

OWNERS

- Ⓐ J. QUINN DORGAN
D.V. 214 PG. 239
PID: 10-00471.000 (LOT 11)
 - Ⓑ J. QUINN DORGAN, JR., ETAL
D.V. 236 PG. 421 & 422
PID: 10-00475.000 (LOT 10)
 - Ⓒ J. QUINN DORGAN
D.V. 214 PG. 240
PID: 10-00470.000 (LOT 9)
 - Ⓓ J. QUINN DORGAN, JR.
D.V. 281 PG. 140
PT. TRACT V
PID: 10-00476.000 (LOT 8)
 - Ⓔ J. QUINN DORGAN, JR.
D.V. 281 PG. 140
PT. TRACT V
PID: 10-00477.000 (LOT 7)
 - Ⓕ J. QUINN DORGAN, JR.
D.V. 236 PG. 424
PID: 10-00472.000 (LOT 6)
 - Ⓖ J. QUINN DORGAN, JR.
0.248 ACRES (TRACT IV)
D.V. 281 PG. 140
PID: 10-00479.000
 - Ⓗ J. QUINN DORGAN, JR.
D.V. 281 PG. 140
10.25 ACRES (DEED-TRACT II)
6.395 ACRES (AUDITOR)
PID: 10-00478.000
 - Ⓙ J. QUINN DORGAN, JR.
D.V. 281 PG. 140
3 ACRES (DEED-TRACT I)
2.646 ACRES (AUDITOR)
PID: 10-01834.000
 - Ⓚ J. QUINN DORGAN, JR.
D.V. 281 PG. 140
1.10 ACRES (TRACT III)
PID: 10-00474.000
 - Ⓛ J. QUINN DORGAN, JR.
D.V. 281 PG. 140
0.867 ACRES (TRACT II)
PID: 08-01370.000
- ADJOINERS**
- ① ROBERT L. & CAROLYN V. GOSE
O.R.V. 204 PG. 2397
LOT 16
PID: 10-01082.000
 - ② MICHAEL A. SMITH
O.R.V. 234 PG. 2049
LOT 15
PID: 10-01767.000
 - ③ MICHAEL A. SMITH
O.R.V. 234 PG. 2049
LOT 14
PID: 10-01766.000

TRACT 1			
LINE	BEARING	DISTANCE	
R1	N 86°37'50" E	12.02'	
L1	N 33°34'29" W	36.12'	
L2	S 86°37'50" W	12.02'	
L3	N 33°34'29" W	765.10'	
L4	N 19°08'03" E	340.88'	
L5	S 31°19'36" E	603.22'	
L6	N 58°53'06" E	194.66'	
L7	S 35°31'30" E	220.30'	
L8	N 54°30'33" E	151.67'	
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	385.28'	449.75'	66°52'58"
CHORD LENGTH CHORD BEARING			
	424.64'	S 14°32'43" E	
L9	S 34°40'21" W	54.23'	
L10	S 86°37'50" W	465.02'	

