

LOT 1  
1.392 ACRES  
PLAIN CITY COMMONS  
PLAT CABINET B, SLIDE 149-152

MEDCO PROPERTIES CORPORATION  
0.6883 ACRE  
DEED RECORD 263, PAGE 439

LEE ROY & LOUELLA MAST  
0.788 ACRE  
DEED RECORD 293, PAGE 218

RONALD G. WINN  
0.346 ACRE  
OFFICIAL RECORD 108, PAGE 460

MEDCO PROPERTIES, INC.  
ORIGINAL 0.8678 ACRE  
DEED RECORD 272, PAGE 318

LOT (3)  
1.069 ACRES

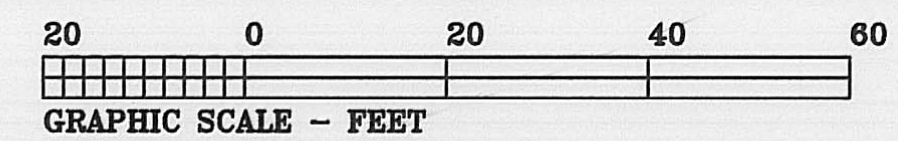
RON WINN  
2.546 ACRES  
OFFICIAL RECORD 93, PAGE 1095

LOT (1)  
0.778 ACRE TRACT  
PREVIOUSLY SURVEYED BY GEO-GRAPHICS INC.  
DATED 10-18-01 FOR WENDY'S INTERNATIONAL, INC.  
(SURVEY NOT RECORDED AS OF THIS DATE)

LOT (2)  
0.593 ACRE

VILLAGE BOULEVARD (66' R/W)

U.S. ROUTE 42 (60' R/W)



PLAT OF SURVEY FOR:  
RON WINN  
DARBY TOWNSHIP VMS 8999 & 7064  
VILLAGE OF PLAIN CITY  
MADISON COUNTY, OHIO  
PART OF 2.546 ACRE TRACT  
OFFICIAL RECORD 93, PAGE 1095

- NOTES:
- 1) ○ IRON PIPE FOUND
  - 2) ⊕ IRON ROD FOUND
  - 3) ⊗ 1/2" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
  - 4) BEARING ASSUMED FROM PLAIN CITY COMMONS PLAT, FOUND IN PLAT CABINET B, SLIDE 149-152
  - 5) FLOOD ZONE X OF F.I.R.M. COMMUNITY PANEL 390773 0050 B, DATED FEBRUARY 6, 1991 (AREA OUTSIDE 500-YEAR FLOOD PLAIN)

EASEMENT TABLE

- (A1) 0.038 ACRE INGRESS-EGRESS EASEMENT TO BE CONSTRUCTED AND MAINTAINED BY LOT (1)
- (A2) 0.063 ACRE INGRESS EASEMENT TO BE CONSTRUCTED AND MAINTAINED BY LOT (1)
- (B) 0.085 ACRE INGRESS-EGRESS EASEMENT TO BE CONSTRUCTED AND MAINTAINED BY LOT (2)
- (C) 0.004 ACRE UTILITY EASEMENT
- (D) 0.057 ACRE UTILITY EASEMENT THAT ALSO INCLUDES A 0.033 ACRE SANITARY SEWER EASEMENT SHOWN ON PREVIOUS SURVEY OF 0.778 AC. TRACT-LOT(1)
- (E) 0.106 ACRE INGRESS-EGRESS EASEMENT TO BE CONSTRUCTED AND MAINTAINED BY LOT(3)
- (F1) 0.014 ACRE UTILITY AND ROADWAY EASEMENT
- (F2) 0.018 ACRE UTILITY AND ROADWAY EASEMENT



