PIN (FOUND)
  - △ CENTERLINE R/W MONUMENT (FOUND)
  - RAIL ROAD SPIKE
  - MAG NAIL (SET)
  - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 101 MADISON CO. TAX MAP NUMBER

LINE	BEARING	DISTANCE
L1	S 74° 41' 50" W	151.86'
L2	N 74° 41' 50" E	151.86'
L3	N 30° 36' 35" E	22.99'
L4	N 36° 04' 15" W	59.00'
L5	S 04° 42' 50" W	40.00'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 7-25-00

### JAMES R. COTTRILL P.S.

8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (740) 869-3811

PLAT OF  
**VMS 5129 & 6648,**  
CANAAN TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR JOHN MARTIN

DATE DRAWN: 7-11-00	SCALE: 1" = 200' 200' 100' 0' 200'	CREW: MW,EM,TW
JOB# S000612		DWN. BY: RC
F.B. # 25		CK. BY:

103-2000

Description of a 0.2177 acre tract  
Surveyed for John Martin

The following described 0.2177 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 5129 and being part of a 2.455 acre tract conveyed to the Madison County Commissioners by Volume 274 Page 864 and being more particularly described as follows:

Beginning at a centerline right-of-way monument (found) at the curve to spiral station 19+51.75 as shown on site plan drawing number FRA/MAD CR-29/32 39/54 filed in the Franklin County Engineer's Office

Thence, North 25 deg. 33 min 09 sec. East a distance of 40.00 feet to an iron pin and cap set in the new right-of-way line of Price Hillards Road (County Road 32) (45 foot right-of-way)

Thence, with said new right-of-way line South 61 deg. 00 min. 51 sec. East a distance of 5.53 feet to the intersection of said new right-of-way with the old centerline of Price-Hillards Road said point is also the **true point of beginning**

Thence, along new centerline South 71 deg. 16 min. 20 sec. East passing the southeast corner of a 0.9830 acre tract conveyed to the Madison County Commissioners by Volume 267 Page 97 at 139.05 feet a total distance of 373.85 feet to the northeast corner of said 2.455 acre tract said point also being in the centerline of Big Darby Creek in the line between Franklin and Madison Counties

Thence, with said line also the east line of said 2.455 acre tract South 17 deg. 43 min. 53 sec. West a distance of 52.41 feet to a point in the new right-of-way line of said Price-Hillards Road

Thence, with said right-of-way line the following three courses:

- 1.) North 59 deg. 29 min. 16 sec. West a distance of 180.73 feet
- 2.) South 30 deg. 30 min. 44 sec. West a distance of 20.00 feet
- 3.) North 61 deg. 00 min. 51 sec. West a distance of 196.90 feet returning to the **true point of beginning** containing 0.2177 more or less acres

The here-in-above described 0.2177 acre tract is to become part of an contingent to a 21.8529 acre tract surveyed by this surveyor on 07-11-00 for John Martin Bearings are based on the west line of Nitram's 14.237 acre tract (North 02 deg. 35 min. 07 sec. East) as described in Official Record 107 Page 2447

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed July 11, 2000 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.

Description of a 0.4901 acre tract  
Surveyed for John Martin

The following described 0.4901 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 5129 and being part of a 0.9830 acre tract conveyed to the Madison County Commissioners by Volume 267 Page 97 and being more particularly described as follows:

Beginning at mag nail set in the centerline of Price-Hillards Road (County Road 32) (45 foot right-of-way) at station 11+00.00 as shown on site plan drawing number FRA/MAD CR 29/32 39/54 filed in the Franklin County Engineer's Office said mag nail also being the west corner of said 0.9830 acre tract said mag nail bears North 85 deg. 17 min. 18 sec. a distance of 333.79 feet from a centerline right-of-way monument box (found) at the tangent to spiral station 14+33.79

Thence, with the west line of said 0.9830 acre tract North 04 deg. 42 min. 42 sec. East a distance of 30.00 feet to an iron pin and cap set at the **true point of beginning**

Thence, continuing with said 0.9830 acre tract the following five courses:

- 1.) North 04 deg. 42 min. 42 sec. East a distance of 10.00 feet
- 2.) South 87 deg. 23 min. 07 sec. East passing the line between a 31 acre tract and a 4.755 acre tract both tracts conveyed to Nitram LLC by Official Record 107 Page 2447 at 485.20 feet a total distance of 671.83 feet
- 3.) South 36 deg. 04 min. 15 sec. East a distance of 59.00 feet
- 4.) South 71 deg. 16 min. 20 sec. East a distance of 306.19 feet
- 5.) South 30 deg. 36 min. 35 sec. West a distance of 22.99 feet to a point in the old centerline of said Price-Hillards Road

Thence, with said old centerline North 71 deg. 16 min. 20 sec. West a distance of 139.05 feet to the intersection of said old centerline with the new right-of-way line of said Price-Hillards Road

