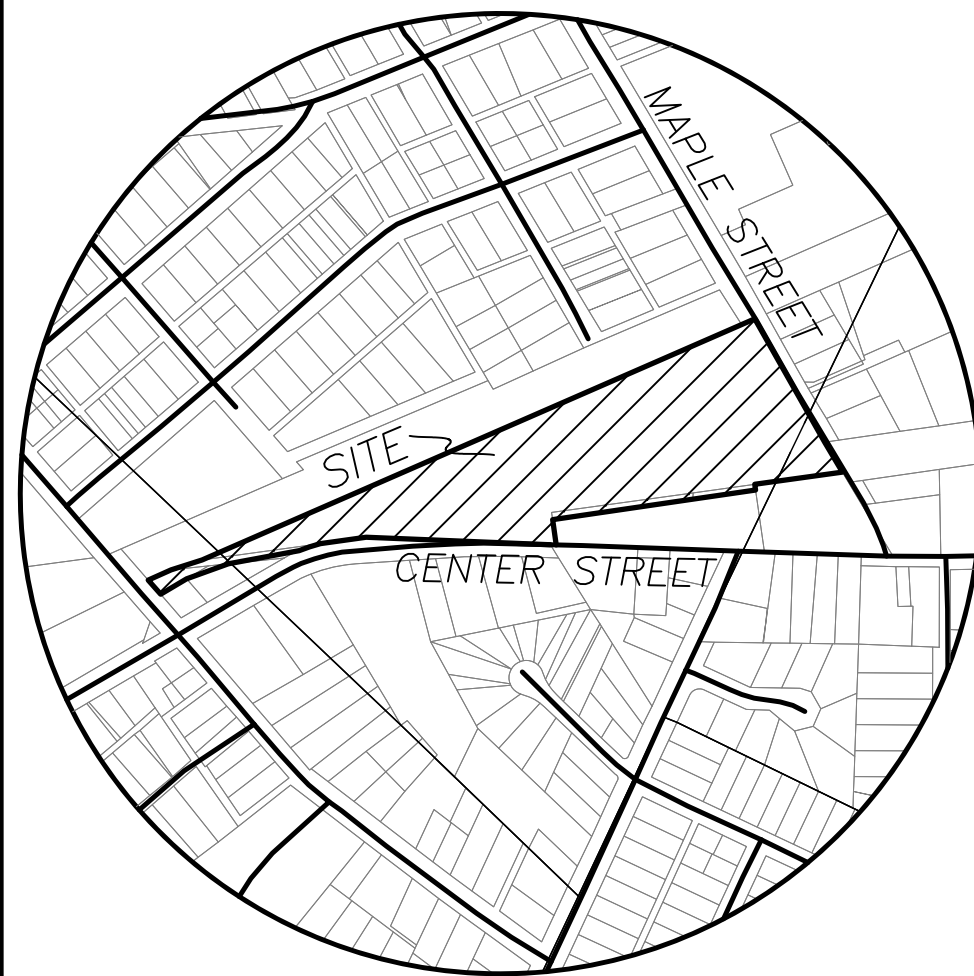


LOCATION MAP

NOT TO SCALE



DEED REFERENCE

KELLEY MANNS
 OR 50 PG 363
 (A) 6.867 ACRES
 PARCEL No. 31-02082.000
 OR 109 PG 295
 (B) 0.074 ACRES
 PARCEL No. 31-00446.001

