

P & L SYSTEMS, INC.

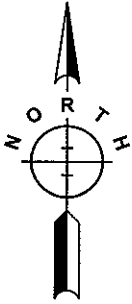
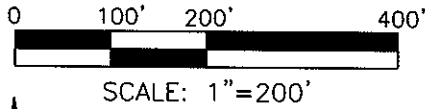
SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE
WESTERVILLE, OHIO 43081

PLAT OF SURVEY

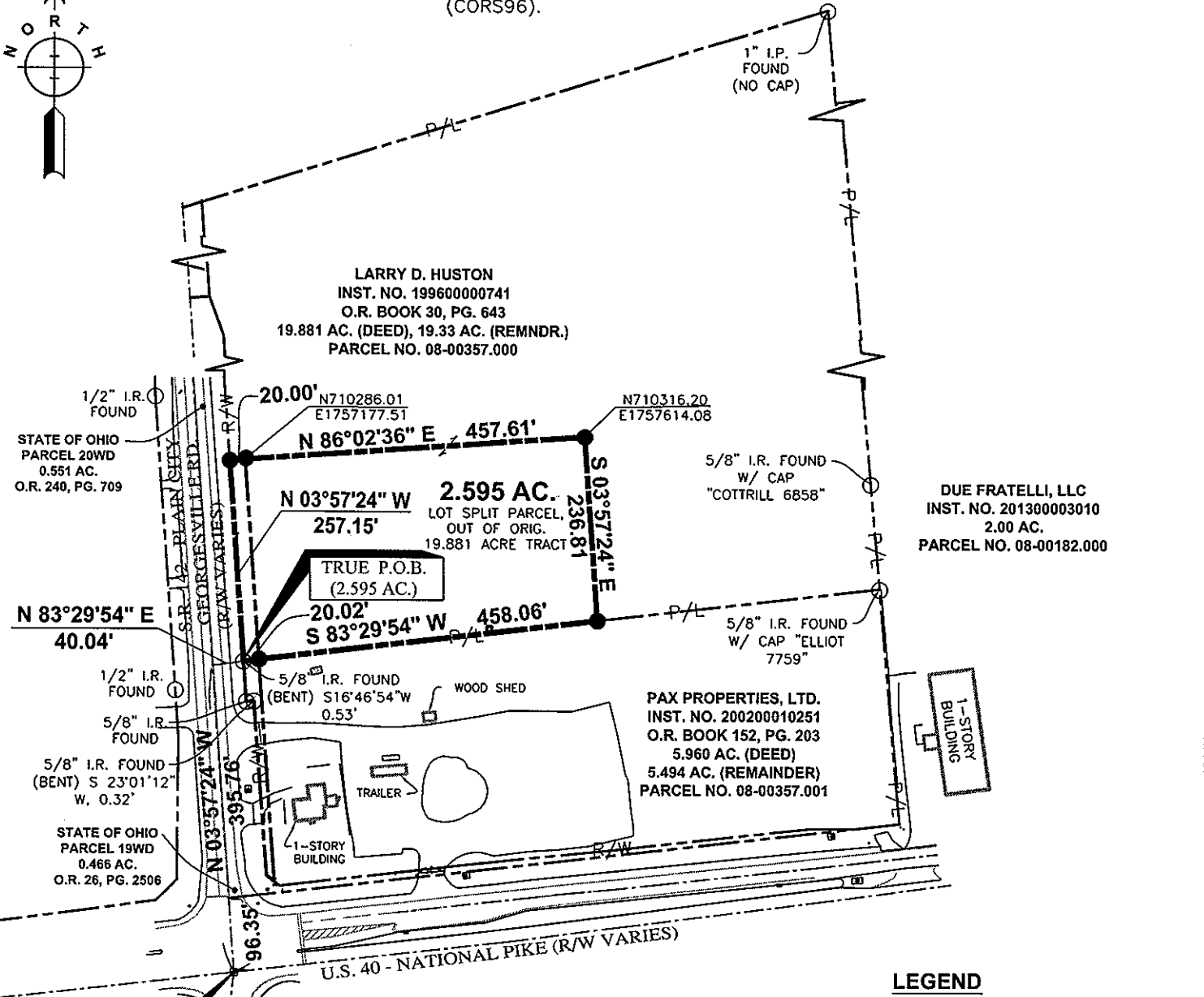
2.595 ACRE PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON AND VIRGINIA MILITARY SURVEY NUMBER 2678, AND BEING A 2.595 ACRE PARCEL, OUT OF ON ORIGINAL 19.881 ACRE TRACT AS CONVEYED TO LARRY D. HUSTON IN OFFICIAL RECORD BOOK 30, PAGE 643, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE MADISON COUNTY RECORDER'S OFFICE, LONDON, OHIO.



BASIS OF BEARINGS:

THE BEARING SYSTEM FOR THIS PLAT IS BASED UPON THE CENTERLINE BEARING OF STATE ROUTE 142, BEING N 03°57'24" W, AS DETERMINED BY GPS SURVEY UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION (VRS) REAL TIME KINEMATIC NETWORK IN THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PER NAD83 (CORS96).