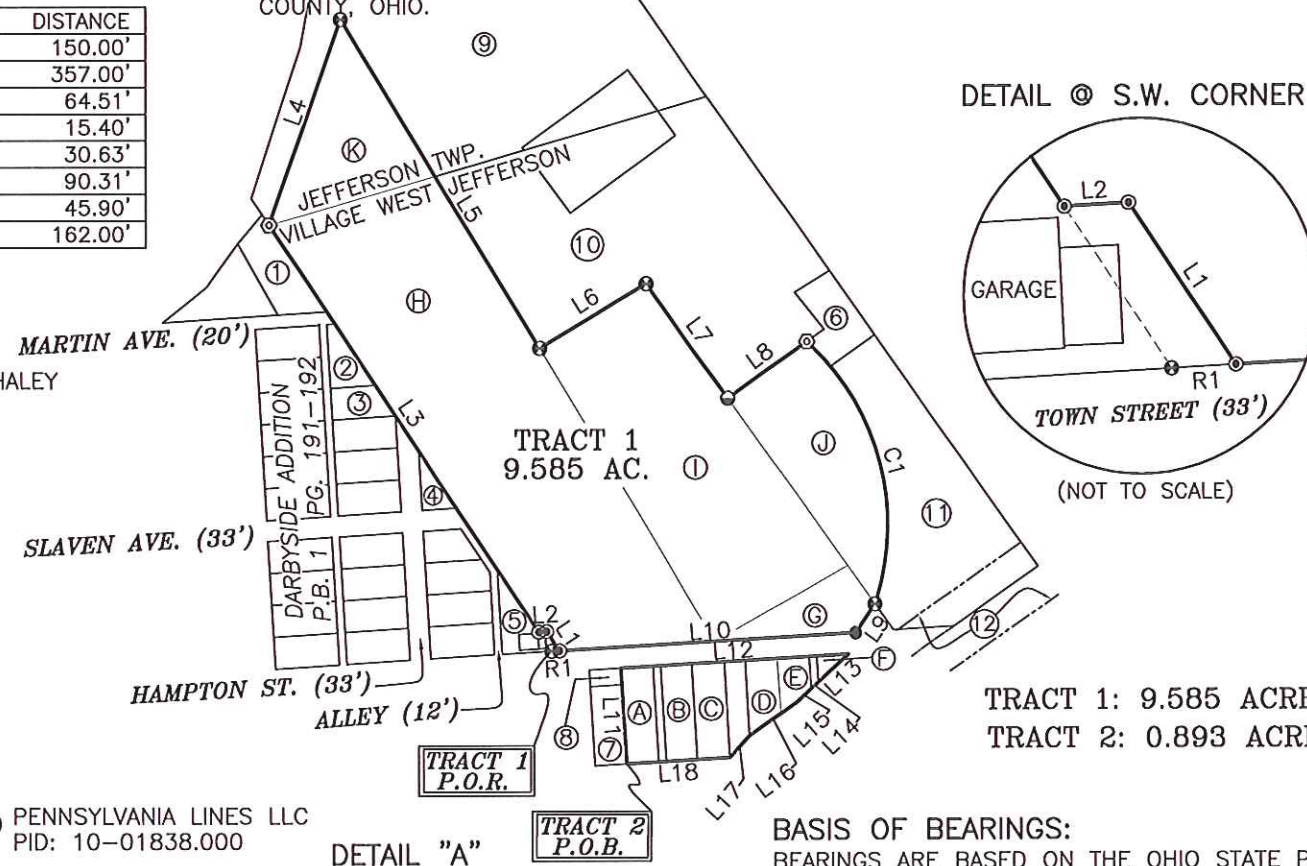
TRACT 2		
LINE	BEARING	DISTANCE
L11	N 03°22'10" W	150.00'
L12	N 86°37'50" E	357.00'
L13	S 47°34'49" W	64.51'
L14	S 47°12'37" W	15.40'
L15	S 47°07'03" W	30.63'
L16	S 54°22'45" W	90.31'
L17	S 42°36'06" W	45.90'
L18	S 86°37'50" W	162.00'

- ④ LARRY A. OHARRA
O.R.V. 254 PG. 2086
LOT 6
PID: 10-01237.000
- ⑤ TOMMY & BEVERLY K. WHALEY
D.V. 225 PG. 94
LOT 1
PID: 10-01747.000
- ⑥ MARK S. CHICKERELLA
O.R.V. 123 PG. 959
0.230 ACRES
PID: 10-00901.001
- ⑦ JOHN DAVIS & GENEVIEVE M. GARTLAND
D.V. 284 PG. 496
PT. LOT 12
PID: 10-01284.000
- ⑧ JOHN DAVIS & GENEVIEVE M. GARTLAND
D.V. 284 PG. 496
PT. LOT 12
PID: 10-01283.000
- ⑨ TIMBERHAVEN, LLC
O.R.V. 205 PG. 2470
7.421 ACRES
PID: 08-00499.000
- ⑩ TIMBERHAVEN LLC
O.R.V. 205 PG. 2470
3.2695 ACRES
PID: 10-00901.000
- ⑪ STRIKEKING PROPERTIES LTD.
O.R.V. 280 PG. 297
1.486 ACRES
PID: 10-00901.002
- ⑫ PENNSYLVANIA LINES LLC
PID: 10-01838.000

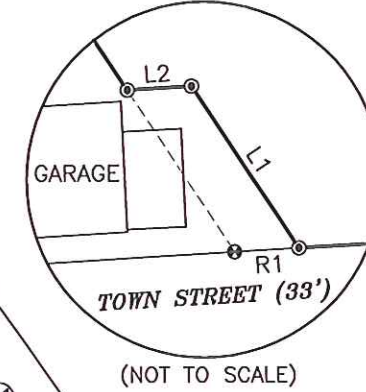
EXHIBIT "B"

