

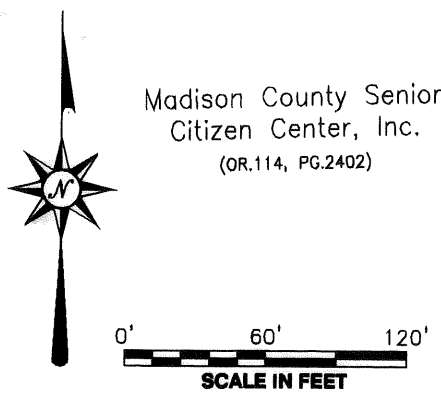
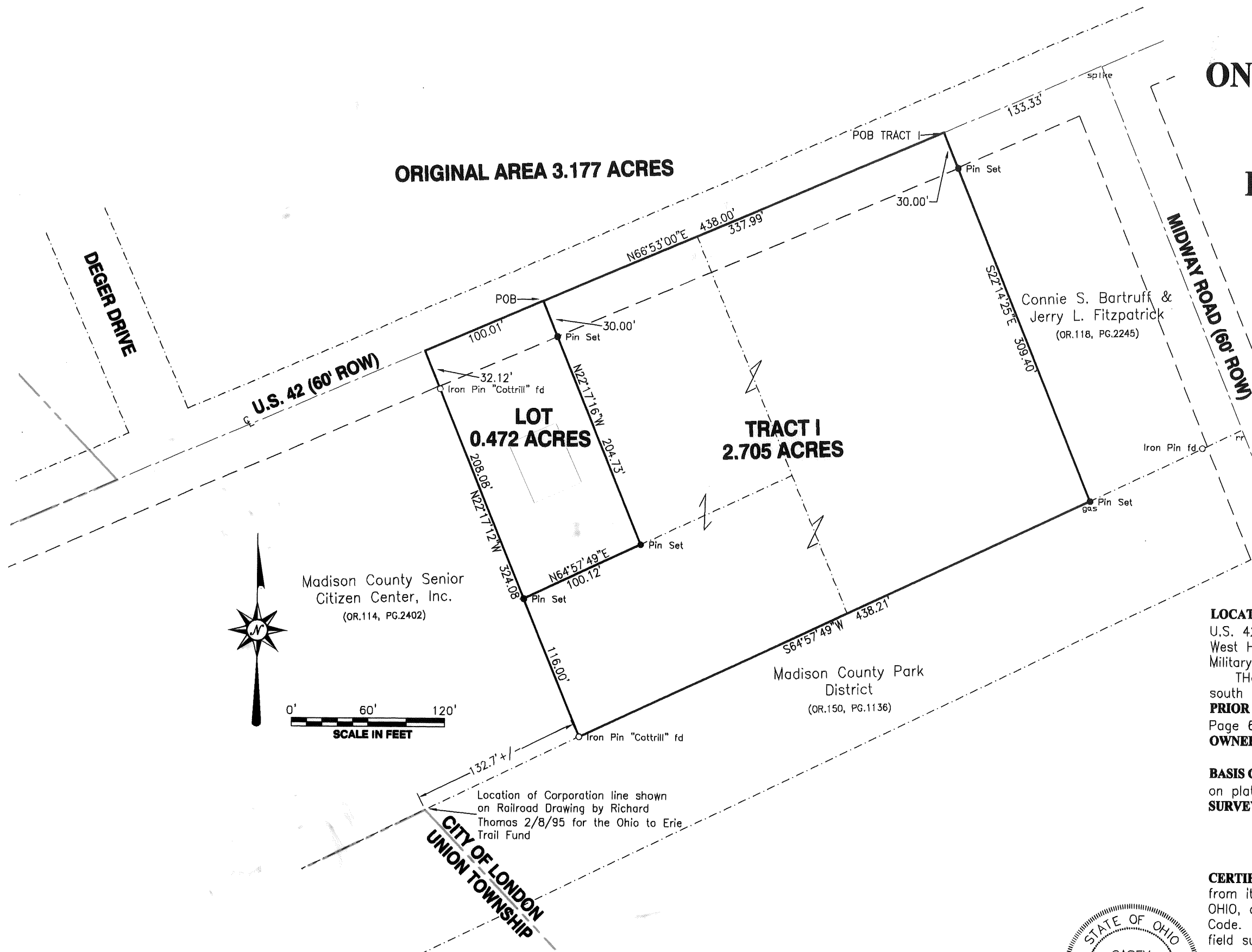
PLAT OF SURVEY
FOR
ONE 2.705 ACRE TRACT OF LAND
AND A 0.472 ACRE LOT
IN THE NAME OF
RIVER VALLEY CO-OP, INC.

V.M.S. 8742, City of London

Madison County, Ohio

LEGEND

○ Monument found
 ● Monument set
 Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled **ELLIOTT PS7759**.



