

PLAT OF THREE TRACTS OF LAND IN THE NAME OF WEST JEFFERSON CONCRETE CORPORATION

In VIRGINIA MILITARY SURVEY 2836
JEFFERSON TOWNSHIP
AND
THE VILLAGE OF WEST JEFFERSON,
MADISON COUNTY, OHIO

PARCEL NUMBERS:

TRACT I:	10-01720.000
TRACT II:	10-01721.000 and
TRACT III:	08-0189.000, 10-1719.000

AREA SUMMARY:

TRACT I =	1.584 ACRES
TRACT II =	1.107 ACRES
TRACT III =	0.342 ACRES

LOCATION: Located in Virginia Military Survey 2836, on the west side of Walnut Street and Middle Pike, north of the Pennsylvania Lines LLC Railroad, in Jefferson Township and West Jefferson, Madison County, Ohio.

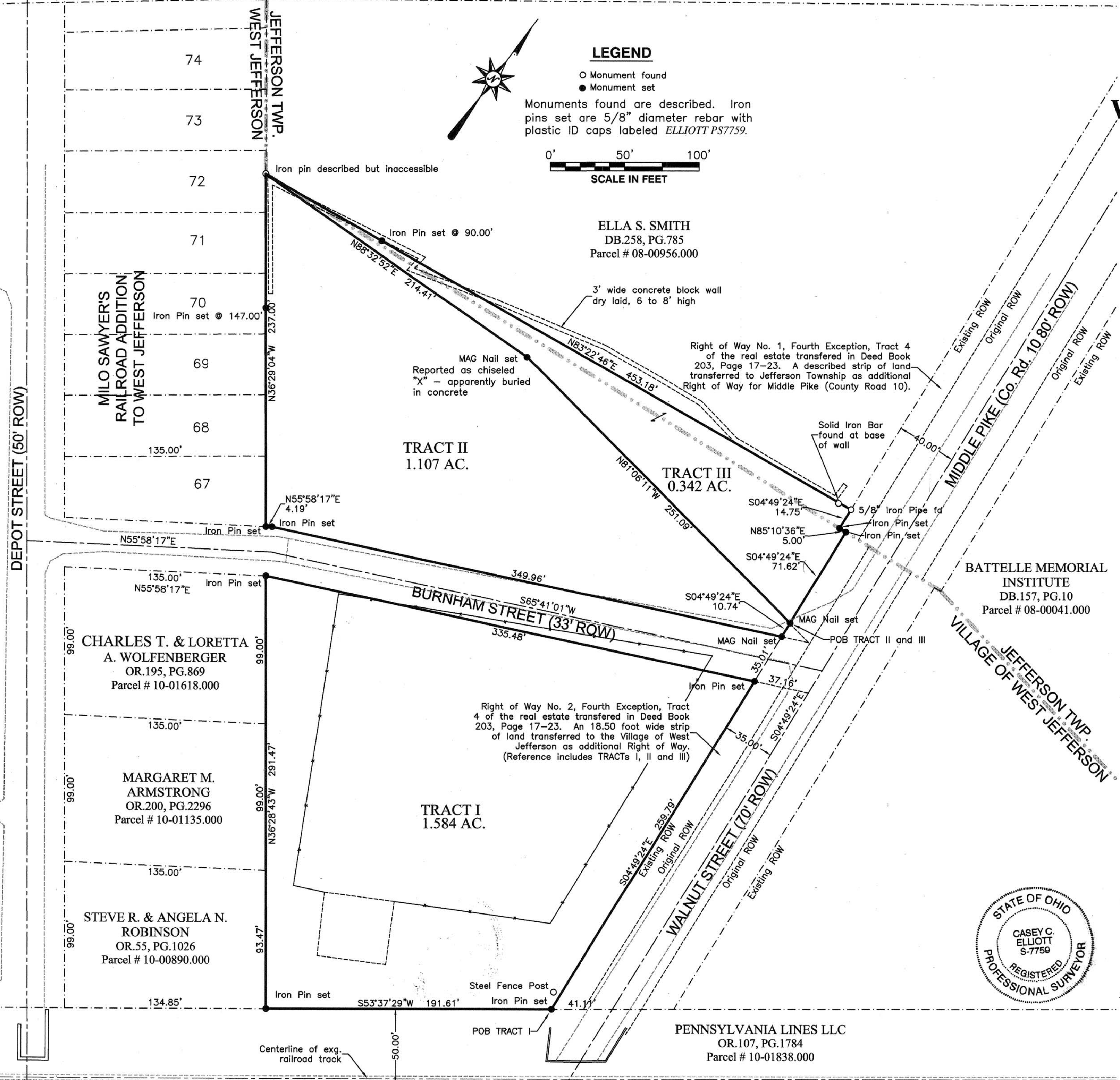
OWNER & PRIOR DEED REFERENCE: West Jefferson Concrete Corporation, an Ohio Corporation, Official Records 98, Page 2517.