SITUATE:

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON, VILLAGE OF WEST JEFFERSON, VIRGINIA MILITARY SURVEY 2836, DAVID MORTIMORE'S ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 15 & 16, BEING PART OF LOT 6 AS CONVEYED TO J. QUINN DORGAN, JR., RECORDED IN DEED VOLUME 236, PAGE 424, ALL OF THE LANDS CONVEYED AS TRACT V (PART OF LOTS 7 AND 8) TO J. QUINN DORGAN, JR., RECORDED IN DEED VOLUME 219, PAGE 184 (1/3 INTEREST), DEED VOLUME 259, PAGE 106 (1/3 INTEREST), AND DEED VOLUME 281, PAGE 140 (1/3 INTEREST), LOT 9 AS CONVEYED TO J. QUINN DORGAN, RECORDED IN DEED VOLUME 214, PAGE 240, LOT 10 AS CONVEYED TO J. QUINN DORGAN, JR., RECORDED IN DEED VOLUME 236, PAGE 421, AND LOT 11 AS CONVEYED TO J. QUINN DORGAN, JR., RECORDED IN DEED VOLUME 214, PAGE 239, AND BEING TRACTS I, II (PART), III, AND IV OF THE LANDS CONVEYED TO DR. J. QUINN DORGAN, JR. (1/3 INTEREST), AS RECORDED IN DEED VOLUME 219, PAGE 184, DEED VOLUME 259, PAGE 106 (1/3 INTEREST), AND DEED VOLUME 281, PAGE 140 (1/3 INTEREST), ALL REFERENCES CONTAINED HEREIN ARE TO THE MADISON COUNTY RECORDER'S RECORDS, MADISON COUNTY, OHIO.



DETAIL @ S.W. CORNER

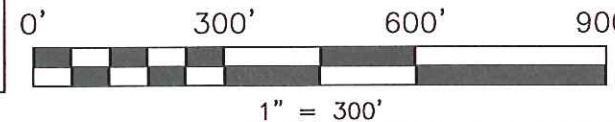


TRACT 1: 9.585 ACRES
TRACT 2: 0.893 ACRES - (0.737 Ac. net)

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83, OHIO SOUTH ZONE, SHOWING THE NORTH LINE OF TOWN STREET AS BEING N 86°37'50" E.

NOTE:
SUBJECT TO ALL LEGAL STREETS, HIGHWAYS, RIGHT-OF-WAYS, ALLEYS, EASEMENTS, AGREEMENTS AND/OR CONDITIONS OF RECORD, IF ANY.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- ⊙ 3/4" IRON PIPE (FOUND)
- ⊙ 5/8" IRON PIPE (FOUND)
- 1/2" IRON PIPE (FOUND)
- 5/8" REBAR (FOUND)
- ⊙ 5/8" REBAR & CAP (FOUND)
- "THOMAS ENGR & SURVEYING"
- ⊙ 5/8" x 30" REBAR & CAP (SET)
- "CENTRAL SURV. CO., LTD."



CENTRAL SURVEYING CO., LTD.
William L. Willis
WILLIAM L. WILLIS 11/14/2012
P.S. NO. 7168

CENTRAL SURVEYING CO., LTD.
7563 East Main Street
Reynoldsburg, Ohio 43068

FOR:
FRANKLIN REAL ESTATE COMPANY
BOUNDARY SURVEY - 10.478± ACRES

Drawn By: DS	Checked By: WW
Scale: 1"=300'	Date: 10/12/12
File Name: 120708-11X17	Drawing Number:
Revisions: 11/14/12	2012-0708

Exhibit "A"

