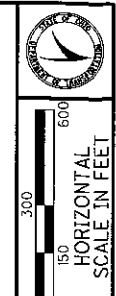


PLAT OF SURVEY FOR:
THE OHIO DEPARTMENT OF NATURAL RESOURCES

STATE OF OHIO
JEFFERSON TOWNSHIP
MADISON COUNTY
PART OF VMS 2451 AND 2682

150' 0" 150' 300' 450'
GRAPHIC SCALE



NOTE
VMS LINES ARE APPROXIMATE EXCEPT WHERE THEY ARE COMMON WITH SURVEYED BOUNDARY LINES

ALL IRON PINS SET ARE 30" BY 5/8" DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "ODOT AE"

P.I. Sta. 646+54.71
Δ = 13° 38' 15" (L.T.)
Dc = 0° 28' 00"
R = 12,277.67'
L = 1,468.10'
T = 2,922.32'
E = 87.46'
C = 2,915.43'
C.B. = N 75° 39' 53" E

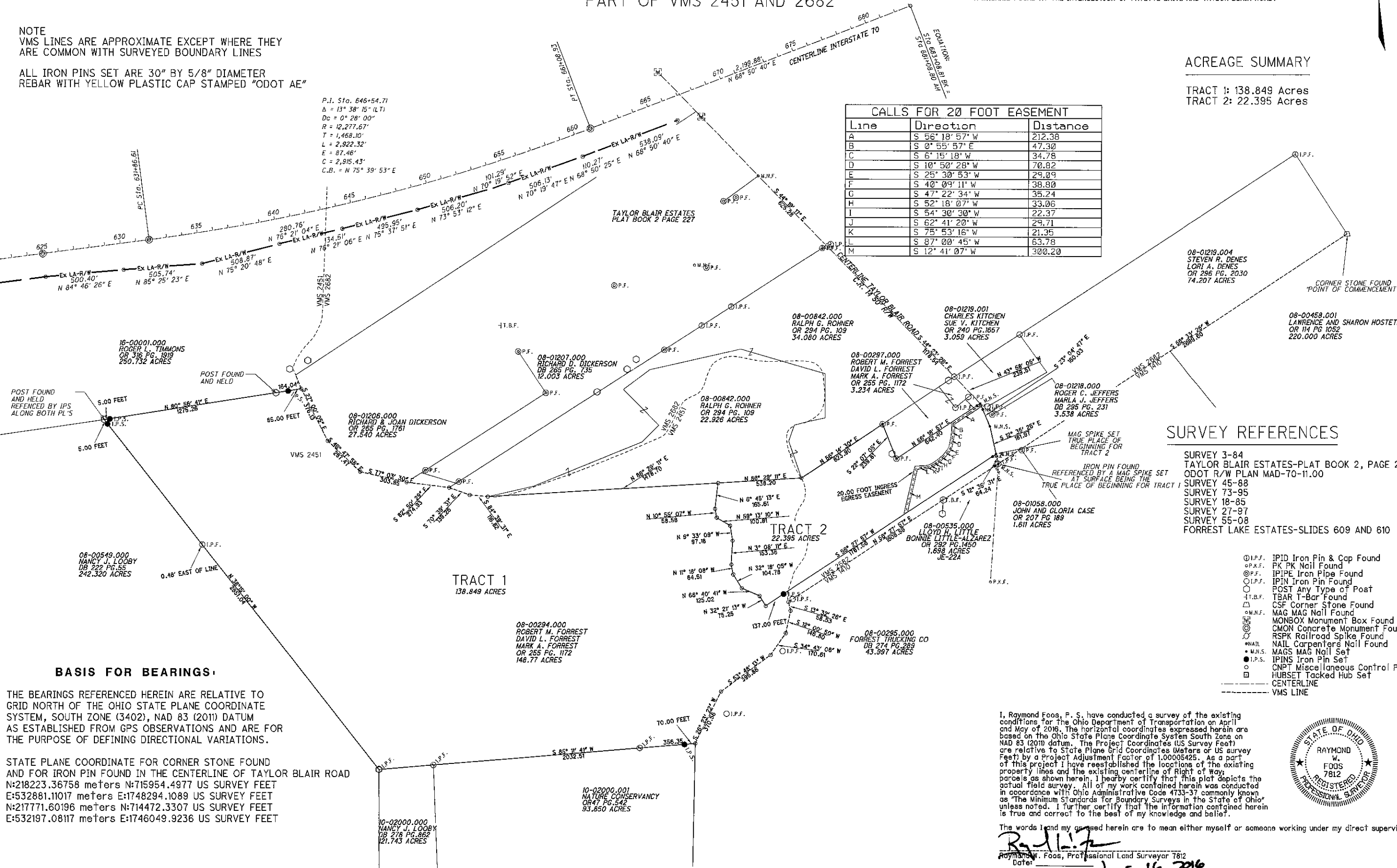
POINT OF BEGINNING FOR TRACT 1 BEARS S 39° 51' 26" E 2409.20' FROM A MAGNAIL FOUND AT THE INTERSECTION OF FAYETTE DRIVE AND TAYLOR BLAIR ROAD.
POINT OF BEGINNING FOR TRACT 2 BEARS S 40° 34' 21" E 2352.26' FROM A MAGNAIL FOUND AT THE INTERSECTION OF FAYETTE DRIVE AND TAYLOR BLAIR ROAD.

