

DONALD E. FORREST TRUSTEE
 OFFICIAL RECORD 6 PAGE 208
 41.03 ACRES

DEED REFERENCE
 MADISON COUNTY INVESTMENTS INC.
 AND
 LONGS BIG PLAIN MARKET INC.
 OFFICIAL RECORD 212 PAGE 394

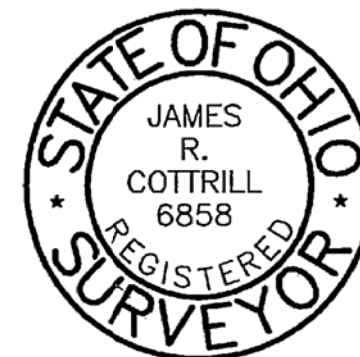
- Ⓐ 16.00 ACRES TRACT 1
- Ⓑ 0.157 ACRES TRACT 2
- Ⓒ 0.173 ACRES EXCEPTION

LEGEND

- 3/4" IRON PIPE (FOUND)
 - ⊙ 1/2" IRON PIPE (FOUND)
 - 1/2" REBAR (FOUND)
 - △ CONCRETE R/W MONUMENT
 - RAIL ROAD SPIKE (FOUND)
 - ▣ MADISON COUNTY MONUMENT BOX (FOUND)
 - ⊕ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊖ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	S 60°56'06" W	32.21'
L2	S 23°08'35" W	40.25'
L3	S 64°49'27" W	175.94'
L4	S 35°39'35" W	104.83'
L5	S 01°42'54" E	92.85'
L6	S 23°13'58" W	189.40'
L7	S 40°17'22" W	929.70'

MADISON COUNTY INVESTERS, INC
 D. R. 212, P. 402
 200.79 AC.



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

DATE: 4/16/06

COTTRILL SURVEYING, L.L.C.
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**TRACT SPLIT, VMS 8846,
 UNION TOWNSHIP,
 MADISON COUNTY, OHIO.
 SURVEYED FOR JOHN LONG**

DATE DRAWN: 4/11/06	SCALE: 1" = 100'	CREW: MW
JOB # S060403	100' 50' 0 100'	DWN. BY: MW
F. B. # 39		CK. BY: RC

34-08

3.9590 Acre Tract
Surveyed for John Long

The following described 3.9590 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and being part of a 16.00 acre tract (Tract one) conveyed to Madison County Investments Inc. and Longs Big Blain Market Inc. by official record 212, page 394, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of State Route 56 (60 ft. right-of-way) with the centerline of Old Xenia Road (County Road 12), from said railroad spike a centerline monument box bears South 17° 16 minutes East a distance of 10.34 ft.;

Thence, with the centerline of said State Route 56, North 24° 08 minutes 00 seconds West a distance of 244.16 ft. to **the true point of beginning**;

Thence, continuing with the centerline of said State Route 56, North 24° 08 minutes 00 seconds West a distance of 220.00 ft. to a point in said centerline;

Thence, with a new course across said 16.00 acre tract, North 62° 35 minutes 46 seconds East, passing an iron pin and cap set at 28.15 ft., a total distance of 917.78 ft. to a 1/2 inch diameter iron pipe found in the northwest line of a 48.8836 acre tract conveyed to Carolyn B. Wilson by official record 61 page 66, said pipe is also the southernmost corner of a 41.03 acre tract conveyed to Donald E. Forrest trustee by official record 6 page 208, said iron pipe is also the easternmost corner of said 16.00 acre tract;

Thence, with said 48.8836 acre tract, the following two courses:

- 1) South 24° 21 minutes 25 seconds West a distance of 25.92 ft. to an iron pin and cap previously set
- 2) South 24° 15 minutes 06 seconds West a distance of 328.18 ft. to an iron pin and cap set

Thence, with a new course across said 16.00 acre tract, South 62° 35 minutes 46 seconds West, passing an iron pin and cap set at 617.99 ft., a total distance of 652.57 ft. returning to **the true point beginning** containing **3.9590 acres** more or less.

Bearings are based on the centerline of State Route 56 (North 24° 08 minutes West) as shown on State of Ohio right-of-way plans-Madison County S.H. 243 SEC E drawing number 28/30.

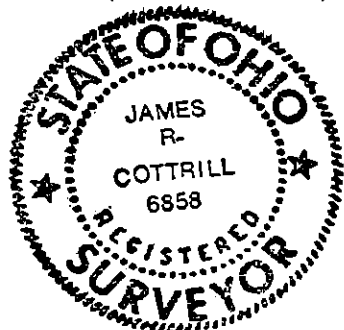
Subject to and with the benefit of a 20 ft. drainage easement tangent to and 20 ft. east of the east right-of-way line of State Route 56 and shown on plat accompanying this legal description and describes separately.

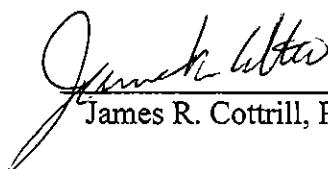
With the benefit of a 20 ft. drainage easement shown on plat accompanying this legal description and describes separately.