Thence, with said new right-of-way line the following three courses:

- 1.) North 61 deg. 00 min. 51 sec. West a distance of 5.53 feet an iron pin and cap set said iron pin and cap bears North 25 deg. 33 min. 09 sec. East a distance of 40.00 feet from a centerline right-of-way monument (found) at the curve to spiral station 19+51.75
- 2.) With a curve to the left said curve has a radius of 1185.92 feet the delta is 15 deg. 53 min. 31 sec. and chord bears North 72 deg. 23 min. 37 sec. West a distance of 327.88 feet to an iron pin and cap set said iron pin and cap bears North 09 deg. 39 min. 38 sec. East a distance of 40.00 feet from a centerline right-of-way monument (found) at the spiral to curve station 16+33.79
- 3.) North 85 deg. 44 min. 06 sec. West a distance of 537.40 feet returning to the **true point of beginning** containing 0.4901 more or less acres

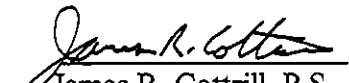
The here-in-above described 0.5473 acre tract is to become part of and contingent to a 21.8529 acre tract surveyed by this surveyor 07-11-00 for John Martin

Bearings are based on the west line of Nitram's 14.237 acre tract (North 02 deg. 35 min. 07 sec. East) as described in Official Record 107 Page 2447

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed July 11, 2000 by James R. Cottrill  
registration #6858.

  
James R. Cottrill, P.S.

Description of a 21.8529 acre tract  
Surveyed for John Martin

The following described 21.8529 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 5129 and 6648 and being part of a 31 acre tract (Parcel One) and also being part of a 14.237 acre tract (Parcel Two) and all of what remains of a 4.755 acre tract (Parcel Three) all three tracts conveyed to Nitram LLC by Official Record 107 Page 2447 and being more particularly described as follows:

Beginning at an iron pin (found) at the centerline intersection of Price-Hillards Road (County Road 32) (45 foot right-of-way) with the centerline of Plaincity-Georgesville Road (County Road 7) (50 foot right-of-way)

Thence, with the centerline of Price-Hillards Road South 85 deg. 17 min. 18 sec. East passing the mag nail set 1540.10 feet a total distance of 1690.20 feet to a mag nail set at the **true point of beginning**

Thence, with a new line across said 14.237 acre tract North 02 deg. 35 min. 07 sec. East passing an iron pin and cap set at 22.52 feet a total distance of 1167.00 feet to an iron pin and cap set

Thence, North 80 deg. 45 min. 03 sec. East passing the line between said 14.237 and said 31 acre tracts at 113.17 feet also passing an iron pin and cap set at 179.10 feet a total distance of 364.80 feet to an iron pin and cap set

Thence, continuing with a new line across said 31 acre tract North 74 deg. 41 min. 50 sec. East passing an iron pin and cap set at 136.83 feet a total distance of 151.86 feet to a point on the west bank of Big Darby Creek

Thence, with said west bank the following two courses:

- 1.) South 02 deg. 44 min. 36 sec. East a distance of 659.09 feet to a point on said bank said point bears North 73 deg. 25 min. 53 sec. East a distance of 15.45 feet from an iron pin and cap set
- 2.) South 28 deg. 32 min. 34 sec. East a distance of 457.26 feet to an iron pipe (found) at the northeast corner of said 31 acre tract and in the west line of said 4.755 acre tract

Thence, with said 4.755 acre tract the following five courses:

- 1.) North 02 deg. 01 min. 18 sec. East a distance of 186.98 feet to a point in the centerline of Big Darby Creek
- 2.) South 41 deg. 32 min. 07 sec. East with the centerline of said creek a distance of 330.98 feet to a point
- 3.) South 79 deg. 51 min. 07 sec. East a distance of 246.71 feet to a point in said centerline
- 4.) South 60 deg. 31 min. 57 sec. East a distance of 350.08 feet to point in said centerline
- 5.) South 17 deg. 43 min. 53 sec. West a distance of 195.01 feet to the northeast corner of a 2.455 acre tract conveyed to Madison County Commissioners by Volume 274 Page 864

Thence, with the north line of said 2.455 acre tract North 71 deg. 16 min. 20 sec. West a distance of 234.80 feet to the southeast corner of a 0.9830 acre tract also conveyed to the Madison County Commissioners by Volume 267 Page 97

Thence, with said 0.9830 acre tract the following five courses:

- 1.) North 30 deg. 36 min. 35 sec. East a distance of 22.99 feet
- 2.) North 71 deg. 16 min. 20 sec. West a distance of 306.19 feet
- 3.) North 36 deg. 04 min. 15 sec. West a distance of 59.00 feet