Description of 0.893 Acres, Tract 2

for

Real Franklin Estate Company

Situated in the State of Ohio, County of Madison, Village of West Jefferson, Virginia Military Survey 2836, David Mortimore's Addition, as recorded in Plat Book 1, page 15 & 16, being part of Lot 6 as conveyed to J. Quinn Dorgan, Jr., recorded in Deed Volume 236, page 424, all of the lands conveyed as Tract V (part of Lots 7 and 8) to J. Quinn Dorgan, Jr., recorded in Deed Volume 219, page 184 (1/3 interest), Deed Volume 259, Page 106 (1/3 interest), and Deed Volume 281, page 140 (1/3 interest), Lot 9 as conveyed to J. Quinn Dorgan, recorded in Deed Volume 214, Page 240, Lot 10 as conveyed to J. Quinn Dorgan, Jr., recorded in Deed Volume 236, page 421, and Lot 11 as conveyed to J. Quinn Dorgan, Jr., recorded in Deed Volume 214, page 239, and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Beginning at 3/4 inch iron pipe found at the southwest corner of Lot 11, the southwest corner of the Dorgan Tract described in Deed Volume 214, page 239, the southeast corner of Lot 12 as conveyed to John Davis and Genevieve M. Gartland, recorded in Deed Volume 284, page 496, and on the north line of Main Street (U.S Rt. 40);

thence, **N 03°22'10" W, 150.00 feet** running with the west line of Lot 11 and east line of Lot 12, to a 3/4 inch iron pipe found at the northwest corner of Lot 11, the northeast corner of Lot 12, the northeast corner of said Davis and Gartland tract, and on the south line of Town Street (33' R/W);

thence, **N 86°37'50" E, 357.00 feet** running with south line of Town Street to a point at the northeast corner of Lot 6, the northeast corner of the Dorgan tract described in Deed Volume 236, page 424, and on the westerly line of the lands conveyed to Strikeking Properties LTD., said point is located **S 54°23'50" E, 0.78 feet** from a 3/4 inch iron pipe found;

thence, **S 47°34'49" W, 64.51 feet** running with the northerly line of Conrail Railroad to a 5/8 inch iron pipe found on the west line of Lot 6, on the east line of a 12 foot wide alley, and at the southwest corner of the Dorgan lands conveyed in Deed Volume 236, page 424;

thence, **S 47°12'37" W, 15.40 feet** running with the northerly line of said railroad to a 3/4 inch iron pipe found at the southwest corner of the Dorgan tract conveyed to J. Quinn Dorgan, Jr., recorded in Deed Volume 219, page 184 (1/3 interest), Deed Volume 259, Page 106 (1/3 interest), and Deed Volume 281, page 140 (1/3 interest), said point also being the southwest corner of a 12 foot wide alley;

thence, **S 47°07'03" W, 30.63 feet** continuing with the northerly line of said railroad to a 5/8 inch iron pipe found at a corner of the aforementioned Dorgan tract;

thence, **S 54°22'45" W, 90.31 feet** continuing with the northerly line of said railroad to a capped 5/8 inch iron pipe stamped "Thomas Engr & Surveying" found on the west line of Lot 7, the east line of Frey Avenue (33' R/W, unimproved), and at the southwest corner of the aforementioned Dorgan tract;

thence, **S 42°36'06" W, 45.90 feet** continuing with the northerly line of said railroad to a 5/8 inch rebar and cap set on the west line of Frey Avenue (33' R/W, unimproved), on the north line of Main Street (U.S. Rt. 40), at the southeast corner of Lot 9, and the southeast corner of the Dorgan lands conveyed in Deed Volume 214, page 240;

thence, **S 86°37'50" W, 162.00 feet** running with the north line of Main Street to the point of beginning, containing **0.893 acres**, excluding **0.156 acres** which is public rights-of-way for Frey Avenue and alleys, leaving **0.737 net acres**, and being subject to all legal easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me or under my supervision, this 10th day of October, 2012.

All pins set are 5/8" x 30" rebar with a yellow plastic cap stamped "Central Surv Co., Ltd.".

Bearings are based on computations from the Ohio State Plane Coordinate System, Ohio South Zone, showing the north line of Town Street as being S 86°37'50" E.



