

EXHIBIT "B"

PLAT OF A 58.8972 ACRE PROPERTY

In the Name of John I. Andrix

Located in VMS 8926, 8927, 9455 and 9530

Jefferson Twp., Madison County

Roger L. Timmons Living Trust
OR.63, PG.874

Ohio Edison Co.
DB.205, PG.285

30.00'

300.00'

8" Wood Post

N33°40'00"E 1320.00'

Iron Pipe Fd.
6" above ground on
NW side of 16"
Wood Corner Post

TRUE POINT OF BEGINNING

LOCATION: Located on the northwest corner of US 42 and SR 29, excluding two properties on the corner, in VMS 8926, 8927, 9455 and 9530, Jefferson Township, Madison County, Ohio.

PRIOR DEED REFERENCE: Official Records 59, Page 957-8, Madison County Recorder's Office

OWNER: John I. Andrix
86 Elm Street
London, Ohio 43140

BASIS OF BEARING: N33°40'00"E along the northwest line of the property as described in Official Records 59, Page 957, of the Madison County Recorder's Office.

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

☐ Wood Shed

☐ 2 Story Frame House

☐ Wood Shed

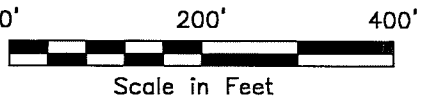
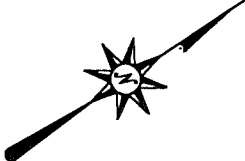
Total Area = 58.8972 ACRES
Area In ROW US 42 = 0.6235 ACRES
Area In ROW SR 29 = 1.1758 ACRES

Iron pins set are 5/8's inch steel bars with plastic ID caps labeled "ELLIOTT PS7559"

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 on May 22, 1998.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

May 29, 1998



3/4" Iron Pipe w/ ID Cap

S41°54'43"W 419.00'

288.78'

30.02'

OTR Express, Inc.
DB.285, PG.854

PK Nail Set

3/4" Iron Pipe w/ ID Cap

"RET PS6552"

Iron Pin Set

N55°58'31"W

199.54'

Iron Pipe w/ ID Cap

Damaged

"RET PS6552"

100.20'

Iron Pin Fd.
Flush w/ ground 12'
from 8" wood fence
post

416.74'

S41°15'45"W 915.75'

U.S.42 (60' ROW)

30.24'

Administrator
of Veterans Affairs
OR.74, PG.198

Iron Pipe w/ ID Cap
"RET PS6552"

30.00'

1912.23'
State Route 29 (60' ROW)

N56°13'38"W 1713.14'

S56°16'39"E 2093.81'

Roger L. Timmons Living Trust
OR.63, PG.874

VMS 8926, 8927 and 9391
VMS 9455 and 9530

VMS 8926, 8927 and 9391
VMS 9455 and 9530

EXHIBIT "A"

A Description for a 58.8972 acre Property In the Name of John I. Andrix Located in Jefferson Township, Madison County, Ohio

This description is for a re-survey of a 58.8972 acre property in the name of John I. Andrix (Official Records volume 59, Page 957-8 of the Madison County Recorder's records) and located on the northwest corner of U.S.42 and State Route 29 in Virginia Military Surveys 8926, 8927, 9455, and 9530, in Jefferson Township, Madison County, Ohio, said property is further described as follows (See Exhibit B attached):

BEGINNING at a point in the center of State Route 29 at the southeast corner of a property in the name of Ohio Edison Company (Deed Book 205, Page 285), said point is N56°13'38"W, 1,912.23 feet from a PK nail set at the intersection of State Route 29 and U.S.42;

Thence N33°40'00"E, 1,320.00 feet, passing an 8" wood post found at 30.00 feet and the northeast corner of the said Ohio Edison property at 300.00 feet, along an east line of a property in the name of Roger L. Timmons Living Trust (Official Records 63, Page 847) to an iron pipe found 6" above the ground at the base of a 16" wood corner post;

Thence S56°16'39"E, 2,093.81 feet, along a south line of the said Trust property, passing over an iron pin found at 2,063.81 feet, to a point in the center of U.S. 42;

Thence S41°15'45"W, 915.75 feet, along the center of the Right of Way of U.S. 42 to a point at the northeast corner of a lot in the name of the Administer of Veterans Affairs (Official Records 74, Page 198);

Thence N55°58'31"W, 199.54 feet, along the north line of the said Veterans property to an iron pin set at the northwest corner of the said property and passing an iron pipe found damaged with an ID cap labeled *RET PS6552*;

Thence S41°54'43"W, 419.00 feet, along the west line of the said Veterans property and the west line of a property in the name OTR Express, Inc. (Deed Book 285, Page 854) passing an iron pipe found at 100.20 feet and an iron pipe found at 388.98 feet in the north right of way of State Route 29 both with an ID cap (*RET PS6552*) to a point in the center of State Route 29;

Thence N56°13'38"W, 1,713.14 feet, along the center of State Route 29 to the TRUE POINT OF BEGINNING.

The property surveyed contains 58.8972 acres and is subject to all easements and rights of way of record. The Basis of Bearing is the northwest side of the said property as described in the preceding survey (Official Record 59, Page 957-8). This description is based on an actual survey performed on May 22, 1998 by Casey Elliott, Professional Land Surveyor S-7759, State of Ohio.

This survey, description, and the attached plat meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.