ACREAGE SUMMARY

TRACT 1: 138.849 Acres
TRACT 2: 22.395 Acres

Line	Direction	Distance
A	S 56° 18' 57" W	212.38
B	S 0° 55' 57" E	47.30
C	S 6° 15' 18" W	34.78
D	S 10° 50' 28" W	70.82
E	S 25° 30' 53" W	29.09
F	S 40° 09' 11" W	38.80
G	S 47° 22' 34" W	35.24
H	S 52° 18' 07" W	33.06
I	S 54° 30' 30" W	22.37
J	S 62° 41' 20" W	29.71
K	S 75° 53' 16" W	21.35
L	S 87° 00' 45" W	63.78
M	S 12° 41' 07" W	300.20

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SURVEY REFERENCES

- SURVEY 3-84 TAYLOR BLAIR ESTATES-PLAT BOOK 2, PAGE 227
- ODOT R/W PLAN MAD-70-11.00
- SURVEY 45-88
- SURVEY 73-95
- SURVEY 18-85
- SURVEY 27-97
- SURVEY 55-08 FORREST LAKE ESTATES-SLIDES 609 AND 610

- ⊙ I.P.F. IPID Iron Pin & Cap Found
- ⊙ P.K. PK Nail Found
- ⊙ I.P.E. Iron Pipe Found
- ⊙ I.P.F. Iron Pin Found
- ⊙ POST Any Type of Post
- ⊙ T.B.F. T-Bar Found
- ⊙ CSF Corner Stone Found
- ⊙ M.A.G. MAG Nail Found
- ⊙ MONBOX Monument Box Found
- ⊙ CMON Concrete Monument Found
- ⊙ RSPK Railroad Spike Found
- ⊙ NAIL Carpenters Nail Found
- ⊙ M.A.G.S. MAG Nail Set
- ⊙ I.P.S. Iron Pin Set
- ⊙ CNPT Miscellaneous Control Point
- ⊙ HUBSET Tacked Hub Set
- ⊙ CENTERLINE
- ⊙ VMS LINE

I, Raymond W. Foos, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation on April and May of 2016. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System South Zone on NAD 83 (2011) datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (Meters or US survey Feet) by a Project Adjustment Factor of 1.00005425. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way parcels as shown herein. I hereby certify that this plat depicts the actual field survey. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "The Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. I further certify that the information contained herein is true and correct to the best of my knowledge and belief.

