

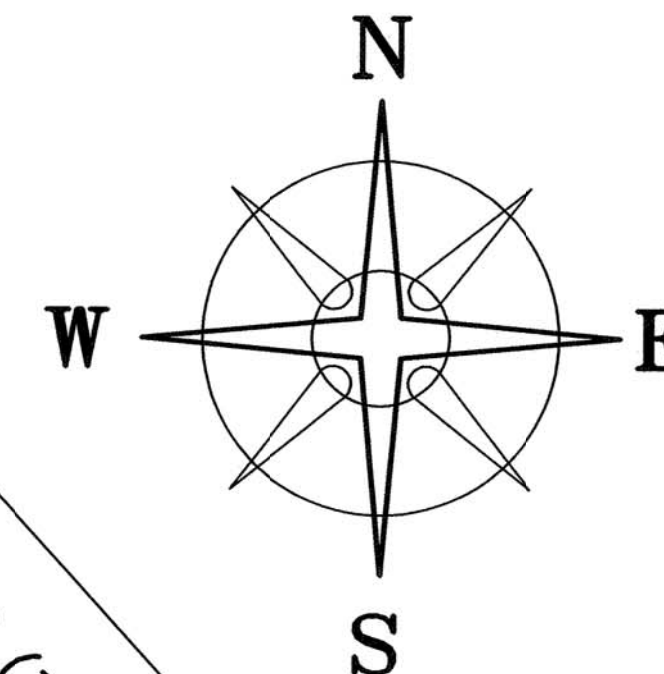
DEED REFERENCE

CHURCH & DWIGHT CO. INC.,
A DELAWARE CORP.
O.R. 59 PG. 872

- (A) 0.17 ACRES PARCEL 1
(706)
- (B) 1.40 ACRES PARCEL 2 FIRST TRACT
(703)
- (C) 0.26 ACRES PARCEL 2 SECOND TRACT
(704)
- (D) 1.455 ACRES PARCEL 2 THIRD TRACT
(702)
- (E) 0.3 ACRES PARCEL 2 FOURTH TRACT
(698)
- (F) 0.28 ACRES PARCEL 2 FIFTH TRACT
(700)
- (G) 0.09 ACRES PARCEL 2 SIXTH TRACT
(699)
- (H) 0.03 ACRES PARCEL 2 SEVENTH TRACT
(701)
- (I) 0.739 ACRES
(705)
- (J) 1.374 ACRES
(705)

CON-RAIL (40' R/W)

BEARINGS BASED ON THE SOUTH LINE OF FIRST STREET
(N 60°45'E) AS DESCRIBED IN VOL. 59, PG. 872.



2.1976+/- ACRES

CHARLES E. HART
2.67 ACRES
O.R. 7 PG. 608
(786)

VMS
874/8863
2198/2198

FIRST STREET (40')

MADISON STREET (74.25')

1.4142+/- ACRES

3.7528+/- ACRES

1.1833+/- ACRES

0.0346+/- ACRES

0.3074+/- ACRES

0.0894+/- ACRES

0.2979+/- ACRES

CON-RAIL

CHERRY STREET (50')

Q OF RAIL

SCALED FROM TAX MAP

LEGEND

- IRON PIPE (FOUND)
 - PK NAIL (FOUND)
 - RAIL ROAD SPIKE (SET)
 - MAGNETIC NAIL (SET)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊙ PIPE & CAP STAMPED "6579" (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

2.1976 ACRES, & 3.7528± ACRES
VMS 8742, & 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO,
SURVEYED FOR CHURCH & DWIGHT CO. INC.

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

James R. Cottrill DATE: 3-31-00

DATE DRAWN:
03/21/00
JOB #S000302
F. B. #24

SCALE: 1"=60'
60' 30' 0 60'

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

33-10

Description of a 2.1976 acre tract
Surveyed for Church and Dwight Co. Inc.