LEGEND

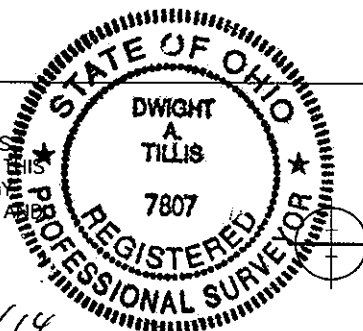
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- PARCEL BOUNDARY
- CENTER LINE OF ROAD
- I.P./I.R. FOUND (AS NOTED)
- CONC. MON. FOUND (W/ 5/8" REBAR)
- IRON PIN SET (3/4" I.P., 30" LENGTH W. YELLOW CAP "P&L SYST.")
- (M) MEASURED
- (R) RECORD

DATA SOURCES :

- 1) MADISON COUNTY DEED RECORDS, TAX MAPS, GIS, ROAD & SURVEY RECORDS AND MONUMENTATION.
- 2) FIELD SURVEY CONDUCTED IN MAY AND JUNE 2013, AND MARCH 2014.

CERTIFICATION :

I, THE UNDERSIGNED HEREBY CERTIFY THAT P & L SYSTEMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



Dwight A. Tillis
SIGNATURE

4/2/14
DATE

P & L Systems, Inc.

Surveyors • Engineers
Planners

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Westerville, Ohio 43081
Phone: (614) 891-4970
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**2.595 Acre
Parcel Description**

Situated in the State of Ohio, County of Madison, Township of Jefferson, and Virginia Military Survey Number 2678, and being a 2.595 acre parcel, out of an original 19.881 acre tract of land as conveyed to Larry D. Huston in Official Record Book 30, Page 643, with all record references cited herein being of the Madison County Recorder's Office, London, Ohio, and said 2.595 acre parcel being more particularly bounded and described as follows:

Beginning for reference at a found five-eighths (5/8") inch rebar in concrete in a monument box assembly at the centerline intersection of U.S. Route 40 (eastbound lanes), State Route 142 and County Road 7, and the commencement point of two road right-of-way parcels: the 0.466 acre Parcel 19-WD as described and conveyed to the State of Ohio, in Official Record Book 26, Page 2506 and the 0.551 acre Parcel 20-WD as described and conveyed to the State of Ohio in Official Record Book 240, Page 709;

Thence N 03° 57'24" W, leaving said centerline intersection, and along the centerline of said State Route 142 and the westerly line of said Parcel 19-WD, passing the true point of beginning and the southwesterly corner of said Parcel 19-WD at a distance of 96.35 feet, a total distance of 395.76 feet to a point at the northwesterly corner of said Parcel 19-WD, and the southwesterly corner of said Parcel 20-WD;

Thence N 83° 29'54" E, leaving said centerline of State Route 142, and along the northerly line of said Parcel 19-WD and the southerly line of said Parcel 20-WD, a distance of 40.04 feet to a point on the existing easterly right-of-way line of said State Route 142 at the northeasterly corner of said Parcel 19-WD and the southeasterly corner of said Parcel 20-WD, and on the southerly line of said original 19.881 acre tract and the northerly line of the original 5.960 acre tract as conveyed to Pax Properties, Ltd. in Official Record Book 152, Page 203, said point being referenced by a bent five-eighths (5/8") inch rebar found, bearing S 16° 46'55" W at a distance of 0.53 feet, and said point being the true point of beginning of the parcel herein described;

PAGE 2 – 2.595 ACRE PARCEL DESCRIPTION

Thence N 03° 57'24" W, leaving said southerly line of the original 19.881 acre tract and said northerly line of the original 5.960 acre tract, and crossing a portion of said original 19.881 acre tract along said existing easterly right-of-way line of State Route 142, and being a perpendicular distance of forty (40) feet easterly of, and parallel to, said centerline of State Route 142, a distance of 257.15 feet to an iron pin set;

Thence N 86° 02'36" E, leaving said existing easterly right-of-way line of State Route 142, and continuing across a portion of said original 19.881 acre tract, passing an iron pin set on the proposed easterly right-of-way line of said State Route 142 at a distance of 20.00 feet, a total distance of 457.61 feet to an iron pin set;

Thence S 03° 57'24" E, continuing across a portion of said original 19.881 acre tract, a distance of 236.81 feet to an iron pin set on said southerly line of the original 19.881 acre tract and said northerly line of the original 5.960 acre tract;

Thence S 83° 29'54" W, along said southerly line of the original 19.881 acre tract and said northerly line of the original 5.960 acre tract, passing an iron pin set on said proposed easterly right-of-way line of said State Route 142 at a distance of 438.04 feet, a total distance of 458.06 feet to the true point of beginning of the parcel herein described, containing 2.595 acres, more or less, and subject to all conditions, covenants, easements, restrictions and rights-of-way of previous record.

The "iron pins set" are three-quarter (3/4) inch inside diameter, thirty (30) inches in length, hollow iron pipes with plastic caps stamped "P & L SYST."

The basis of bearings system for this description is the centerline of State Route 142, being N 03° 57'24" W, as determined by GPS survey utilizing the Ohio Department of Transportation's Virtual Reference Station (VRS) Real Time Kinematic Network, in the Ohio State Plane Coordinate System, South Zone, per NAD83 (CORS96).

This description was prepared by Dwight A. Tillis, Ohio Registered Surveyor Number P.S. 7807, of P & L Systems, Inc. in March of 2014, and is based upon record information and an actual field survey of the site conducted in May and June of 2013 and March of 2014.

P & L Systems, Inc.



4/2/14
Date