OR PG
 (C) 0.1554 ACRES
 PARCEL No. _____ SURVEYED 05/25/05
 NOT RECORDED TO DATE

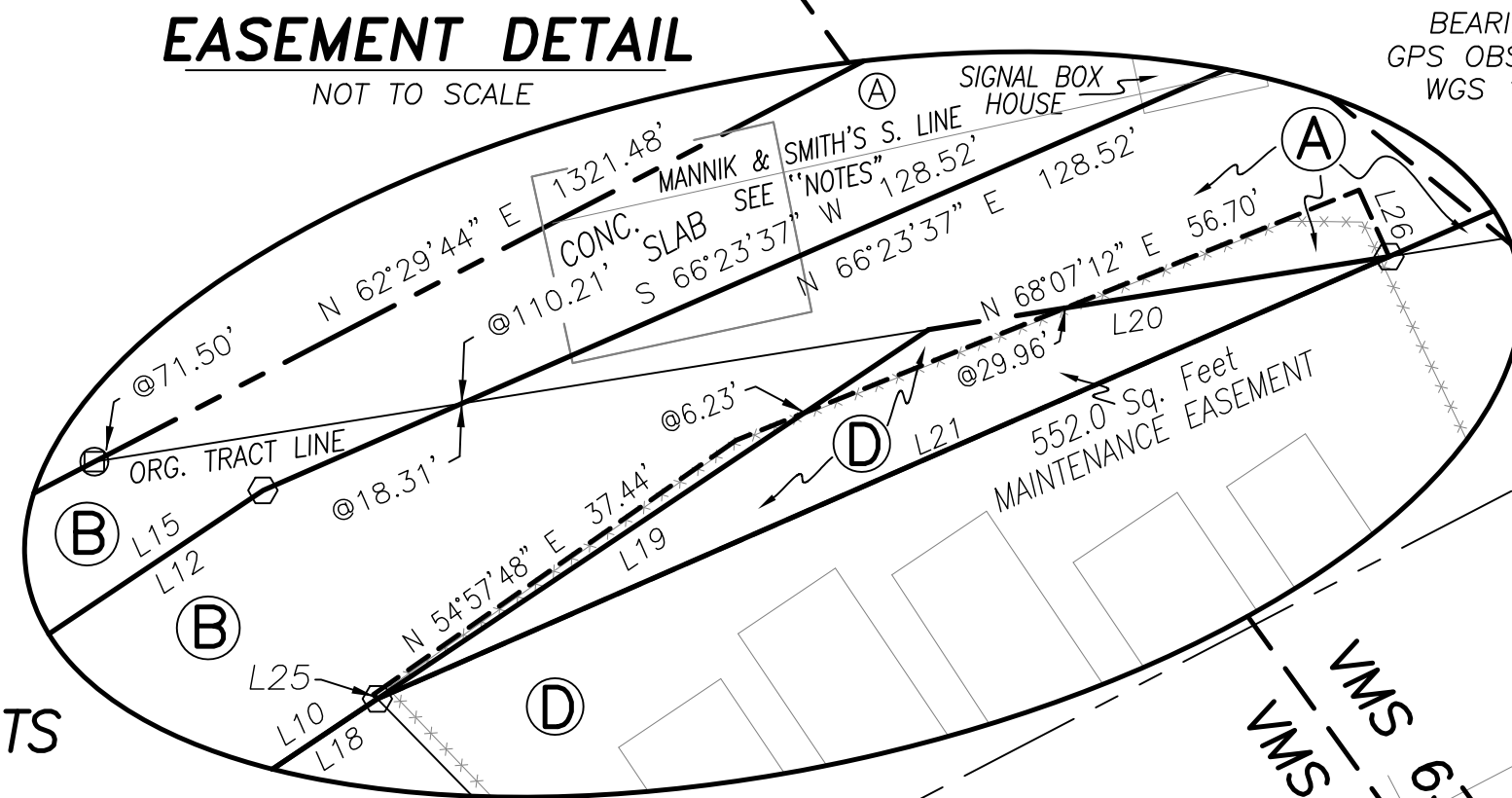
MURRY & EDWARDS MARATHON PRODUCTS
 DB 277 PG 223
 (D) 8763 SQFT
 PARCEL No. 31-01830.000

ADJOINER DEED REFERENCE

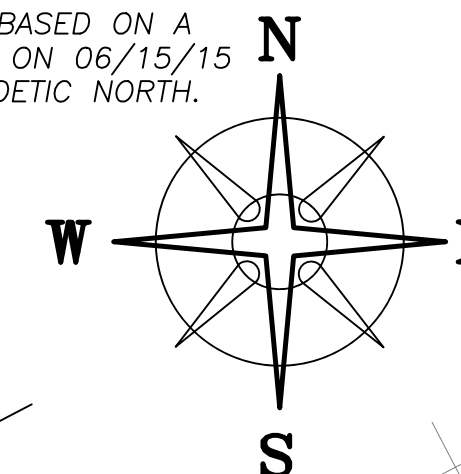
(1) MURRY & EDWARDS MARATHON PRODUCTS
 DB 277 PG 223 - 5124.43 SQFT

EASEMENT DETAIL

NOT TO SCALE



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 06/15/15
 WGS 1984 GEODETIC NORTH.