The following described 2.1976 acre tract is situated in the State of Ohio, Madison County, City of London, V.M.S. 8863 and being all of 0.739 and all of a 1.374 acre tract conveyed to Church and Dwight Company Incorporated A Delaware Corporation by Official Record 59 Page 872 and being more particularly described as follows:

Beginning at a rail road spike set at the intersection of the north line of First Street (40 foot wide) with the southwest line of Madison Street (74.25 foot wide) said rail road spike is also at the eastern most corner of said 0.739 acre tract

Thence, with the north line of First Street South 60 deg. 45 min. 00 sec. West passing the southern corner common to said 0.739 and 1.374 acre tracts at 185.85 feet a total distance of 450.00 feet to a iron pipe (found) at the southeast corner of a 2.67 acre tract conveyed to Charles E. Hart by Official Record 7 Page 608

Thence, with the northeast line of said 2.67 acre tract North 32 deg. 23 min. 00 sec. West a distance of 320.38 feet to an iron pin and cap set in the south right-of-way line of Con-Rail

Thence, with said right-of-way line with a curve to the left radius of 3434.27 feet the arc length of 381.50 feet and passing an iron pin and cap set along said arc at the northern corner common to said 0.739 and 1.374 acre tract at 258.56 feet chord bears North 84 deg. 35 min. 51 se. East a distance of 381.50 feet to a point in said line

Thence, continuing with said Con-Rail North 81 deg. 20 min. 49 sec. East a distance of 94.36 feet to an iron pin and cap set at the intersection of the south line of Con-Rail with the southwest line of Madison Street said iron pin and cap bears South 81 deg. 05 min. 16 sec. West a distance of 2.20 feet from an iron pipe and cap stamped "6579" (found)

Thence, with the southwest line of Madison Street South 42 deg. 10 min. 28 sec. East a distance of 135.98 feet returning to the point of beginning containing 2.1976 more or less acres if which 0.7276 acres is all of said 0.739 acre tract and 1.4700 acres is all of said 1.374 acre tract

Bearings are based on the south line of First Street (North 60 deg. 45 min. East) as described in Volume 59 Page 872

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 March 21, 2000 by James R. Cottrill registration #6858.



James R. Cottrill, P.S.

Description of a 3.7528 acre tract
Surveyed for Church and Dwight Co. Inc.

The following described 3.7528 acre tract is situated in the State of Ohio, Madison County, City of London, V.M.S. 8742 and 8863 and being all that remains of a 0.17 acre tract (Parcel I), a 1.40 acre tract (Parcel II, First Tract), a 0.26 acre tract (Parcel II, Second Tract), a 1.455 acre tract (Parcel II, Third Tract), a 0.3 acre tract (Parcel II, Fourth Tract), a 0.28 acre tract (Parcel II, Fifth Tract), a 0.09 acre tract (Parcel II, Sixth Tract), and a 0.03 acre tract (Parcel II, Seventh Tract) all tracts conveyed to Church and Dwight Company Incorporated a Delaware Corporation by Official Record 59 Page 872 and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the southeast line of First Street (40 feet wide) with the southwest line of Madison Street (74.25 feet wide) said mag nail being at the northern most corner of said 0.17 acre tract

Thence, with the southwest line of Madison Street South 42 deg. 10 min. 28 sec. East a distance of 50.08 feet to an iron pipe (found) at the northeast corner of a 0.52 acre tract conveyed to B.P. Oil Company by Volume 285 Page 964 (Parcel III)

Thence, with said 0.52 acre tract the following four courses:

- 1.) South 60 deg. 45 min. 00 sec. West a distance of 150.70 feet to a mag nail set
- 2.) South 41 deg. 26min. 31 sec. East a distance of 77.06 feet to an iron pin and cap set
- 3.) South 49 deg. 44 min. 29 sec. West a distance of 42.00 feet to an iron pin and cap set
- 4.) South 41 deg. 26 min. 31 sec. East a distance of 121.40 feet to an iron pin and cap set in the north right-of-way line of Con-Rail

Thence, with said right-of-way line South 66 deg. 00 min. 51 sec. West a distance of 721.61 feet to a mag nail set at the intersection of said right-of-way line with the northeast line of Cherry Street (50 feet wide)

Thence, with said Cherry Street North 32 deg. 33 min. 00 sec. West a distance of 184.97 feet to a PK nail (found) at the intersection of said Cherry Street with the south line of First Street

Thence, with said First Street North 60 deg. 45 min. 00 sec. East a distance of 867.98 feet returning to the point of beginning containing 3.7528 more or less acres of which 0.1685 acres is all of said 0.17 acre tract 1.4142 acres is all of said 1.40 acre tract, 0.2575 acres is all of said 0.26 acre tract, 1.1833 acres is all of said 1.455 acre tract, 0.3074 acres is all of said 0.3 acre tract, 0.2979 acres is all of said 0.28 acre tract, 0.0894 acres is all of said 0.09 acre tract and 0.0346 acres is all of said 0.03 acre tract

Bearings are based on the south line of First Street (North 60 deg. 45 min. East) as described in Volume 59 Page 872

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 March 21, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

MRC