The words I and my ass used herein are to mean either myself or someone working under my direct supervision.
Raymond W. Foos, Professional Land Surveyor 7812
Date: June 16, 2016

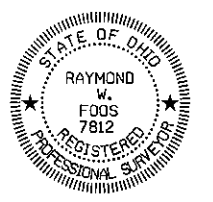
BASIS FOR BEARINGS:
THE BEARINGS REFERENCED HEREIN ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (3402), NAD 83 (2011) DATUM AS ESTABLISHED FROM GPS OBSERVATIONS AND ARE FOR THE PURPOSE OF DEFINING DIRECTIONAL VARIATIONS.

STATE PLANE COORDINATE FOR CORNER STONE FOUND AND FOR IRON PIN FOUND IN THE CENTERLINE OF TAYLOR BLAIR ROAD
N:218223.36758 meters N:715954.4977 US SURVEY FEET
E:532881.11017 meters E:1748294.1089 US SURVEY FEET
N:217771.60196 meters N:714472.3307 US SURVEY FEET
E:532197.08117 meters E:1746049.9236 US SURVEY FEET

MADISON COUNTY BOUNDARY FOR ROBERT FORREST ON BEHALF OF ODNR

PID NO. NO PID

R/W DESIGNER MEO R/W REVIEWER RWF



TRACT 1
138.8490 Acres

Situated in Jefferson Township, County of Madison, State of Ohio, being a part of parcel 08-00294.000, which is a 148.77 acre tract deeded to Robert M., David L., and Mark A. Forrest as described in Official Record 255, Page 1172 of the Madison County Recorder's office, also being part of Virginia Military Surveys 2451 and 2682 and being more particularly described as follows:

Commencing, for reference, at a corner stone found marking the northeast corner of a 74.207 acre tract of land conveyed to Steven R. and Lori A. Denes as recorded in Official Record 296, page 2030 of the Madison County Recorder's Office and being located on a westerly line of Lawrence Hostetler's 220.000 acre tract recorded in Official Record 114, page 1052 of said Madison County Recorder's Office;

thence South 56 degrees 33 minutes 25 seconds West a distance of 2689.60 feet to an iron pin found 1.5 feet below the pavement on the centerline of Taylor Blair Road referenced by a mag spike set on the surface, said point also being South 39 degrees 51 minutes 26 seconds East 2409.20 feet from a magnail found at the intersection of Fayette Drive and Taylor Blair Road, also being the northwest corner of a 1.611 acre tract deeded to Gloria J. and John W. Case as described in Official Record 207, Page 189 of the Madison County Recorder's Office and being the northeast corner of a 1.698 acre tract deeded to Lloyd H. Little and Bonnie Little-Alvarez as described in Official Record 292, Page 1450 Madison County Recorder's Office, said iron pin also marks the **point of beginning** of the tract herein described;

thence **South 56 degrees 27 minutes 57 seconds West** a distance of **1608.59 feet**, along the northerly line of said Little tract, and the northerly line of a 43.997 acre tract deeded to Forrest Trucking Company as described in Deed Book 274, Page 289 of the Madison County Recorder's Office passing over an iron pin set at 26.79 feet and an iron bar found at 1576.11 feet, to the center of the Little Darby Creek;

thence following the center of the creek for the following 5 courses;

thence **South 13 degrees 32 minutes 26 seconds East** a distance of **58.53 feet** to a point in the center of said Little Darby Creek;

thence **South 12 degrees 00 minutes 50 seconds West** a distance of **146.80 feet** to a point in the center of said Little Darby Creek;

thence **South 34 degrees 43 minutes 06 seconds West** a distance of **170.61 feet** to a point in the center of said Little Darby Creek;

thence **South 53 degrees 48 minutes 13 seconds West** a distance of **395.86 feet** to a point in the center of said Little Darby Creek;

thence **South 26 degrees 23 minutes 22 seconds West** a distance of **370.56 feet** to a point in the center of said Little Darby Creek and being the northeast corner of a 93.850 acre tract of land deeded to Nature Conservancy as described in Official Record 47, Page 542 of the Madison County Recorder's Office;