LEGEND

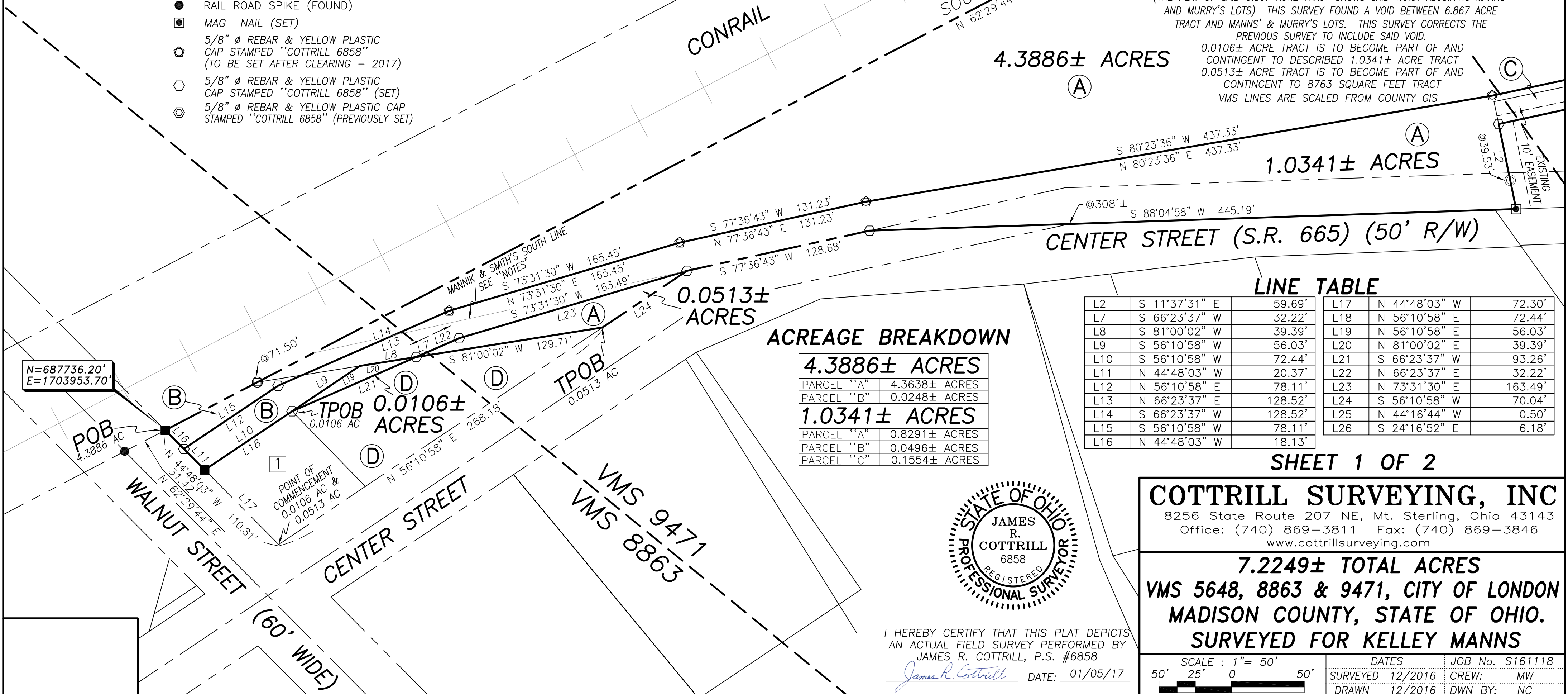
ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.

- 1/2" Ø IRON PIPE (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ☆ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (TO BE SET AFTER CLEARING - 2017)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

NOTES

THE INTENT OF THE SURVEY OF 6.867 ACRES BY MANNIK & SMITH WAS TO INCLUDE ALL OF THE LANDS OWNED BY CONRAIL FROM MAPLE STREET TO THE EAST LINE OF MANNS' 0.074 ACRE TRACT AND MURRY'S 8763 SQ. FT. TRACT AND FROM THE SOUTHEAST LINE OF CONRAIL TO CENTER STREET. (THE PLAT OF SAID 6.867 ACRE TRACT SHOWS SAID TRACT ADJOINING MANNS' TRACT AND MANNS' & MURRY'S LOTS. THIS SURVEY CORRECTS THE PREVIOUS SURVEY TO INCLUDE SAID VOID. 0.0106± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO DESCRIBED 1.0341± ACRE TRACT 0.0513± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO 8763 SQUARE FEET TRACT VMS LINES ARE SCALED FROM COUNTY GIS

