

PLAT OF RETRACEMENT, LOT SPLIT, AND CONSOLIDATION FOR:

THE EQUIPMENT SUPERSTORE

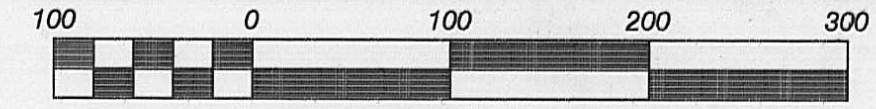
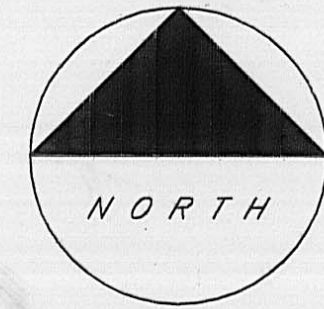
SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, THE TOWNSHIPS OF DEERCREEK AND JEFFERSON, AND ALSO BEING LOCATED IN VIRGINIA MILITARY SURVEY No. 7829

NOTES

1. IT IS THE INTENT OF THIS SURVEY TO SPLIT PARCEL A FROM THE ORIGINAL 6.082 ACRE PARCEL CONVEYED TO THE EQUIPMENT SUPERSTORE BY O.R. VOL. 118, PG. 1040 AND CREATE PARCEL B, AND TO CREATE PARCEL A-C, WHICH IS A COMBINATION OF PARCEL A WITH PARCEL C. PARCEL C IS THE LANDS CONVEYED TO RALPH L., JR. AND TERRI L. ROBERTS BY O.R. VOL. 107, PG. 2391.

2. THIS SURVEY IS BASED UPON A RETRACEMENT OF SURVEYS 56-86 AND 93-98.

3. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE RELATIVE ANGLES ONLY.



Scale 1" = 100'

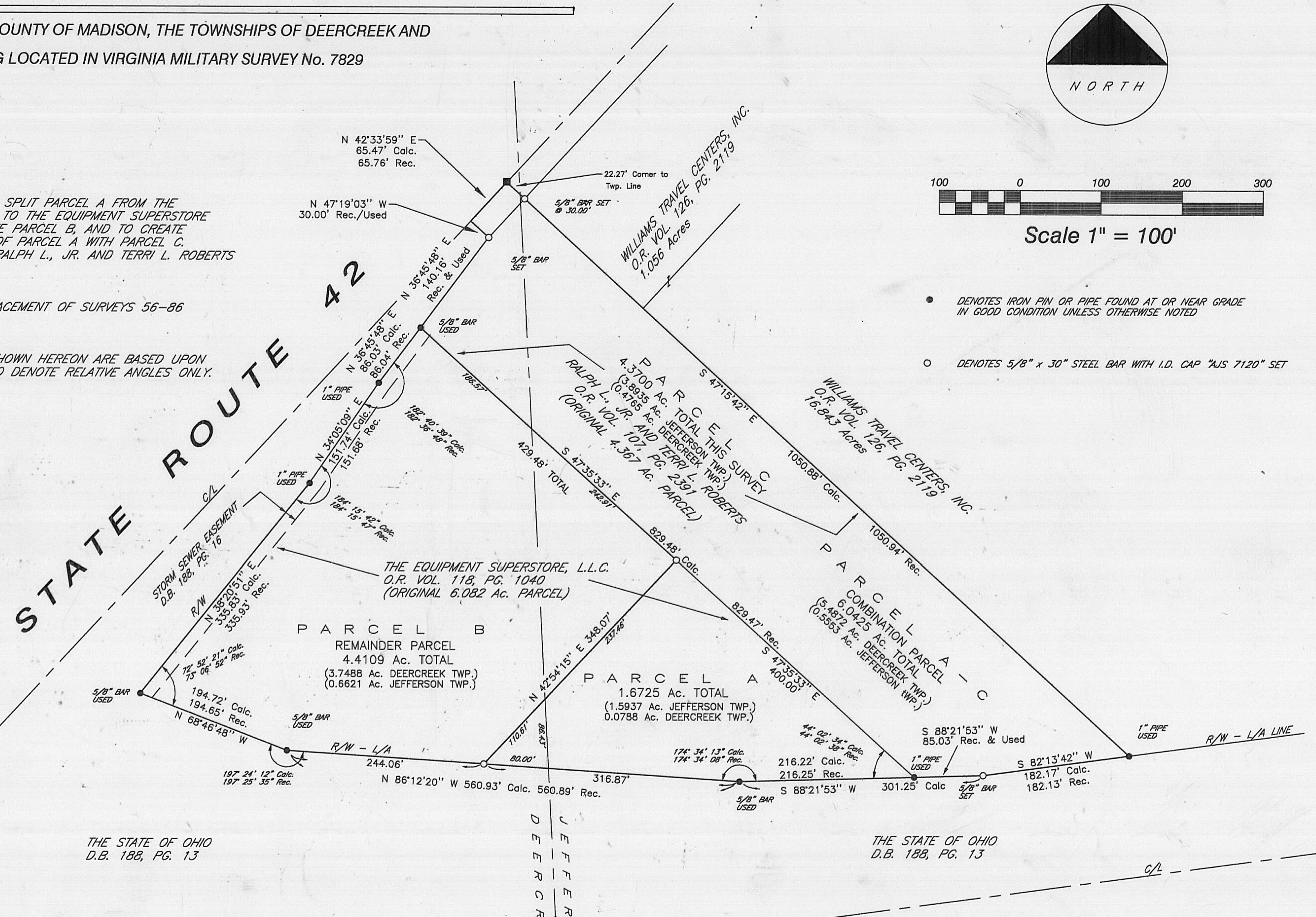
● DENOTES IRON PIN OR PIPE FOUND AT OR NEAR GRADE IN GOOD CONDITION UNLESS OTHERWISE NOTED