BASIS OF BEARING: Centerline of Middle Pike (County Road 10 - also Walnut Street within the Village of West Jefferson) from the description for Right of Way No. 1, Fourth Exception, Tract 4, of the real estate transferred in Deed Book 203, Page 17-23. Bearing is N04°49'24"W.

NOTE: Burnham Street was formerly known as Center Street.

LEGEND

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



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 OCTOBER and November 2007.

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

11/20/2007

EXHIBIT A
DESCRIPTION OF A
1.584 ACRE PROPERTY
For WEST JEFFERSON CONCRETE CORPORATION,
West Jefferson, Madison County, Ohio

This description is for a property (previously referred to as TRACT I) in the name of West Jefferson Concrete Corporation, an Ohio Corporation (Official Records 98, Page 2517, Madison County Recorder's records) located in Virginia Military Survey 2836, on the west side of Walnut Street (70 foot Right-of-Way), and the north side of the Pennsylvania Lines LLC Railroad (also known as the Little Miami Railroad), Village of West Jefferson, Madison County, Ohio and is further described as follows:

Beginning at the TRUE POINT OF BEGINNING at an iron pin set at the west Right-of-Way of Walnut Street (70 foot Right-of-Way) and the north Right-of-Way of the Pennsylvania Lines LLC Railroad (said ROW is 50.00 feet perpendicular from the centerline of the original track which is reported to be 3 feet south of the existing track. See plat WJ-13E Madison County Engineer's Map Room and Railroad Plat No. 8213004 of the Little Miami Railroad available from Norfolk Southern Corporation, Design and Construction Division for reference.);

thence S53°37'29"W, 191.61 feet, along the north Right-of-Way of the said Pennsylvania Lines LLC railroad, 47.00 feet from and parallel to the existing railroad track, to an iron pin set in the southeast corner of a property in the name of Steve R. and Angela N. Robinson (O.R. 55, Pg. 1026);

thence N36°28'43"W, 291.47 feet, along the east line of said Robinson property, passing a property corner at 97.43 feet, then along a property in the name of Margaret M. Armstrong (O.R. 200, Pg. 2296), passing another property corner at 196.43 feet, then continuing along a property in the name of Charles T. and Loretta A. Wolfenberger (O.R. 195, Pg. 869) to an iron pin set in the south Right-of-Way of Center Street (33 foot wide Right-of-Way);

thence N65°41'01"E, 335.48 feet, along the south line of said Center Street to an iron pin set in the west Right-of-Way of said Walnut Street;

thence S04°49'24"E, 259.79 feet, along the west Right-of-Way of said Walnut Street to the TRUE POINT OF BEGINNING.

The surveyed property contains 1.584 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of Walnut Street and Middle Pike (County Road 10) as established in the description for *Right of Way No. 1, Fourth Exception, Tract 4*, of the real estate transferred in Deed Book 203, Page 17-23.

The Right-of-Way of Walnut Street was widened in 1971 to 70 feet as described in *Right of Way No. 2* in Deed Book 203, Page 17-23. The Right of Way of Middle Pike (County Road 10) was widened to 80 feet as described in *Right of Way No. 2* in Deed Book 203, Pages 17-23.

All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in October and November 2007 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.