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 L.L.C. 6858."

This description is based on a field survey performed April 11, 2006 by James R. Cottrill registration #6858. (Job #S060403A)




James R. Cottrill, P.S.

3.0258 Acre Tract
Surveyed for John Long

The following described 3.0258 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and being part of a 16.00 acre tract (Tract one) and all of a 0.157 acre tract (Tract two) both tracts conveyed to Madison County Investments Inc. and Longs Big Blain Market Inc. by official record 212, page 394, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of State Route 56 (60 ft. right-of-way) with the centerline of Old Xenia Road (County Road 12), from said railroad spike a centerline monument box bears South 17° 16 minutes East a distance of 10.34 ft.;

Thence, with the centerline of said State Route 56, North 24° 08 minutes 00 seconds West a distance of 244.16 ft. to a point in said centerline;

Thence, with a new course across said 16.00 acre tract, North 62° 35 minutes 46 seconds East, passing an iron pin and cap set at 34.59 ft., a total distance of 652.57 ft. to an iron pin and cap set in the northwest line of a 48.8836 acre tract conveyed to Carolyn B. Wilson by official record 61 page 66;

Thence, with said 48.8836 acre tract, the following three courses:

- 1) South 24° 15 minutes 06 seconds West a distance of 219.28 ft. to an iron pin and cap previously set
- 2) South 24° 40 minutes 45 seconds West a distance of 254.81 ft. to a 1/2 inch Rebar found
- 3) South 72° 02 minutes 51 seconds West, passing two 1/2 inch diameter rebars found at 177.28 ft. and 268.24 ft., a total distance of 297.54 ft. returning to the point beginning containing **3.0258 acres** more or less, of which 2.8697 acres more or less is part of said 16.00 acre tract and 0.1560 acres more or less is all of said 0.157 tract.

Bearings are based on the centerline of State Route 56 (North 24° 08 minutes West) as shown on Madison County's right-of-way plan drawing number 28 of 30.

Subject to a 20 ft. drainage easement tangent to and 20 ft. east of the east right-of-way line of State Route 56 and shown on plat accompanying this legal description and describes separately.

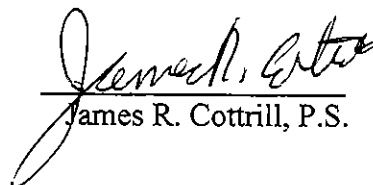
With the benefit of a 20 ft. drainage easement shown on plat accompanying this legal description and describes separately.

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 L.L.C. 6858."

This description is based on a field survey performed April 11, 2006 by James R. Cottrill registration #6858. (Job #S060403)




James R. Cottrill, P.S.

9.0028 Acre Tract
Surveyed for John Long

The following described 9.0028 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and being part of a 16.00 acre tract (Tract one) conveyed to Madison County Investments Inc. and Longs Big Blain Market Inc. by official record 212, page 394, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of State Route 56 (60 ft. right-of-way) with the centerline of Old Xenia Road (County Road 12), from said railroad spike a centerline monument box bears South 17° 16 minutes East a distance of 10.34 ft.;

Thence, with the centerline of said State Route 56, North 24° 08 minutes 00 seconds West a distance of 464.16 ft. to **the true point of beginning**;

Thence, continuing with the centerline of said State Route 56, North 24° 08 minutes 00 seconds West a distance of 434.06 ft. to southwest corner of a 41.03 acre tract conveyed to Donald E. Forrest trustee by official record 06, page 208;

Thence, with said 41.03 acre tract the following 2 courses:

- 1) North 24° 23 minutes 11 seconds East, passing a ¾ inch diameter iron pipe found at 40.46 ft., a total distance of 432.99 ft. to a ¾ inch diameter iron pipe found
- 2) South 65° 39 minutes 20 seconds East a distance of 892.87 ft. to a 1/2 inch diameter iron pipe found in the northwest line of a 48.8836 acre tract conveyed to Carolyn B. Wilson by official record 61 page 66, said pipe is also the southernmost corner of said 41.03 acre tract, said iron pipe is also the easternmost corner of said 16.00 acre tract;

Thence, with a new course across said 16.00 acre tract, South 62° 35 minutes 46 seconds West, passing an iron pin and cap set at 889.63 ft., a total distance of 917.78 ft. returning to **the true point beginning** containing 9.0028 acres more or less.

Bearings are based on the centerline of State Route 56 (North 24° 08 minutes West) as shown on State of Ohio right-of-way plans-Madison County S.H. 243 SEC E drawing number 28/30.

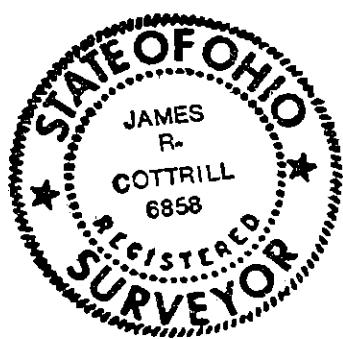
With the benefit of a 20 ft. drainage easement tangent to and 20 ft. east of the east right-of-way line of State Route 56 and shown on plat accompanying this legal description and describes separately.

