

J. QUINN DORGAN JR.
DB 259 P106

SEEDS OHIO, LLC
O.R. 102, P 1811

1.486 AC

0.230 AC

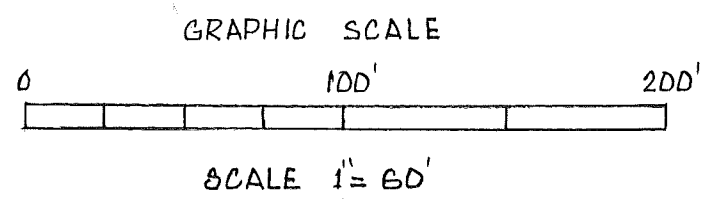
JACKSDN STREET 25'

RAILROAD ADDITION
SLIDES 46 & 47

PLAT OF SURVEY
OF 0.230 AC. & 1.486 AC OUT OF
SEEDS OHIO LLC 12.406 AC.
VILLAGE OF JEFFERSON
MADISON CO. OHIO
VMS 2836

THE THOMAS ENGINEERING & SURVEYING CO.
APRIL 2001 168-2001

Robert G. Watts
ROBERT G. WATTS REG. PROF. SURVEYOR #4138



55-01

DESCRIPTION OF A SEEDS OHIO, LLC, 1.486 ACRE
IN WEST JEFFERSON
MADISON COUNTY, OHIO
APRIL 2001 168-2001

SITUATE in the State of Ohio, County of Madison, Village of Jefferson, and being part of the 12.406 acre tract conveyed to Seeds Ohio, LLC by deed of record in Instrument 199900006248, and Official Record 102, Page 1811, Recorders Office, Madison County, Ohio, and being in Virginia Military Survey No 2836, and being more particularly described as follows:

Beginning at the southeast corner of said 12.406 acre tract at a point on the original centerline of the P.C.C. & St. L. Railway, now Conrail, on a projection of the southwest line of Jackson Street, 25.00 feet in width, said Jackson Street being shown on the plat of Milo Sawyers Railroad Addition of record in Plat Book 1, Page's 45 & 46, now Slide's 46 & 47, Recorders Office, Madison County, Ohio, said beginning point being South $35^{\circ} 07' 44''$ East, a distance of 58.37 feet from a found iron pin on the southwest line of said Jackson Street; thence with said Railway centerline, and a southeast line of said 12.406 acre tract,

South $54^{\circ} 44' 09''$ West, a distance of 160.72 feet to a point on a projection of the north line of Town Street; thence with said projected north line, and a south line of said 12.406 acre tract,

South $86^{\circ} 32' 15''$ West, a distance of 96.01 feet to a found iron pin; thence with a northeast line of a J. Quinn Dorgan, Jr. tract of record in Deed Book 259, Page 106, and across a former railroad side track, with a southwest line of said 12.406 acre tract,

North $35^{\circ} 30' 29''$ West, a distance of 49.35 feet to a found iron pin, being South $35^{\circ} 30' 29''$ East, a distance of 74.00 feet from a found iron pin at a corner of a tract of said Dorgan; thence with a curve to the left with an east line of said Dorgan, and a west line of said 12.406 acre tract, and being 25.00 feet distant from the former centerline of said railroad side track, said curve having an arc length of 382.74 feet and a radius of 385.28 feet, the chord of which bears,

North $09^{\circ} 34' 35''$ West, a distance of 367.20 feet to a set iron pin; thence across said 12.406 acre tract with the southeast line of a 0.230 acre tract out of said 12.406 acre tract

North 54° 55' 10" East, a distance of 84.38 feet to a point on a northeast line of said 12.406 acre tract on the southwest line of said Jackson Street, witnessed by a found iron pin 0.26 foot northeast of the corner, and passing a found iron pin at 29.61 feet; thence with said line of the 12.406 acre tract and said line of Jackson Street

South 35° 07' 44" East, a distance of 430.58 feet to the point of beginning, passing a found iron pin at 372.21 feet, containing 1.486 acres, being subject however to all legal easements of record and being subject to a 50.00 foot wide P.C.C. & St. L. Railway, now Conrail, right of way. This description was prepared from a February 1998, and an April 2001 field survey by The Thomas Engineering & Surveying Co. All set iron pins are 5/8"x30" rebars with yellow plastic caps embossed Thomas Engr & Surveying. All Instruments, Official Records, Deed Books, and Plat Books mentioned are those found in the Records Office, Madison County, Ohio.