○ DENOTES 5/8" x 30" STEEL BAR WITH I.D. CAP "AJS 7120" SET

STATE ROUTE 42

INTERSTATE ROUTE 71

DEERCREEK TOWNSHIP



THE STATE OF OHIO
D.B. 188, PG. 13

THE STATE OF OHIO
D.B. 188, PG. 13

CERTIFICATION

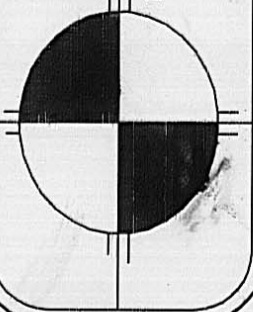
I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS SHOWN ON THIS PLAT, AND THAT, THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF. MONUMENTS WERE FOUND OR SET AS NOTED HEREON.

ANTHONY J. SHAMBAUGH, P.S.
REGISTERED SURVEYOR No. 7120



DATE: 9/15/2001	FILE NO.
REVISION	BY: DATE

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PLAT OF RETRACEMENT, LOT SPLIT, AND CONSOLIDATION FOR:
THE EQUIPMENT SUPERSTORE

**Description of Survey for:
The Equipment Superstore
Parcel A - 1.6725 Acres**

Situated in the State of Ohio, County of Madison, The Townships of Deercreek and Jefferson, and also being located in Virginia Military Survey No. 7829, and being a part of a 6.082 acres parcel conveyed to The Equipment Superstore by O.R. Vol. 118, Pg. 1040, and being more particularly bounded and described as follows:

Beginning at an iron pin found at the intersection of the easterly line of State Route 42 and the northerly line of Interstate Route 70 as conveyed to The State of Ohio by D.B. 118, Pg. 13;

Thence along said northerly line S 68° 46' 48" E a distance of 194.72 feet to an iron pin found at an angle therein;

Thence continuing along said northerly line S 86° 12' 20" E a distance of 244.06 feet to an iron pin set at the true place of beginning of the parcel herein described;

Thence N 42° 54' 15" E a distance of 348.07 feet to an iron pin set on the southerly line of a 4.367 acre parcel conveyed to Ralph L. Jr. and Terri L. Roberts by O.R. Vol. 107, Pg. 2391;

Thence along the southerly line of lands so conveyed S 47° 35' 33" E, a distance of 400.00 feet to an iron pipe found on the northerly line of Interstate Route 70;

Thence along said northerly line S 88° 21' 53" W a distance of 216.22 feet to an iron pin found at an angle therein;

Thence continuing along said northerly line N 86° 12' 20" W a distance of 316.87 feet to the true place of beginning, containing within said bounds 1.6725 acres, 0.0788 acres of which are in Deercreek Township, and 1.5937 acres of which are in Jefferson Township, be the same, more or less, according to a survey made by Anthony J. Shambaugh, P.S., Registered Surveyor No. 7120 in September 2001. The bearings used in this description are based upon an assumed meridian and are used to denote angles only. All iron pins set as a result of this survey are 5/8" x 3/4" steel bars with an I.D. cap stamped " AJS 7120".