SEE SHEET 2/2



4.3886± ACRES (A)

1.0341± ACRES (A)

0.0513± ACRES (A)

0.0106± ACRES (D)

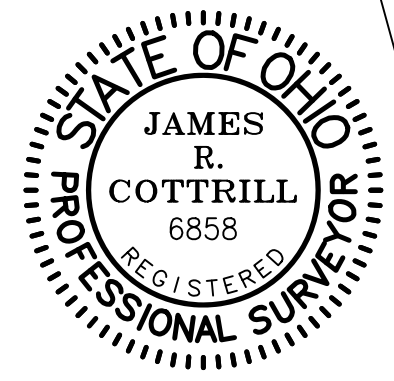
ACREAGE BREAKDOWN

4.3886± ACRES	
PARCEL "A"	4.3638± ACRES
PARCEL "B"	0.0248± ACRES
1.0341± ACRES	
PARCEL "A"	0.8291± ACRES
PARCEL "B"	0.0496± ACRES
PARCEL "C"	0.1554± ACRES

LINE TABLE

L2	S 11°37'31" E	59.69'	L17	N 44°48'03" W	72.30'
L7	S 66°23'37" W	32.22'	L18	N 56°10'58" E	72.44'
L8	S 81°00'02" W	39.39'	L19	N 56°10'58" E	56.03'
L9	S 56°10'58" W	56.03'	L20	N 81°00'02" E	39.39'
L10	S 56°10'58" W	72.44'	L21	S 66°23'37" W	93.26'
L11	N 44°48'03" W	20.37'	L22	N 66°23'37" E	32.22'
L12	N 56°10'58" E	78.11'	L23	N 73°31'30" E	163.49'
L13	N 66°23'37" E	128.52'	L24	S 56°10'58" W	70.04'
L14	S 66°23'37" W	128.52'	L25	N 44°16'44" W	0.50'
L15	S 56°10'58" W	78.11'	L26	S 24°16'52" E	6.18'
L16	N 44°48'03" W	18.13'			

SHEET 1 OF 2



COTTRILL SURVEYING, INC
 8256 State Route 207 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 Fax: (740) 869-3846
 www.cottrillsurveying.com

7.2249± TOTAL ACRES
VMS 5648, 8863 & 9471, CITY OF LONDON
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KELLEY MANNS

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 JAMES R. COTTRILL, P.S. #6858
 James R. Cottrill DATE: 01/05/17

SCALE : 1" = 50'	DATES	JOB No. S161118
50' 25' 0 50'	SURVEYED 12/2016	CREW: MW
	DRAWN 12/2016	DWN BY: NC

DEED REFERENCE

KELLEY MANNS
OR 50 PG 363
(A) 6.867 ACRES
 PARCEL No. 31-02082.000

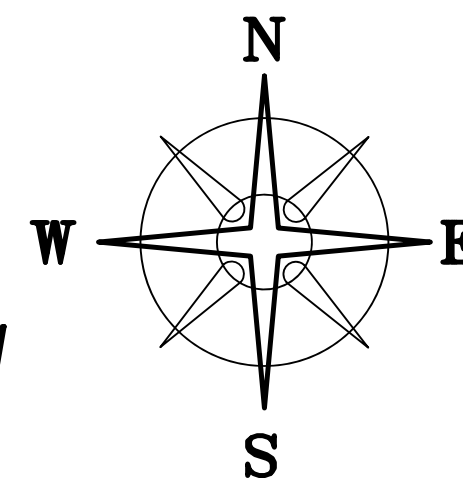
OR **PG**
(C) 0.1554 ACRES
 PARCEL No. _____
 SURVEYED 05/25/05
 NOT RECORDED TO DATE

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 1/2" Ø IRON PIPE (FOUND)
 - ◐ 3/4" Ø IRON PIPE (FOUND)
 - ◑ 5/8" Ø IRON PIN (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - MAG NAIL (FOUND)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (TO BE SET AFTER CLEARING - 2017)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