PLAT APPROVED  
*Gene Daugherty*  
Zoning Inspector

*Joseph P. Priday*

JOSEPH P. PRIDAY P.S. (S-7277)  
FEBRUARY 1, 2002 J.N. 94-340

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

PRIDAY SURVEYING INC.  
169 GROVE STREET  
P.O. BOX 192  
MARYSVILLE, OHIO 43040-0192  
937-642-3400

Situated in the State of Ohio, County of Madison, Village of Plain City, and being part of Virginia Military Survey numbers 8999, and 7064, and containing 0.778 acre of land, more or less, being all out of a 2.546 acre tract of land conveyed to Ron Winn as shown of record in Official Record 93, Page 1095, (all references used in this description refer to the records of the Recorder's Office, Madison County, Ohio), said 0.778 acre being more particularly described as follows:

Beginning at an iron pipe set at the point of intersection of the west right-of-way line of U.S. Route 42 and the north right-of-way line of Village Boulevard as shown of record on the Final Plat of Plain City Commons of record in Plat Cabinet B, Slots 149-152;

Thence with the north right-of-way line of said Village Boulevard, also being across and through the aforesaid 2.546 acre Winn tract the following two (2) courses:

- 1) With the arc of a curve to the right, having a central angle of  $87^{\circ}51'48''$ , a radius of 25.00 feet, and a chord which has a bearing and distance of South  $47^{\circ}48'08''$  West, 34.69 feet to an iron pipe set;
- 2) North  $88^{\circ}16'00''$  West, a distance of 156.04 feet to an iron pipe set;

Thence leaving the aforesaid north right-of-way line of Village Boulevard, across and through the aforesaid 2.546 acre Winn tract, the following two (2) courses:

- 1) North  $3^{\circ}52'17''$  East, a distance of 196.01 feet to an iron pipe set;
- 2) South  $83^{\circ}46'00''$  East, a distance of 180.15 feet to an iron pipe set in the west right-of-way line of U.S. Route 42;

Thence with said west right-of-way line of U.S. Route 42, South  $3^{\circ}52'17''$  West, a distance of 157.78 feet to the point of beginning.

Containing 0.778 acre of land, more or less.

Subject to all restrictions, easements, and rights of way of previous record or otherwise legally established.

Basis of Bearings: A bearing of South  $3^{\circ}52'17''$  West was assigned to the centerline of U.S. Route 42 as shown on Plain City Commons, Final Plat as shown of record in Plat Cabinet B, Slots 149-152.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891, of Geo Graphics, Inc, and is based upon the results of an actual field survey of the premises performed in October, 2001.



0.593 ACRE  
LOT 2

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8999; being a part of the 2.546 acre tract of Ron Winn (Official Record 93, page 1095); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the intersection of the west right-of-way line of U.S. Route 42 and the north right-of-way line of Village Boulevard as shown on the Final Plat of Plain City Commons (Plat Cabinet B, slide 149-152).

Thence with two consecutive courses of said north right-of-way of Village Boulevard:

- 1) along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.34 feet and the chord of which bears: (South 47 deg.-48'-08" West, 34.69 feet) to an iron pipe found.
- 2) North 88 deg.-16'-00" West (assumed bearing), 156.04 feet to an iron pipe found at the southwest corner of a 0.778 acre tract surveyed by Geo-Graphics, Inc., dated 10-18-01, which has not yet been recorded, being the True Point of Beginning.

Thence North 88 deg.-16'-00" West, 101.63 feet continuing along said north right-of-way to an iron rod set.

Thence along the arc of a curve to the right having a radius of 167.00 feet, an arc length of 22.88 feet, and the chord of which bears: (North 84 deg.-20'-28" West, 22.87 feet) to an iron rod set on the southeast corner of Lot 1 of Plain City Commons (Plat Cabinet B, slide 149-152).

Thence North 01 deg.-33'-13" East, 204.73 feet along the east line of said Lot 1 to an iron rod set.

Thence South 83 deg.-46'-00" East, 132.81 feet to an iron pipe found on the northwest corner of said 0.778 acre tract.

Thence South 03 deg.-52'-17" West, 196.01 feet along the west line of said tract to the True Point of Beginning.