Prior Deed Reference: O.R. Vol. 118, Pg. 1040

**Description of Survey for:
The Equipment Superstore
Parcel B - 4.4109 Acres**

Situated in the State of Ohio, County of Madison, The Townships of Deercreek and Jefferson, and also being located in Virginia Military Survey No. 7829, and being a part of a 6.082 acres parcel conveyed to The Equipment Superstore by O.R. Vol. 118, Pg. 1040, and being more particularly bounded and described as follows:

Beginning at an iron pin found at the intersection of the easterly line of State Route 42 and the northerly line of Interstate Route 70 as conveyed to The State of Ohio by D.B. 118, Pg. 13;

Thence along the easterly line of State Route 42 N 38° 20'51"E a distance of 335.83 feet to a 1" pipe found at an angle therein;

Thence continuing along said easterly line N 34° 05'09"E a distance of 151.74 feet to a 1" pipe found at an angle therein;

Thence continuing along said easterly line N 36° 45'48"E a distance of 86.03 feet to an iron pin found at the southwesterly corner of a 4.367 acre parcel conveyed to Ralph L. Jr. and Terri L. Roberts by O.R. Vol. 107, Pg. 2391;

Thence along the southerly line of lands so conveyed S 47° 35'33"E, a distance of 429.48 feet to an iron pin set;

Thence S 42° 54'15"W a distance of 348.07 feet to an iron pin set on the northerly line of Interstate Route 70;

Thence along said northerly line N 86° 12' 20" W a distance of 244.06 feet to an iron pin found at an angle therein;

Thence continuing along said northerly line N 68° 46'48"W a distance of 194.72 feet to the place of beginning, containing within said bounds 4.4109 acres, 3.7488 acres of which are in Deercreek Township, and 0.6621 acres of which are in Jefferson Township, be the same, more or less, according to a survey made by Anthony J. Shambaugh, P.S., Registered Surveyor No. 7120 in September 2001. The above described lands are subject to a storm sewer easement as recorded in D.B. 118, Pg. 16. The bearings used in this description are based upon an assumed meridian and are used to denote angles only. All iron pins set as a result of this survey are 5/8" x 30" steel bars with an I.D. cap stamped " AJS 7120".

Prior Deed Reference: O.R. Vol. 118, Pg. 1040.

**Description of Survey for:
The Equipment Superstore
Parcel A-C - 6.0425 Acres**

Situated in the State of Ohio, County of Madison, The Townships of Deercreek and Jefferson, and also being located in Virginia Military Survey No. 7829, and being a part of a 6.082 acres parcel conveyed to The Equipment Superstore by O.R. Vol. 118, Pg. 1040, and all of a 4.367 acre parcel conveyed to Ralph L. Jr. and Terri L. Roberts by O.R. Vol. 107, Pg. 2391, and being more particularly bounded and described as follows:

Beginning at an iron pin found at the intersection of the easterly line of State Route 42 and the northerly line of Interstate Route 70 as conveyed to The State of Ohio by D.B. 118, Pg. 13;

Thence along the easterly line of State Route 42 N 38° 20'51"E a distance of 335.83 feet to a 1" pipe found at an angle therein;

Thence continuing along said easterly line N 34° 05'09"E a distance of 151.74 feet to a 1" pipe found at an angle therein;

Thence continuing along said easterly line N 36° 45'48"E a distance of 86.03 feet to an iron pin found at the southwesterly corner of a 4.367 acre parcel conveyed to Ralph L. Jr. and Terri L. Roberts by O.R. Vol. 107, Pg. 2391, and being the true place of beginning of the parcel herein described;

Thence continuing along said easterly line N 36° 45'48"E a distance of 140.16 feet to an iron pin set;

Thence N 47° 19'03" W a distance of 30.00 feet to a point on the center line of State Route 42;

Thence along said center line N 42° 33'59"E a distance of 65.47 feet to a spike found at the southwesterly corner of lands conveyed to Williams Travel Centers, Inc. by O.R. Vol. 126, Pg. 2119;

Thence along the southerly line of land so conveyed and passing through an iron pin set 30.00 feet therefrom, S 47° 15'42"E a distance 1050.88 feet to an iron pipe found on the northerly line of Interstate Route 70;

Thence along said northerly line S 82° 13'42"W a distance of 182.17 feet to an iron pin set at an angle therein;

Thence along said northerly line S 88° 21' 53" W a distance of 301.25 feet to an iron pin found at an angle therein;

Thence continuing along said northerly line N 86° 12' 20" W a distance of 316.87 feet to an iron pin set;

Thence north N 42° 54'15"E a distance of 348.07 feet to an iron pin set on the southerly line of a 4.367 acre parcel conveyed to Ralph L. Jr. and Terri L. Roberts by O.R. Vol. 107, Pg. 2391;

Thence along the southerly line of land so conveyed N 47° 35'33"W a distance of 429.48 feet to the true place of beginning, containing within said bounds 6.0425 acres, 5.4872 acres of which are in Jefferson Township, and 0.5553 acres of which are in Deercreek Township, be the same, more or less, according to a survey made by Anthony J. Shambaugh, P.S., Registered Surveyor

No. 7120 in September 2001. The bearings used in this description are based upon an assumed meridian and are used to denote angles only. All iron pins set as a result of this survey are 5/8" x 30" steel bars with an I.D. cap stamped " AJS 7120".

Prior Deed Reference: O.R. Vol. 118, Pg. 1040 and O.R. Vol. 107, Pg. 2391