William L. Willis
William L. Willis, P.S. 7168
CENTRAL SURVEYING CO., LTD.
7563 E. Main Street
Reynoldsburg, OH 43068

Exhibit "A"

Description of 9.585 Acres, Tract 1

for

Franklin Real Estate Company

Situated in the State of Ohio, County of Madison, Township of Jefferson, Village of West Jefferson, Virginia Military Survey 2836, and being Tracts I, II (part), III, and IV of the lands conveyed to Dr. J. Quinn Dorgan, Jr. (1/3 interest), as recorded in Deed Volume 219, Page 184, Deed Volume 259, page 106 (1/3 interest), and Deed Volume 281, Page 140 (1/3 interest), all references contained herein are to Madison County Recorder's records, Madison County, Ohio and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Beginning for a point of reference at a 3/4 inch iron pipe found at the southwesterly corner of Tract II, said corner also being the southeasterly corner of Lot 1 in Darbyside Addition, as recorded in Plat Book 1, page 191 & 192, and the southeast corner of the lands conveyed to Tommy and Beverly K. Whaley, as recorded in Deed volume 225, page 94;

thence, **N 86° 37' 50" E, 12.02 feet** running with the southerly line of said Dorgan lands to a 5/8 inch rebar and cap set at the **true point of beginning**;

thence, running within said Dorgan lands the following two (2) consecutive courses:

- 1. N 33°34'29" W, 36.12 feet** to a 5/8 inch rebar and cap set;
- 2. S 86°37'50" W, 12.02 feet** to a 5/8 inch rebar and cap set on the westerly line of said Dorgan lands, said point also being on the easterly line of said Lot 1 in Darbyside Addition;

thence, **N 33°34'29" W, 765.10 feet** to a 5/8 inch rebar capped "Thomas Engr & Surveying" found at the northwesterly corner of said Tract II and on the south side of Little Darby Creek, said point also being on the north corporation line of the Village of West Jefferson, on the south line of Jefferson Township, on the east line of the lands conveyed to Robert L. and Carolyn V. Gose, as recorded in deed O.R.V. 204, page 2397, and at a corner of the lands conveyed to Timberhaven LLC, as recorded in O.R.V. 205, page 2470;

thence, **N 19°08'03" E, 340.88 feet** running with the southerly line of said Timberhaven LLC tract to a 3/4 inch iron pipe found at the northeast corner of said Tract II and at a corner of said Timberhaven LLC tract;

thence, **S 31°19'36" E, 603.22 feet**, passing the south line of Jefferson Township and the north corporation line of the Village of West Jefferson at 287.92 feet, to a 3/4 inch iron pipe found on the easterly line of said Tract II, at the northwest corner of Tract I, and at a corner of said Timberhaven LLC tract;

thence, **N 58°53'06" E, 194.66 feet** to a 3/4 inch iron pipe found at the northeast corner of said Tract I and a corner of said Timberhaven LLC tract;

thence, **S 35°31'30" E, 220.30 feet** to a 5/8 inch iron pipe found on the east line of Tract I, at the northwesterly corner of Tract III, and at a corner of said Timberhaven LLC tract;

thence, **N 54°30'33" E, 151.67 feet** to a capped 5/8 inch iron pipe stamped "Thomas Engr & Surveying" found at the northeasterly corner of said Tract III, at a corner of said Timberhaven LLC tract, at a corner of the lands conveyed to Mark S. Chickerella, as recorded in O.R.V. 123, page 959, and on the westerly line of an abandoned railroad;

thence, along a curve to the right of said abandoned railroad right-of-way having a radius of **385.28 feet**, a central angle of **66°52'58"**, an arc length of **449.75 feet**, and a chord bearing **S 14°32'43" E** a distance of **424.64 feet** to a 3/4 inch iron pipe found at the south corner of said Tract III, the easterly corner Tract IV, and at a corner of the lands conveyed to Strikeking Properties LTD, as recorded in O.R.V. 280, page 297;


thence, **S 34°40'21" W, 54.23 feet** to a 1/2 inch iron pipe found at the southeasterly corner of said Tract IV, on said railroad right-of-way, and on the north line of Town Street (33' R/W, unimproved);

thence, **S 86°37'50" W, 465.02 feet** along the north line of said Town Street, passing the westerly corner of Tract IV and the southeasterly corner of Tract II at 220.30 feet, to the point of beginning and containing **9.585 acres**, of which 0.869 acres lie in the Township of Jefferson and 8.716 acres lie in the Village of West Jefferson, and being subject to all legal easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me or under my supervision, this 10th day of October, 2012.

All pins set are 5/8" x 30" rebar with a yellow plastic cap stamped "Central Surv Co., Ltd."

Bearings are based on computations from the Ohio State Plane Coordinate System, Ohio South Zone, showing the north line of Town Street as being N 86°37'50" E.




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