Bearing assumed from Plain City Commons Plat (Plat Cabinet B, Slide 149-152). The tract as described from an actual field survey performed on or about February 01, 2002, by Registered Surveyor Joseph P. Priday (S-7277), contains **0.593 acre**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 1/2" x 30" with plastic I. D. caps. The plat of survey is recorded in the map room of the Madison County Engineer.

1.069 ACRE  
LOT 3

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 8999 and 7064; being all of the 0.346 acre tract of Ronald G. Winn (Official Record 108, page 460) and part of the 2.546 acre tract of Ron Winn (Official Record 93, page 1095); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the intersection of the west right-of-way line of U.S. Route 42 and the north right-of-way line of Village Boulevard as shown on the Final Plat of Plain City Commons (Plat Cabinet B, slide 149-152).

Thence North 03 deg.-52'-17" East, 157.78 feet along said west line of U.S. Route 42 to an iron pipe found at the northeast corner of a 0.778 acre tract surveyed by Geo-Graphics, Inc., dated 10-18-01, which has not yet been recorded, being the True Point of Beginning.

Thence North 83 deg.-46'-00" West, 312.96 feet along the north line of said tract (passing over an iron pipe found at the northwest corner of said 0.778 acre tract at 180.15 feet) to an iron rod set on the east line of Lot 1 of Plain City Commons (Plat Cabinet B, slide 149-152).

Thence North 01 deg.-33'-13" East, 150.57 feet along said east line to an iron pipe found on the southwest corner of the 0.6883 acre tract of Medco Properties Corporation (Deed Record 263, page 439).

Thence South 83 deg.-51'-38" East, 135.42 feet along the south line of said tract to an iron rod found at the southwest corner of the 0.788 acre tract of Lee Roy and Louella Mast (Deed Record 293, page 218).

Thence South 83 deg.-40'-25" East, 165.10 feet along the south line of said tract to an iron rod found on the west line of the remaining portion of the original 0.8678 acre tract of Medco Properties, Inc. (Deed Record 272, page 318). Also being the line dividing said V.M.S. 8999 and V.M.S. 7064.

Thence South 01 deg.-44'-00" West, 50.16 feet along said west line and said V.M.S. line to a magnetic nail set in the north side of a 6" tree.

Thence South 83 deg.-45'-28" East, 16.66 feet along the south line of said remaining portion of said 0.8678 acre tract to an iron pipe found on said west right-of-way line of U.S. Route 42.

Thence South 03 deg.-52'-17" West, 100.09 feet along said west right-of-way line to the True Point of Beginning.

Bearing assumed from Plain City Commons Plat (Plat Cabinet B, Slide 149-152). The tract as described from an actual field survey performed on or about February 01, 2002, by Registered Surveyor Joseph P. Priday (S-7277), contains **1.069 acre**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 1/2" x 30" with plastic I. D. caps. The plat of survey is recorded in the map room of the Madison County Engineer.

**A1: INGRESS/EGRESS EASEMENT**

**(0.038 Acres)**

Situated in the State of Ohio, County of Madison, Village of Plain City, and being part of Virginia Military Survey number 8999, and containing 0.038 acre of land, more or less, being all out of a 2.545 acre tract of land conveyed to Ron Winn as shown of record in Official Record 93, Page 1095, (all references used in this description refer to the records of the Recorder's Office, Madison County, Ohio), said 0.038 acre Ingress/Egress Easement being more particularly described as follows:

Beginning for reference at an iron pipe set at the point of intersection of the West right-of-way line of U.S. Route 42 and the North right-of-way line of Village Boulevard as shown of record on the Final Plat of Plain City Commons of record in Plat Cabinet B, Slots 149-152:

Thence with the North right-of-way line of said Village Boulevard, also being across and through the aforesaid 2.546 acre Winn tract the following two (2) courses:

- 1) With the arc of a curve to the right, having a central angle of 87 degrees, 51 min. 48 sec., a radius of 25.00 feet, and a chord which has a bearing and distance of South 47 degrees, 48 min. 08 sec. West, 34.69 feet to an iron pipe set
- 2) North 88 degrees, 16 min. 00 sec. West, a distance of 156.04 feet to an iron pipe set at the true point of beginning of the herein described Ingress/Egress Easement:

Thence continuing with the North right-of-way line of said Village Boulevard, North 88 degrees, 16 min. 00 sec. West, a distance of 28.10 feet to a point:

Thence leaving the aforesaid North right-of-way line of Village Boulevard, across and through the aforesaid 2.546 acre Winn tract, the following four (4) courses:

- 1) North 13 degrees, 35 min. 21 sec. East, a distance of 08.41 feet to a point:
- 2) North 03 degrees, 52 min. 17 sec. East, a distance of 54.95 feet to a point:
- 3) South 86 degrees, 07 min. 43 sec. East, a distance of 27.00 feet to a point:
- 4) South 03 degrees, 52 min. 17 sec. West, a distance of 60.23 feet to the point of beginning:  
Containing 0.038 acre of land, more or less.

Subject to all restrictions, easements, and rights of way of previous record or otherwise legally established.

Basis of bearing: A bearing of South 03 degrees, 52 min. 17 sec. West, was assigned to the centerline of U.S. Route 42 as shown on Plain City Commons, Final Plat as shown of record in Plat Cabinet B, Slots 149-152.

All iron pipe set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891, of Geo Graphics, Inc, and based upon the results of an actual field survey of the premises performed in October, 2001.

## EASEMENT B

Easement situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8999; being a part of the 2.546 acre tract of Ron Winn (Official Record 93, page 1095); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the intersection of the west right-of-way line of U.S. Route 42 and the north right-of-way line of Village Boulevard as shown on the Final Plat of Plain City Commons (Plat Cabinet B, slide 149-152).

Thence with two consecutive courses of said north right-of-way of Village Boulevard:  
1) along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.34 feet and the chord of which bears: (South 47 deg.-48'-08" West, 34.69 feet) to an iron pipe found.  
2) North 88 deg.-16'-00" West (assumed bearing), 156.04 feet to an iron pipe found at the southwest corner of a 0.778 acre tract surveyed by Geo-Graphics, Inc., dated 10-18-01, which has not yet been recorded.

Thence North 03 deg.-52'-17" East, 60.23 feet along the west line of said 0.778 acre tract to the True Point of Beginning of said Easement.

Thence North 86 deg.-07'-43" West, 27.00 feet to a point.

Thence North 03 deg.-52'-17" East, 136.89 feet to a point on the south line of a 1.069 acre tract surveyed this date.

Thence South 83 deg.-46'-00" East, 27.02 feet along said south line to an iron pipe found at the northwest corner of said 0.778 acre tract.

Thence South 03 deg.-52'-17" West, 135.78 feet along said west line of said 0.778 acre tract to the True Point of Beginning of said easement.

Bearing assumed from Plain City Commons Plat (Plat Cabinet B, Slide 149-152). The easement as described from an actual field survey performed on or about February 01, 2002, by Registered Surveyor Joseph P. Priday (S-7277), contains 0.085 acre, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 1/2" x 30" with plastic I. D. caps. The plat of survey is recorded in the map room of the Madison County Engineer.

## EASEMENT C

Easement situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8999; being a part of the 2.546 acre tract of Ron Winn (Official Record 93, page 1095); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the intersection of the west right-of-way line of U.S. Route 42 and the north right-of-way line of Village Boulevard as shown on the Final Plat of Plain City Commons (Plat Cabinet B, slide 149-152).

Thence with two consecutive courses of said north right-of-way of Village Boulevard:  
1) along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.34 feet and the chord of which bears: (South 47 deg.-48'-08" West, 34.69 feet) to an iron pipe found.  
2) North 88 deg.-16'-00" West (assumed bearing), 196.07 feet (passing over an iron pipe found at the southwest corner of a 0.778 acre tract surveyed by Geo-Graphics, Inc., dated 10-18-01, which has not yet been recorded at 156.04 feet) to a point.