The Thomas Engineering & Surveying Co.



Robert G. Watts RPLS #4138

DESCRIPTION OF A SEEDS OHIO, LLC, 0.230 ACRE
IN WEST JEFFERSON
MADISON COUNTY, OHIO
APRIL 2001 168-2001

SITUATE in the State of Ohio, County of Madison, Village of Jefferson, and being part of the 12.406 acre tract conveyed to Seeds Ohio, LLC by deed of record in Instrument 199900006248, and Official Record 102, Page 1811, Records Office, Madison County, Ohio, and being in Virginia Military Survey No 2836, and being more particularly described as follows:

Beginning for reference at the southeast corner of said 12.406 acre tract at a point on the original centerline of the P.C.C. & St. L. Railway, now Conrail, on a projection of the southwest line of Jackson Street, 25.00 feet in width, said Jackson Street being shown on the plat of Milo Sawyers Railroad Addition of record in Plat Book 1, Page's 45 & 46, now Slide's 46 & 47, Records Office, Madison County, Ohio, said beginning point being South 35° 07' 44" East, a distance of 58.37 feet from a found iron pin on the southwest line of said Jackson Street; thence with said southwest line of Jackson Street, and a northeast line of said 12.406 acre tract,

North 35° 07' 44" West, a distance of 430.58 feet to the TRUE POINT OF BEGINNING, at the most northerly or the northeast corner of a 1.486 acre tract out of said 12.406 acre tract, witnessed by a found iron pin 0.26 foot northeast of said corner; thence across said 12.406 acre tract with the northwest line of said 1.486 acre tract,

South 54° 55' 10" West, a distance of 84.38 feet to a set iron pin on a southwest line of said 12.406 acre tract, and a northeast line of a J. Quinn Dorgan, Jr. tract of record in Deed Book 259, Page 106, crossing a former railroad side track, and passing a found iron pin at 54.77 feet; thence with a northeast line of said Dorgan tract, and with a southwest line of said 12.406 acre tract, with a curve to the left being 25.00 feet distant from the former centerline of a railroad side track, said curve having an arc length of 67.02 feet and a radius of 385.28 feet, the chord of which bears,

North 43° 01' 08" West, a distance of 66.93 feet to a found iron pin at a corner of said Dorgan tract and said 12.406 acre tract; thence across said 12.406 acre tract the following three courses,

North 54° 30' 09" East, a distance of 20.45 feet to a set iron pin; thence,

North 35° 03' 28" West, a distance of 57.98 feet to a set iron pin; thence,

North 55° 52' 51" East, a distance of 73.06 feet to a set MAG nail in the edge of the pavement of said Jackson Street on the northeast line of said 12.406 acre tract and said southwest line of Jackson Street, being South 35° 07' 44" West, a distance of 3.39 feet from a found spike on the centerline projected of Burnam Street of said Railroad Addition; thence with said line of the 12.406 acre tract and said line of Jackson Street,

South 35° 07' 44" East, a distance of 123.19 feet to the TRUE POINT OF BEGINNING, passing a found iron pin 0.15 ft southwest of line at 56.36 feet, containing 0.230 acre, being subject however to all legal easements of record. This description was prepared from a February 1998, and an April 2001 field survey by The Thomas Engineering & Surveying Co. All set iron pins are 5/8"x30" rebars with yellow plastic caps embossed Thomas Engr & Surveying. All Instruments, Official Records, Deed Books, and Plat Books mentioned are those found in the Recorders Office, Madison County, Ohio.

The Thomas Engineering & Surveying Co.



Robert G. Watts RPLS #4138