NOTES

VMS LINES ARE SCALED FROM COUNTY GIS



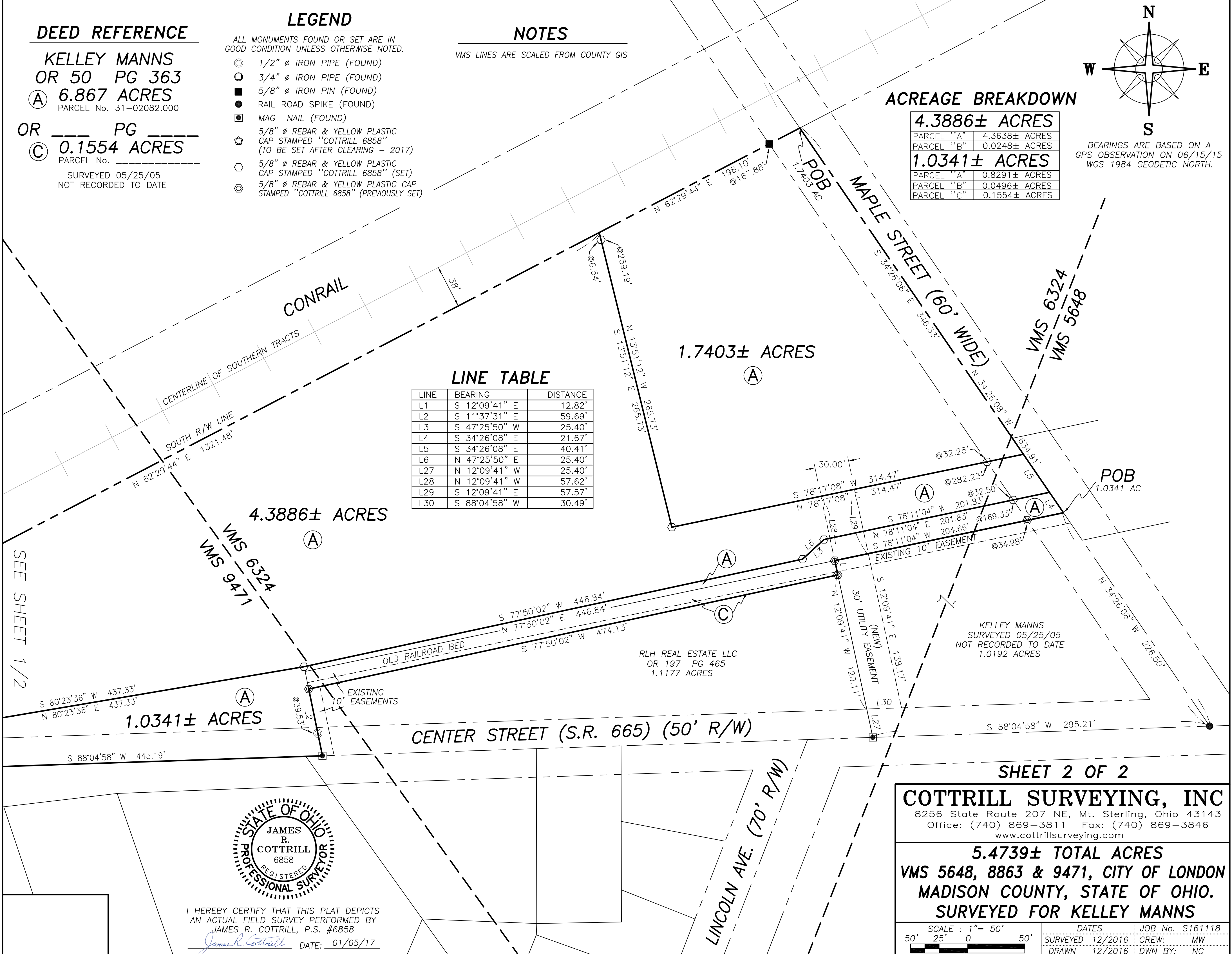
BEARINGS ARE BASED ON A GPS OBSERVATION ON 06/15/15 WGS 1984 GEODETIC NORTH.