thence **South 85 degrees 11 minutes 41 seconds West** a distance of **2032.51 feet** passing an iron pin set at 70.00 feet along the northerly line of said 93.85 acre tract and a 121.743 acre tract of land deeded to Nancy J. Looby as described in Deed Book 278, Page 862 of the Madison County Recorder's Office to an iron pin found, also marking the northwest corner of said Looby's 121.743 acre tract, passing over an iron pin found at 356.35 feet;

thence **North 38 degrees 15 minutes 00 seconds West** a distance of **2851.04 feet** along the easterly line of a 242.320 acre tract of land deeded to Nancy J. Looby as described in Deed Book 222, Page 55 of the Madison County Recorder's Office to a wood post found referenced by an iron pin set at 2846.04 feet, said post marks the northeast corner of said Looby tract and is located on the southerly line of a 250.732 acre tract of land deeded to Roger L. Timmons as recorded in Official Record 316, Page 1919 of the Madison County Recorder's Office, passing over an iron pin found at 1831.08 feet and being 0.46 feet east of line;

thence **North 80 degrees 56 minutes 41 seconds East** a distance of **1275.26 feet** along the southerly line of said Timmons tract to the center of the Little Darby Creek, passing a reference iron pin set at 5.00 feet, a wooden post found at 1111.22 feet, and an iron pin set at 1190.26 feet;

thence following the center of the creek for the following 6 courses;

thence **South 27 degrees 00 minutes 05 seconds East** a distance of **376.13 feet** along the westerly line of Richard and Joan Dickerson's 27.540 acre tract as described in Official Record 265, Page 1761 of the Madison County Recorder's Office, to a point in the center of said Little Darby Creek;

thence **South 46 degrees 47 minutes 58 Seconds East** a distance of **287.47 feet** along the westerly line of said Dickerson's tract, to a point in the center of said Little Darby Creek;

thence **South 77 degrees 03 minutes 30 seconds East** a distance of **303.95 feet** along the southwesterly line of said Dickerson's tract, to a point in the center of said Little Darby Creek, said point being the southwest corner of said 27.540 acre tract;

thence **South 82 degrees 50 minutes 29 seconds East** a distance of **274.93 feet** along the center of said Little Darby Creek, to the northwest corner of a 34.080 acre tract of land deeded to Ralph G. Rohner as described in Official Record 294, Page 109 of the Madison County Recorder's Office, to a point in the center of said Little Darby Creek;

thence **South 70 degrees 39 minutes 31 seconds East** a distance of **139.26 feet** along the westerly line of said Rohner's 34.080 acre tract, to a point in the center of said Little Darby Creek;

thence **South 70 degrees 39 minutes 31 seconds East** a distance of **139.26 feet** along the westerly line of said Rohner's 34.080 acre tract, to a point in the center of said Little Darby Creek;

thence **South 84 degrees 39 minutes 31 seconds East** a distance of **116.82 feet** along the westerly line of said Rohner's 34.080 acre tract, to the southwest corner of said tract and the southwest corner of 22.926 acre tract of land deeded to Ralph G. Rohner as described in Official Record 294, Page 109 of the Madison County Recorder's Office, to a point in the center of said Little Darby Creek;

thence **North 86 degrees 29 minutes 11 seconds East** a distance of **1478.70 feet** leaving the creek, along the southerly line of said Rohner's 22.926 acre tract;

thence **South 6 degrees 45 minutes 13 seconds West** a distance of **165.61 feet** to a point;

thence **South 10 degrees 55 minutes 07 seconds East** a distance of **58.58 feet** to a point;

thence **South 59 degrees 13 minutes 10 seconds East** a distance of **100.91 feet** to a point;

thence **South 9 degrees 33 minutes 09 seconds East** a distance of **97.18 feet** to a point;

thence **South 3 degrees 08 minutes 11 seconds West** a distance of **153.36 feet** to a point;

thence **South 11 degrees 18 minutes 08 seconds East** a distance of **64.51 feet** to a point;

thence **South 32 degrees 18 minutes 05 seconds East** a distance of **104.78 feet** to a point;

thence **South 66 degrees 40 minutes 41 seconds East** a distance of **125.02 feet** to a point;

thence **South 32 degrees 21 minutes 13 seconds East** a distance of **75.25 feet** to a point;