- 4.) North 87 deg. 23 min. 07 sec. West passing the line between said 4.755 and 31 acre tracts at 186.63 feet a total distance of 671.83 feet
- 5.) South 04 deg. 42 min. 50 sec. West passing an iron pin and cap set at 10.00 feet a total distance of 40.00 feet to a mag nail set in the centerline of Price-Hillard's Road at station 11+00 as shown on site plan drawing FRA/MAD CR-29/32 39/54 filed in the Franklin County Engineer's Office

Thence with said centerline North 85 deg. 17 min. 18 sec. West passing the southern corner common to said 31 and said 14.237 acre tracts at 299.30 feet a total distance of 314.79 feet returning to the **true point of beginning** containing 21.8529 more or less acres of which 1.6959 acres is part of said 14.237 acre tract and 15.8265 acres is part of said 31 acre tract and 4.3305 acres is that remains of said 4.755 acre tract

Together with the benefit with the rights granted to the Grantee as stated in as stated in Official Record 107 Page 2447 under Parcel One together all the right, title, and interest of the Grantor's in the premises extending from the easterly line of the tract above described to the centerline of Big Darby Creek

Bearings are based on the west line of Nitram's 14.237 acre tract (North 02 deg. 35 min. 07 sec. East) as described in Official Record 107 Page 2447

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed July 07, 2000 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.

Description of a 24.8711 acre tract  
Surveyed for John Martin

The following described 24.8711 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 5129 and 6648 and being part of a 31 acre tract (Parcel One) and also being part of a 14.237 acre tract (Parcel Two) both tracts conveyed to Nitram LLC by Official Record 107 Page 2447 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Price-Hillards Road (County Road 32) (45 foot right-of-way) said mag nail being at the southwest corner of said 14.237 acre tract also being the southeast corner of a 77.7439 acre tract conveyed to Earl W. Osborne Et. al by Volume 274 Page 224 said mag nail bears South 85 deg. 17 min. 18 sec. East a distance of 1540.10 feet from an iron pin (found) at the centerline intersection of said Price-Hillards Road with the centerline of Plaincity-Georgesville Road (County Road 7) (50 foot right-of-way)

Thence, with the west line of said 14.237 acre tract North 02 deg. 35 min. 07 sec. East passing an iron pin and cap set at 21.00 feet a total distance of 2679.49 feet to a rail road spike (found) in the side of a stump in the south line of a 23.559 acre tract conveyed to Cray B. and Lesley G. Caldwell by Official Record 10 page 859

Thence, with said south line South 73 deg. 33 min. 21 sec. East passing the northwest corner of said 31 acre tract at 150.00 feet also passing a iron pipe (found) at 708.81 feet a total distance of 723.83 feet to a point in the west bank of Big Darby Creek also being the northeast corner of said 31 acre tract

Thence, with said west bank and the east line of said 31 acre tract the following three courses:

- 1.) South 13 deg. 16 min. 49 sec. West a distance of 262.08 feet to a point on said bank said point bears South 81 deg. 06 min. 18 sec. East a distance of 15.04 feet from an iron pin and cap set
- 2.) South 04 deg. 30 min. 36 sec. West a distance of 598.01 feet to a point on said west bank said point bears South 87 deg. 51 min. 14 sec. East a distance of 15.01 feet from an iron pin and cap set
- 3.) South 00 deg. 08 min. 32 sec. East a distance of 368.43 feet to a point on said west bank

Thence, across said 31 acre tract the following two new courses:

- 1.) South 74 deg. 41 min. 50 sec. West passing an iron pin and cap set 15.03 feet a total distance of 151.86 feet to an iron pin and cap set
- 2.) South 80 deg. 45 min. 03 sec. West passing an iron pin and cap set at 185.70 feet also passing the line between said 31 acre and 14.237 acre tract at 251.63 feet and continuing with a new line across said 14.237 acre tract a total distance of 364.80 feet to an iron pin and cap set

Thence, continuing with a new line across said 14.237 acre tract South 02 deg. 35 min. 07 sec. West passing an iron pin and cap set at 1144.48 feet a total distance of 1167.00 feet to a mag nail set in the centerline of Price-Hillards Road

Thence, with said centerline North 85 deg. 17 min. 18 sec. West a distance of 150.10 feet returning to the point of beginning containing 24.8711 more or less acres of which 12.2880 acre is part of said 31 acre tract and 12.5831 acres is part of said 14.237 acre tract

With the benefit of a the area between the east line of the here-in-above described 24.8711 acre tract to the centerline of Big Darby Creek being the county line between Franklin and Madison County, as stated in Official Record 107 Page 2447 under Parcel One together


all the right, title, and interest of the Grantor's in the premises extending from the easterly line of the tract above described to the centerline of Big Darby Creek

Bearings are based on the west line of Nitram's 14.237 acre tract (North 02 deg. 35 min. 07 sec. East) as described in Official Record 107 Page 2447

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James R. Cottrill, P.S.