Casey C. Elliott, PS 7759
11/20/2007

EXHIBIT A

DESCRIPTION OF A 1.107 ACRE and a 0.342 ACRE PROPERTY For WEST JEFFERSON CONCRETE CORPORATION, West Jefferson, Madison County, Ohio

This description is for a property (previously referred to as TRACT II and TRACT III) in the name of West Jefferson Concrete Corporation, an Ohio Corporation (Official Records 98, Page 2517, Madison County Recorder's records) located in Virginia Military Survey 2836, on the west side of Walnut Street (70 foot Right-of-Way) and Middle Pike (80 foot Right-of-Way), and on the north side of Center Street (33 foot Right-of-Way), Village of West Jefferson and Jefferson Township, Madison County, Ohio and is further described as follows:

TRACT II:

Beginning at an iron pin set at the west Right-of-Way of Walnut Street (70 foot Right-of-Way) and the north Right-of-Way of the Pennsylvania Lines LLC Railroad (said ROW is 50.00 feet perpendicular from the centerline of the original track which is reported to be 3 feet south of the existing track. See plat WJ-13E Madison County Engineer's Map Room and Railroad Plat No. 8213004 of the Little Miami Railroad available from Norfolk Southern Corporation, Design and Construction Division for reference.);

Thence N04°49'24"W, 305.54 feet, along the west Right-of-Way of Walnut Street (70 foot Right-of-Way), passing an iron pin set at 259.79 feet and at 294.80 feet to the TRUE POINT OF BEGINNING;

thence S04°49'24"E, 10.74 feet, along the west line of said Walnut Street to the said iron pin set at the corner of the Rights-of-Way of Walnut Street and Center Street (33 foot Right-of-Way);

thence S65°41'01"W, 349.96 feet, along the north Right-of-Way of Center Street to an iron pin set;

thence S55°58'17"W, 4.19 feet, continuing along the north Right-of-Way of Center Street to an iron pin set in the southeast corner of Lot 67 of Milo Sawyer's Railroad Addition to West Jefferson;

thence N36°29'04"W, 237.00 feet, along the east line of the said Railroad Addition, passing an iron pin set for reference at 147.00 feet, to the property corner, said corner is referenced as marked by an iron pin but the corner is inaccessible;

thence N88°32'52"E, 214.41 feet, along the south line of TRACT III described below, to a MAG Nail set;

thence S81°06'11"E, 251.09 feet, along a south line of said TRACT III to the TRUE POINT OF BEGINNING.

TRACT III:

Beginning at an iron pin set at the west Right-of-Way of Walnut Street (70 foot Right-of-Way) and the north Right-of-Way of the Pennsylvania Lines LLC Railroad (said ROW is 50.00 feet perpendicular from the centerline of the original track which is reported to be 3 feet south of the existing track);

Thence N04°49'24"W, 305.54 feet, along the west Right-of-Way of Walnut Street (70 foot Right-of-Way), passing an iron pin set at 259.79 feet and at 294.80 feet to the TRUE POINT OF BEGINNING;

thence N81°06'11"W, 251.09 feet, along the north line of said TRACT II to a MAG Nail set;

thence S88°32'52"W, 214.41 feet, continuing along a second north line of the said TRACT II to the property corner, said corner is referenced as marked by an iron pin but the corner is inaccessible, said corner is also a corner to the Village of West Jefferson Corporation Line;

thence N83°22'46"E, 453.18 feet, along the south line of a property in the name of Ella S. Smith (D.B. 258, Pg. 785) to a 5/8 inch diameter iron pin found in the west Right-of-Way of Middle Pike (80 foot Right-of-Way);

thence S04°49'24"E, 14.75 feet, along the west line of the Right-Way for the said Middle Pike to an iron pin set in the Corporation Line for the Village of West Jefferson;

thence N85°10'36"E, 5.00 feet, along the said corporation line to an iron pin set;

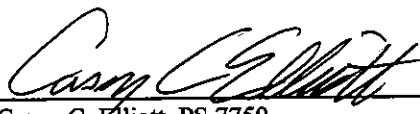
thence S04°49'24"E, 71.62 feet, along the west Right-of-Way line of said Walnut Street to the TRUE POINT OF BEGINNING.

TRACT II contains 1.107 acres and TRACT III contains 0.342 acres for a total area of 1.449 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of Walnut Street and Middle Pike (County Road 10) as established in the description for *Right of Way No. 1, Fourth Exception, Tract 4*, of the real estate transferred in Deed Book 203, Page 17-23.

The Right-of-Way of Walnut Street was widened in 1971 to 70 feet as described in *Right of Way No. 2* in Deed Book 203, Page 17-23. The Right of Way of Middle Pike (County Road 10) was widened to 80 feet as described in *Right of Way No. 2* in Deed Book 203, Pages 17-23.

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