Thence North 03 deg.-52'-17" East, 61.72 feet to a point.

Thence South 86 deg.-07'-43" East, 11.00 feet to the True Point of Beginning of said Easement.

Thence North 03 deg.-52'-17" East, 86.43 feet to a point.

Thence South 41 deg.-07'-43" East, 2.83 feet to a point.

Thence South 03 deg.-52'-17" West, 84.43 feet to a point.

Thence North 86 deg.-07'-43" West, 2.00 feet to the True Point of Beginning of said Easement.

Bearing assumed from Plain City Commons Plat (Plat Cabinet B, slide 149-152). The easement as described from an actual field survey performed on or about February 01, 2002, by Registered Surveyor Joseph P. Priday (S-7277), contains 0.004 acre, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 1/2" x 30" with plastic I. D. caps. The plat of survey is recorded in the map room of the Madison County Engineer.



## EASEMENT D

Easement situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8999; being a part of the 2.546 acre tract of Ron Winn (Official Record 93, page 1095); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the intersection of the west right-of-way line of U.S. Route 42 and the north right-of-way line of Village Boulevard as shown on the Final Plat of Plain City Commons (Plat Cabinet B, slide 149-152).

Thence with two consecutive courses of said north right-of-way of Village Boulevard:  
1) along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.34 feet and the chord of which bears: (South 47 deg.-48'-08" West, 34.69 feet) to an iron pipe found.

2) North 88 deg.-16'-00" West (assumed bearing), 156.04 feet to an iron pipe found at the southwest corner of a 0.778 acre tract surveyed by Geo-Graphics, Inc., dated 10-18-01, which has not yet been recorded, being the True Point of Beginning of said easement.

Thence North 88 deg.-16'-00" West, 101.63 feet continuing along said north right-of-way to an iron rod set.

Thence along the arc of a curve to the right having a radius of 167.00 feet, an arc length of 22.88 feet, and the chord of which bears: (North 84 deg.-20'-28" West, 22.87 feet) to an iron rod set on the south east corner of Lot 1 of Plain City Commons (Plat Cabinet B, slide 149-152).

Thence North 01 deg.-33'-13" East, 20.23 feet along the east line of said Lot 1 to a point.

Thence along the arc of a curve to the left having a radius of 147.00 feet, an arc length of 22.97 feet, and the chord of which bears: (South 83 deg.-47'-26" East, 22.95 feet) to a point.

Thence South 88 deg.-16'-00" East, 102.38 feet to a point on the west line of said 0.778 acre tract.

Thence South 03 deg.-52'-17" West, 20.01 feet along said west line to the True Point of Beginning of said easement.

Bearing assumed from Plain City Commons Plat (Plat Cabinet B, Slide 149-152). The easement as described from an actual field survey performed on or about February 01, 2002, by Registered Surveyor Joseph P. Priday (S-7277), contains 0.057 acre, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 1/2" x 30" with plastic I. D. caps. The plat of survey is recorded in the map room of the Madison County Engineer.

## EASEMENT E

Easement situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8999; being a part of the 2.546 acre tract of Ron Winn (Official Record 93, page 1095); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the intersection of the west right-of-way line of U.S. Route 42 and the north right-of-way line of Village Boulevard as shown on the Final Plat of Plain City Commons (Plat Cabinet B, slide 149-152).

Thence North 03 deg.-52'-17" East, 157.78 feet along said west line of U.S. Route 42 to an iron pipe found at the northeast corner of a 0.778 acre tract surveyed by Geo-Graphics, Inc., dated 10-18-01, which has not yet been recorded.

Thence North 83 deg.-46'-00" West, 80.81 feet along the north line of said 0.778 acre tract to the True Point of Beginning of said easement.

Thence North 83 deg.-46'-00" West, 139.37 feet continuing along said north line (passing over an iron pipe found at the northwest corner of said 0.778 acre tract at 99.34 feet) to a point.