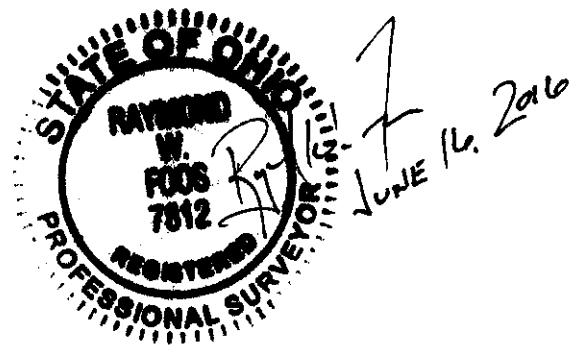
thence **North 56 degrees 27 minutes 57 seconds East** a distance of **1767.56 feet**, passing an iron pin set at 137.00 feet and an iron pin set on the right of way for Taylor Blair Road at 1740.80 feet, to a mag nail set in the center of Taylor-Blair Road;

thence **South 12 degrees 35 minutes 31 seconds East** a distance of **64.24 feet**, along the centerline of Taylor Blair Road and the westerly line of 3.538 acre tract deeded to Roger Jeffers as described in Deed Book 295, Page 231 of Madison County Recorder's Office, to the Principal Place of Beginning;

The above described tract contains **138.849** acres more or less, of which approximately 133.650 acres lie in VMS 2451 and 2.190 acres lie in VMS 2682 and is based on a survey by Raymond W. Foos P.S., Professional Surveyor Number 7812, dated June 6, 2016. The above described tract is subject to all legal highways, easements, and restrictions of record.

Iron pins set are 30" by 5/8" diameter rebar with plastic yellow cap stamped "ODOT AE".

The bearings referenced herein are relative to grid north of the Ohio State plane coordinate system, south zone (3402), NAD 83 (2011) datum as established from GPS observations and are for the purpose of defining directional variations.



Tract 2
22.395 Acres

Situated in Jefferson Township, County of Madison, State of Ohio, being a part of parcel 08-00294.000, which is a 148.77 acre tract deeded to Robert M., David L., and Mark A. Forrest as described in Official Record 255, Page 1172 of the Madison County Recorder's office, also being part of Virginia Military Surveys 2451 and 2682 and being more particularly described as follows:

Commencing, for reference, at a corner stone found marking the northeast corner of a 74.207 acre tract of land conveyed to Steven R. Denes as recorded in Official Record 296, page 2030 of the Madison County Recorder's Office and being located on the westerly line of Lawrence Hostetler's 220.000 acre tract record in Official Record 114, page 1052 of said Madison County Recorder's Office, said corner stone also being the point of commencement;

thence South 56 degrees 33 minutes 25 seconds West a distance of 2689.60 feet to an iron pin found 1.5 feet below the pavement on the centerline of Taylor Blair Road referenced by a mag spike set on the surface, being the northwest corner of a 1.611 acre tract deeded to Gloria J. and John W. Case as described in Official Record 207, Page 189 of the Madison County Recorder's Office and being the northeast corner of a 1.698 acre tract deeded to Lloyd H. Little and Bonnie Little-Alvarez as described in Official Record 292, Page 1450 Madison County Recorder's Office;