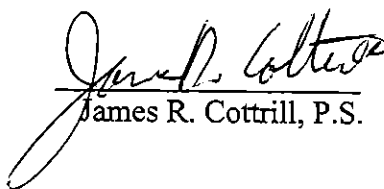
With the benefit of a 20 ft. drainage easement shown on plat accompanying this legal description and describes separately.

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 L.L.C. 6858."

This description is based on a field survey performed April 11, 2006 by James R. Cottrill registration #6858. (Job #S060403B)




James R. Cottrill, P.S.

20 ft. Drainage Easement
Surveyed for John Long

The following described 20 ft. drainage easement is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and crossing over a 16.00 acre tract (Tract one) and a 0.157 acre tract (Tract two) both tracts conveyed to Madison County Investments Inc. and Longs Big Blain Market Inc. by official record 212, page 394, and being more particularly described as follows:

Said 20 ft. drainage easement is tangent to and 20 ft. northeast of the north east right-of-way line of State Route 56 and extends from the south east line of said 0.157 acre tract 417.31 ft. in the northwest direction along said northeast right-of-way line and is tangent to and 20 ft. northeast of the following described baseline:

Commencing at a railroad spike found at the centerline intersection of State Route 56 (60 ft. right-of-way) with the centerline of Old Xenia Road (County Road 12), said railroad spike is that B. northwest corner of a 48.8836 acre tract conveyed to Carolyn B. Wilson by official record 61 page 66, from said railroad spike a centerline monument box bears South 17° 16 minutes East a distance of 10.34 ft.;

Thence, with the northwest line of said 48.8836 acre tract, North 72° 02 minutes 51 seconds East a distance of 30.18 feet to the intersection of said northwest line with the north east right-of-way line of State Route 56 and **the true point of beginning** of said baseline;

Thence, with the northeast right-of-way line of said State Route 56, North 24° 08 minutes 00 seconds West a distance of 417.31 ft. to the northwest terminus of said 20 ft. drainage easement.

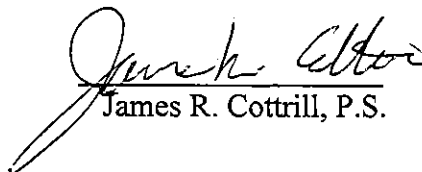
Bearings are based on the centerline of State Route 56 (North 24° 08 minutes West) as shown on State of Ohio right-of-way plans-Madison County S.H. 243 SEC E drawing number 28/30.

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 L.L.C. 6858."

This description is based on a field survey performed April 11, 2006 by James R. Cottrill registration #6858. (Job #S060403C)




James R. Cottrill, P.S.

20 ft. Drainage Easement
Surveyed for John Long

The following described 20 ft. drainage easement is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and crossing over a 200.79 acre tract conveyed to Madison County Investments Inc. by official record 212, page 402 , and being more particularly described as follows:

Said 20 ft. drainage easement is tangent to and 10 ft. left and right of the following described baseline:

Commencing at a railroad spike found at the centerline intersection of State Route 56 (60 ft. right-of-way) with the centerline of Old Xenia Road (County Road 12), said railroad spike is that the northwest corner of a 48.8836 acre tract conveyed to Carolyn B. Wilson by official record 61 page 66, from said railroad spike a centerline monument box bears South 17° 16 minutes East a distance of 10.34 ft.;

Thence, with the centerline of said State Route 56, North 24° 08 minutes 00 seconds West a distance of 5.40 ft. to **the true point of beginning** of said baseline;

Thence, across said 200.79 acre tract the following 7 courses:

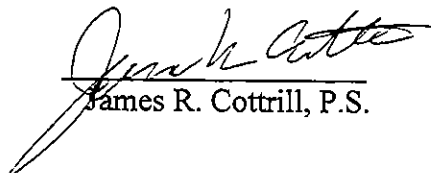
- 1) South 60° 56 minutes 06 seconds West a distance of 32.21 ft.
- 2) South 23° 08 minutes 35 seconds West a distance of 40.25 ft.
- 3) South 64° 49 minutes 27 seconds West a distance of 175.94 ft.
- 4) South 35° 39 minutes 35 seconds West a distance of 104.83 ft.
- 5) South 01° 42 minutes 54 seconds East a distance of 92.85 ft.
- 6) South 23° 13 minutes 50 seconds West a distance of 189.40 ft.
- 7) South 40° 17 minutes 22 seconds West a distance of 929.70 ft. to a point in the centerline of Oak Run Creek and the southern terminus of said 20 ft. drainage easement.

Bearings are based on the centerline of State Route 56 (North 24° 08 minutes West) as shown on State of Ohio right-of-way plans-Madison County S.H. 243 SEC E drawing number 28/30.

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 L.L.C. 6858."

This description is based on a field survey performed April 11, 2006 by James R. Cottrill registration #6858. (Job #S060403D)


James R. Cottrill, P.S.