Thence North 03 deg.-52'-17" East, 32.03 feet to a point.

Thence South 83 deg.-46'-00" East, 145.60 feet to a point.

Thence South 06 deg.-14'-00" West, 19.26 feet to a point.

Thence South 27 deg.-17'-46" West, 13.66 feet to the True Point of Beginning of said easement.

Bearing assumed from Plain City Commons Plat (Plat Cabinet B, Slide 149-152). The easement as described from an actual field survey performed on or about February 01, 2002, by Registered Surveyor Joseph P. Priday (S-7277), contains 0.106 acre, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 1/2" x 30" with plastic I. D. caps. The plat of survey is recorded in the map room of the Madison County Engineer.

## EASEMENT F1

Easement situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8999; being a part of the 2.546 acre tract of Ron Winn (Official Record 93, page 1095); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the intersection of the west right-of-way line of U.S. Route 42 and the north right-of-way line of Village Boulevard as shown on the Final Plat of Plain City Commons (Plat Cabinet B, slide 149-152).

Thence with two consecutive courses of said north right-of-way of Village Boulevard:

1) along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.34 feet and the chord of which bears: (South 47 deg.-48'-08" West, 34.69 feet) to an iron pipe found.

2) North 88 deg.-16'-00" West (assumed bearing), 184.14 feet (passing over an iron pipe found at the southwest corner of a 0.778 acre tract surveyed by Geo-Graphics, Inc., dated 10-18-01, which has not yet been recorded at 156.04 feet) to a point.

Thence North 13 deg.-35'-21" East, 6.41 feet to a point.

Thence North 03 deg.-52'-17" East, 139.39 feet to the True Point of Beginning of said Easement.

Thence North 41 deg.-07'-43" West, 18.38 feet to a point.

Thence North 03 deg.-52'-17" East, 40.00 feet to a point.

Thence South 83 deg.-46'-00" East, 13.01 feet to a point.

Thence South 03 deg.-52'-17" West, 52.46 feet to the True Point of Beginning of said easement.

Bearing assumed from Plain City Commons Plat (Plat Cabinet B, slide 149-152). The easement as described from an actual field survey performed on or about February 01, 2002, by Registered Surveyor Joseph P. Priday (S-7277), contains 0.014 acre, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 1/2" x 30" with plastic I. D. caps. The plat of survey is recorded in the map room of the Madison County Engineer.

## EASEMENT F2

Easement situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 8999; being a part of the 2.546 acre tract of Ron Winn (Official Record 93, page 1095); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the intersection of the west right-of-way line of U.S. Route 42 and the north right-of-way line of Village Boulevard as shown on the Final Plat of Plain City Commons (Plat Cabinet B, slide 149-152).

Thence with two consecutive courses of said north right-of-way of Village Boulevard:

1) along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.34 feet and the chord of which bears: (South 47 deg.-48'-08" West, 34.69 feet) to an iron pipe found.

2) North 88 deg.-16'-00" West (assumed bearing), 184.14 feet (passing over an iron pipe found at the southwest corner of a 0.778 acre tract surveyed by Geo-Graphics, Inc., dated 10-18-01, which has not yet been recorded at 156.04 feet) to the True Point of Beginning of said easement.

Thence North 88 deg.-16'-00" West, 11.93 feet continuing along said north right-of-way to a point.

Thence North 03 deg.-52'-17" East, 61.72 feet to a point.

Thence South 86 deg.-07'-43" East, 13.00 feet to a point.

Thence South 03 deg.-52'-17" West, 54.96 feet to a point.

Thence South 13 deg.-35'-21" West, 6.41 feet to the True Point of Beginning of said easement.

Bearing assumed from Plain City Commons Plat (Plat Cabinet B, Slide 149-152). The easement as described from an actual field survey performed on or about February 01, 2002, by Registered Surveyor Joseph P. Priday (S-7277), contains 0.018 acre, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 1/2" x 30" with plastic I. D. caps. The plat of survey is recorded in the map room of the Madison County Engineer.