thence North 12 degrees 35 minutes 31 seconds West a distance of 64.24 feet along the centerline of Taylor Blair Road and the westerly line of 3.538 acre tract deeded to Roger C. Jeffers as recorded in Deed Book 295, Page 231 of the Madison County Recorder's Office, to a mag spike set marking the **point of beginning** of the tract herein described, said point also being South 40 degrees 34 minutes 27 seconds East 2352.28 feet from a magnail found at the intersection of Fayette Drive and Taylor Blair Road;

thence **South 56 degrees 27 minutes 57 seconds West** a distance of **1767.56 feet**, passing an iron pin set at 26.77 feet and 1630.56 feet;

thence **North 32 degrees 21 minutes 13 seconds West** a distance of **75.25 feet** to a point;

thence **North 66 degrees 40 minutes 41 seconds West** a distance of **125.02 feet** to a point;

thence **North 32 degrees 18 minutes 05 seconds West** a distance of **104.78 feet** to a point;

thence **North 11 degrees 18 minutes 08 seconds West** a distance of **64.51 feet** to a point;

thence **North 3 degrees 08 minutes 11 seconds East** a distance of **153.36 feet** to a point;

thence **North 9 degrees 33 minutes 09 seconds West** a distance of **97.18 feet** to a point;

thence **North 59 degrees 13 minutes 10 seconds West** a distance of **100.91 feet** to a point;

thence **North 10 degrees 55 minutes 07 seconds West** a distance of **58.58 feet** to a point;

thence **North 6 degrees 45 minutes 13 seconds East** a distance of **165.61 feet** to a point on the southerly line of 22.926 acre tract deeded to Ralph G. Rohner as described in Official Record 294, Page 109 of the Madison County Recorder's Office;

thence **North 86 degrees 29 minutes 11 seconds East** a distance of **538.20 feet** along the southerly line of said Rohner tract to the southeasterly corner of said tract, also being the southwest corner of 34.080 acre tract deeded to Ralph G. Rohner as described in Official Record 294, Page 109 of the Madison County Recorder's Office;

thence **North 56 degrees 14 minutes 30 seconds East** a distance of **623.90 feet**, along the southerly line of said 34.080 acre tract, to an iron pipe found marking the northwest corner of a 2.764 acre tract deeded to Robert M. and Patricia Jean Forrest as described in deed book 231, page 468 of the Madison County Recorder's office;

thence **South 22 degrees 07 minutes 05 seconds East** a distance of **239.81 feet** along the westerly line of said Forrest tract to an iron pipe found marking the southwest corner of said tract;

thence **North 56 degrees 18 minutes 57 seconds East** a distance of **642.40 feet** along the south line of said Forrest tract, passing an iron pin set at 616.96 feet on the right of way line of Taylor Blair Road, to a mag nail set in the center of Taylor-Blair Road;

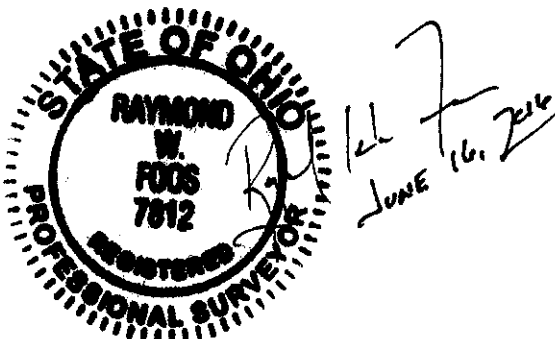
thence **South 23 degrees 04 minutes 47 seconds East** a distance of **160.03 feet**, along the centerline of Taylor-Blair Road to a mag nail set;

thence continuing along the centerline of Taylor-Blair Road **South 12 degrees 35 minutes 25 seconds East** a distance of **181.97 feet** to the Point of Beginning.

The above described tract contains 22.395 acres more or less, and is based on a survey by Raymond W. Foos P.S., Professional Surveyor Number 7812, and dated June 6, 2016. The above described tract is subject to all legal highways, easements, and restrictions of record.

Iron pins set are 30" by 5/8" diameter rebar with plastic yellow cap stamped "ODOT AE".