LOCATION: Tract I is located in Virginia Military Survey 8742, South of U.S. 42 (West High Street) and 133 feet east of Midway Street at 258 West High Street in the City of London, Ohio. Tract I is in Virginia Military Survey 8742 and is combined from three parcels of ground. The 0.472 acre LOT is located at on the west side of Tract I and south of West High Street and is within VMS 8742.

PRIOR DEED REFERENCE: Deed Book 228, Page 73; Official Records 50, Page 606 and OR 99, PG 5267 (Changed name of Company)

OWNER: River Valley Co-op, Incorporated

BASIS OF BEARING: Centerline of U.S. 42 (West High Street as indicated on plat 53-99 Madison County Engineer's Map Room.

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
 212 West High Street
 London, Ohio 43140
 (740)852-1300

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in November, 2003.



Casey Elliott

11/22/03

Casey C. Elliott, PS 7759, State of Ohio

128-0

EXHIBIT A

DESCRIPTION OF A 0.472 ACRE LOT SPLIT FROM A 3.177 ACRE PROPERTY In VMS 8742, City of London, Madison County, Ohio

This description is for a LOT Split of 0.472 acres from a 3.177 Acre property in the name of RIVER VALLEY CO-OP, INC. an Ohio Corporation, (Deed Book 228, Page 73, for the last deed of record and Official Records 99, Page 5267 when RIVER VALLEY CO-OP, INC. was formed, Madison County Recorder's Office) located in Virginia Military Survey 8742 on the south side of U.S. 42 (West High Street) 133.33 feet west of the intersection of U.S. 42 and Midway Street in London, at 254 West High Street, London, Madison County, Ohio, and further described as follows:

Beginning at the TRUE POINT OF BEGINNING at a point in the centerline of U.S. 42 (West High Street, 60 foot Right-of-Way), said point is S66°53'00"W, 471.32 feet, from the intersection of S.R. 42 and Midway Street;

thence S22°17'16"E, 204.73 feet, through the remainder of TRACT II to an iron pin set in the north line of TRACT III;

thence S64°57'49"W, 100.12 feet, along the north line of the said TRACT III to an iron pin set in the east line of a property in the name of the Madison County Senior Citizen Center, Inc.;

thence N22°17'12"W, 208.08 feet, along the east line of the said Senior Citizen property passing an iron pin found at 175.96 feet at the right-of-way of West High Street to a point in the centerline of West High Street;

thence N66°53'00"E, 100.01 feet, to the TRUE POINT OF BEGINNING.

Said lot split contains 0.472 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of U.S. 42 (West High Street) as described in plat 53-99 on file at the County Engineer's Map Room. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on an actual survey performed in November 2003 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

EXHIBIT A

DESCRIPTION OF TRACT I A 2.705 ACRE PROPERTY

In VMS 8742, City of London, Madison County, Ohio

This description is for a 2.705 Acre property formed from three parcels in the name of RIVER VALLEY CO-OP, INC. an Ohio Corporation, (Deed Book 228, Page 73, for the last deed of record and Official Records 99, Page 5267 when RIVER VALLEY CO-OP, INC. was formed, Madison County Recorder's Office) located in Virginia Military Survey 8742 on the south side of U.S. 42 (West High Street) 133.33 feet west of the intersection of U.S. 42 and Midway Street in London, at 254 West High Street, London, Madison County, Ohio, and further described as follows:

BEGINNING AT THE TRUE POINT OF BEGINNING at a point in the centerline of U.S. 42 (West High Street, 60 foot Right-of-Way), said point is S66°53'00"W, 133.33 feet, from the intersection of S.R. 42 and Midway Street;

thence S22°14'25"E, 309.40 feet, along the west line of a property in the name of Connie S. Bartruff and Jerry L. Fitzpatrick (Official Record 118, Page 2245) along a cyclone fence, passing an iron pin set at 30.00 feet, to an iron pin set in the north line of a property in the name of the Madison County Park District (OR.150, PG.1136) which was the Conrail railroad Right-of-Way;

thence S64°57'49"W, 438.21 feet, along the north line of the said Park District property to an iron pin found with a plastic identification cap engraved *COTTRIL PS6858*;

thence N22°17'12"W, 116.00 feet, along the east line of a property in the name of the Madison County Senior Citizen Center, Inc., an Ohio not-for-profit corporation, along an existing wire fence to an iron pin set;

thence N64°57'49"E, 100.12 feet, along the north line of TRACT III to an iron pin set;

thence N22°17'16"W, 204.73 feet, along a new line through TRACT II, passing a pin set in the south right-of-way of West High Street at 174.73 feet, to a point in the centerline of West high Street;

thence N66°53'00"E, 337.99 feet, along the centerline of West High Street to the TRUE POINT OF BEGINNING,

Said property contains 2.705 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of U.S. 42 (West high Street) as described in plat 53-99 on file in the County Engineer's Map Room. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on an actual survey performed in November 2003 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.