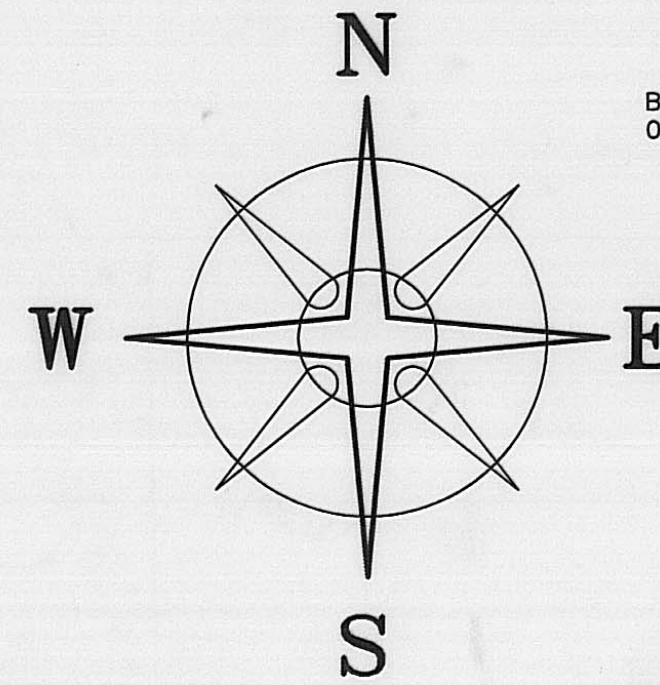


CONSOLIDATED RAIL CORP.



BEARINGS BASED ON THE NORTHEASTERN LINE OF THE VILLAGE OF JEFFERSON'S 0.925 ACRE TRACT (N51°41'35"W) AS DESCRIBED IN O.R. 103, PG. 991.

L=320.82'  
R=338.30'  
BRG=N 23°18'44" E  
CHORD=308.94'  
T=173.62'

1.0820+/- ACRES

DEED REFERENCE

THE NATURE CONSERVANCY  
O.R. 103, PG. 991  
25.979 ACRES

VILLAGE OF JEFFERSON  
MADISON COUNTY, OHIO  
D.B. 246, PG. 416  
0.925 ACRES

POINT OF BEGINNING

RICHARD D. &  
MIRIAM E. BOBO  
D.B. 289, PG. 868  
0.8191 ACRES

30' INGRESS/EGRESS  
EASEMENT

30' INGRESS/EGRESS EASEMENT  
D.B. 246, PG. 416  
TO CITY'S 0.925 ACRES  
LOCATION UNDEFINED

WATER STREET

MILL STREET 33'

LEGEND

- Ⓣ 3/4" IRON TEE BAR & CAP (FOUND)
  - 1/2" DIA. IRON PIPE (FOUND)
  - 3/4" IRON PIPE & PLASTIC CAP STAMPED S-5456/S-6034 (FOUND)
  - △ CONCRETE FENCE POST (FOUND)
  - RAIL ROAD SPIKE (SET)
  - P K NAIL
  - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (FOUND)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER



**JAMES R. COTTRILL P.S.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

1.0820± ACRES, VMS 2836,  
VILLAGE OF WEST JEFFERSON,  
MADISON COUNTY, OHIO.  
SURVEYED FOR THE NATURE CONSERVANCY

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

*James R. Cottrill* DATE: 9-27-99

DATE DRAWN:  
9-27-99  
JOB #S990908  
F. B. # 23

SCALE: 1" = 50'  
50' 25' 0 50'

CREW: EM, MW, JB  
DWN. BY: RC  
CK. BY:

22.05

Description of a 1.0820 acre tract  
Surveyed for Nature Conservancy

The following describe 1.0820 acre tract is situated in the State of Ohio, Madison County, Village of West Jefferson, V.M.S. 2836, and being part of a 25.979 acre tract conveyed to The Nature Conservancy by Official Record 103 Page 991 and being more particularly described as follows:

Beginning at a ½ inch diameter iron pipe (found) corner to said 25.979 acre tract also being the northeast corner of a 0.925 acre tract conveyed to Village of Jefferson, Madison County, Ohio by Deed Book 246 Page 416 also being the northwest corner of 0.8191 acre tract conveyed to Richard D. and Miriam E. Bobo By Deed Volume 289 Page 868

Thence, with the north line of said 0.925 acre tract North 51 deg. 41 min. 35 sec. West a distance of 263.77 feet to a ¾ inch iron pipe and plastic cap stamped S-5456/S-6034 (found) corner to said 25.979 acre tract also corner to the Consolidated Railroad right-of-way

Thence, with said right-of-way line with a broken-back curve to the right, said curve has a radius 338.30 feet length of 320.82 feet and the chord bears North 23 deg. 18 min. 44 sec. East a distance of 308.94 feet to a ¾ iron pipe and plastic cap stamped S-5456/S-6034 (found) at the end of said curve also corner to said 25.979 acre tract

Thence, with new line across said 25.979 acre tract South 10 deg. 43 min. 37 sec. East a distance of 455.17 feet returning to the point of beginning containing 1.0820 more or less acres

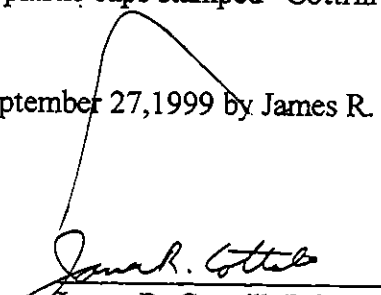
Subject to and the benefit of a 30 foot ingress/egress easement as shown on this plat accompanying this legal description and described separately

Bearings are based on the northeastern line of Village of Jefferson 0.925 acre tract (North 51 deg. 41 min. 35 sec. West) as described in Official Record 103 Page 991

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any, and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed September 27, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.  
Registration # 6858

## Description of a 30 foot ingress/egress easement

The following described 30 foot ingress/egress easement is situated in the State of Ohio, Madison County, Village of West Jefferson, V.M.S. 2836 extends across a 0.925 acre tract conveyed to the Village of Jefferson Madison County, Ohio by Deed Book 246 Page 416 also extends across part of a 1.0820 acre tract surveyed by this surveyor on September 27, 1999 and shown on plat accompanying this legal description and being more particularly described as follows:

Beginning at a ½ inch diameter iron pipe (found) at the southeast corner of said 1.0820 acre tract also being the northeast corner of said 0.925 acre tract also being the northwest corner to a 0.8191 acre tract conveyed to Richard D. and Miriam E. Bobo by Deed Volume 289 Page 868

Thence, with the line between said 0.925 and said 0.8191 acre tract South 15 deg. 49 min. 57 sec. West a distance of 129.63 feet to a railroad spike set

Thence, across said 0.925 acre tract the following two courses:

- 1.) North 51 deg. 39 min. 57 sec. West a distance of 32.47 feet to a railroad spike set
- 2.) North 15 deg. 49 min. 57 sec. East passing an iron pin and cap set in the line between said 0.925 and said 1.0820 acre tract at 129.62 feet a total distance of 177.22 feet to a point in the east line of said 1.0820 acre tract

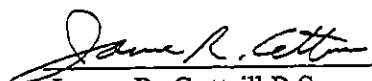
Thence, with said east line South 10 deg. 43 min. 37 sec. East a distance of 67.10 feet returning to point of beginning of said ingress/egress easement

Bearings are based on the northeastern line of said Village of Jefferson 0.925 acre tract (North 51 deg. 41 min. 35 sec. West) as described in Official Record 103 Page 991

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any, and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed September 27, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill P.S.  
Registration #6858