The bearings referenced herein are relative to grid north of the Ohio state plane coordinate system, south zone (3402), NAD 83 (2011) datum as established from GPS observations and are for the purpose of defining directional variations.



20 Foot Ingress/Egress Easement

Being a 20 foot ingress egress easement in Jefferson Township, County of Madison, State of Ohio, being a part of parcel 08-00294.000, which is a 148.77 acre tract deeded to Robert M., David L., and Mark A. Forrest as described in Official Record 255, Page 1172 of the Madison County Recorder's office, also being part of Virginia Military Survey 2682 and being more particularly described as follows:

Commencing, for reference, at a corner stone found marking the northeast corner of a 74.2073 acre tract of land conveyed to Steven R. Denes as recorded in Official Record 296, Page 2030 of the Madison County Recorder's Office and being located on the westerly line of Lawrence Hostetler's 220.000 acre tract record in Official Record 114, page 1052 of said Madison County Recorder's Office, said corner stone also being the point of commencement;

thence South 56 degrees 33 minutes 25 seconds West a distance of 2689.60 feet to an iron pin found 1.5 feet below the pavement on the centerline of Taylor Blair Road referenced by a mag spike set on the surface, said point also being South 39 degrees 51 minutes 26 seconds East 2409.20 feet from a magnail found at the intersection of Fayette Drive and Taylor Blair Road, also being the northwest corner of a 1.611 acre tract deeded to Gloria J. and John W. Case as described in Official Record 207, Page 189 of the Madison County Recorder's Office and being the northeast corner of a 1.698 acre tract deeded to Lloyd H. Little and Bonnie Little-Alvarez as described in Official Record 292, Page 1450 Madison County Recorder's Office;

thence North 12 degrees 35 minutes 31 seconds West a distance of 181.97 feet along the centerline of Taylor Blair Road and the westerly line of 3.538 acre tract deeded to Roger C. Jeffers as recorded in Deed Book 295, Page 231 of the Madison County Recorder's Office, to a mag spike set;

thence North 23 degrees 04 minutes 47 seconds West a distance of 149.87 feet along the centerline of Taylor Blair Road and the westerly line of said 3.538 acre tract, to the **point of beginning** of the centerline of said 20 foot easement herein described;

thence **South 56 degrees 18 minutes 57 seconds West** a distance of **212.38 feet**, being 10 feet off and parallel to the southerly line of 3.234 acre tract deeded to Robert M. Forrest as recorded in Official Record 255, Page 1172 of the Madison County Recorder's Office;

thence **South 0 degrees 55 minutes 57 seconds East** a distance of **47.30 feet**;

thence **South 6 degrees 15 minutes 18 seconds West** a distance of **34.78 feet**;

thence **South 10 degrees 50 minutes 28 seconds West** a distance of **70.82 feet**;

thence **South 40 degrees 09 minutes 11 seconds West** a distance of **38.80 feet**;

thence **South 47 degrees 22 minutes 34 seconds West** a distance of **35.24 feet**;

thence **South 52 degrees 18 minutes 07 seconds West** a distance of **33.06 feet**;

thence **South 54 degrees 30 minutes 30 seconds West** a distance of **22.37 feet**;

thence **South 62 degrees 41 minutes 20 seconds West** a distance of **29.71 feet**;

thence **South 75 degrees 53 minutes 16 seconds West** a distance of **21.35 feet**;

thence **South 87 degrees 00 minutes 45 seconds West** a distance of **63.78 feet**;

thence **South 12 degrees 41 seconds 07 seconds West** a distance of **300.20 feet**, to a point, said point being South 56 degrees 27 minutes 57 seconds West at a distances of 691.07 feet from a mag spike set being the point of beginning for tract 2, containing 0.431 acres of said 22.395 acre tract.

The bearings referenced herein are relative to grid north of the Ohio state plane coordinate system, south zone (3402), NAD 83 (2011) datum as established from GPS observations and are for the purpose of defining directional variations.