ACREAGE BREAKDOWN

4.3886± ACRES	
PARCEL "A"	4.3638± ACRES
PARCEL "B"	0.0248± ACRES
1.0341± ACRES	
PARCEL "A"	0.8291± ACRES
PARCEL "B"	0.0496± ACRES
PARCEL "C"	0.1554± ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 12°09'41" E	12.82'
L2	S 11°37'31" E	59.69'
L3	S 47°25'50" W	25.40'
L4	S 34°26'08" E	21.67'
L5	S 34°26'08" E	40.41'
L6	N 47°25'50" E	25.40'
L27	N 12°09'41" W	25.40'
L28	N 12°09'41" W	57.62'
L29	S 12°09'41" E	57.57'
L30	S 88°04'58" W	30.49'



4.3886± ACRES

1.7403± ACRES

1.0341± ACRES

POB
1.0341 AC

RLH REAL ESTATE LLC
 OR 197 PG 465
 1.1177 ACRES

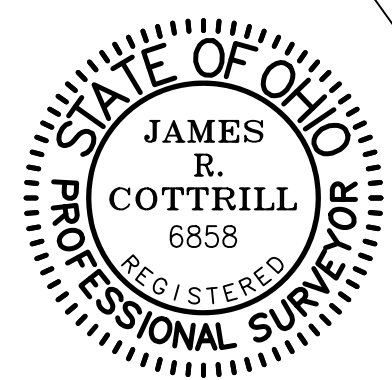
KELLEY MANNS
 SURVEYED 05/25/05
 NOT RECORDED TO DATE
 1.0192 ACRES

SHEET 2 OF 2

COTTRILL SURVEYING, INC
 8256 State Route 207 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 Fax: (740) 869-3846
 www.cottrillsurveying.com

5.4739± TOTAL ACRES
VMS 5648, 8863 & 9471, CITY OF LONDON
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KELLEY MANNS

SCALE : 1" = 50'	DATES	JOB No. S161118
50' 25' 0 50'	SURVEYED 12/2016	CREW: MW
	DRAWN 12/2016	DWN BY: NC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
 James R. Cottrill DATE: 01/05/17

SEE SHEET 1/2

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.0106 Acre Tract Surveyed for Kelley Manns

The following described 0.0106 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, and being part 8763 square feet tract (31-01830.000) conveyed to Murry and Edwards Marathon Products by Deed Book 277 page 223, and being more particularly described as follows:

Commencing at the intersection of the Northwest right-of-way line of Center Street (State Route 665) (50 feet right-of-way) and the Northeast line of Walnut Street (60 feet wide), said point being at the southernmost point of a 5124.43 square feet tract conveyed to Murry and Edwards Marathon Products by Deed Book 277 page 223;

Thence, with the Northeast line of Walnut Street and Southwest line of said 5124.43 square feet tract, North 44° 48' 03" West a distance of 72.30 feet to a 5/8-inch diameter iron pin at the southernmost corner of a 0.074 acre tract conveyed to Kelley Manns by Official Record 109 page 295;

Thence, with the line between said 0.074 acre tract and said 5124.43 square feet tract, North 56° 10' 58" East a distance of 72.44 feet to an iron pin and cap set at the Western corner said 8763 square feet tract, and being the **True Point of Beginning**;

Thence, with the Southeast line of said 0.074 acre tract, **North 56° 10' 58" East** a distance of **56.03 feet** to a point in the south line of a 6.867 acre tract conveyed to Kelly Manns by Official Record 50 page 363;

Thence, with the South line of said 6.867 acre tract, **North 81° 00' 02" East** a distance of **39.39 feet** to an iron pin and cap set;

Thence, with a new line across said 8763 square feet tract, **South 66° 23' 37" West** a distance **93.26 feet** returning to the **True Point of Beginning**, containing **0.0106 Acres** more or less.

Bearings are based on a GPS observation on June, 15, 2015, WGS 1984 Geodetic North.

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.

Subject to a maintenance easement described separately.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed December 2016 by James R. Cottrill, PS registration #6858. (Job #S161118-0-0106AC)


James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.0513 Acre Tract *Surveyed for Kelley Manns*

The following described 0.0513 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471 and VMS 8863, and being part of a 6.867 acre tract (31-02082.000) conveyed to Kelley Manns by Official Record 50 page 363, and being more particularly described as follows:

Commencing at the intersection of the northwest right-of-way line of Center Street (State Route 665) (50 feet right-of-way) with the Northeast line of Walnut Street (60' wide) and corner to a 5124.43 square feet tract conveyed to Murry and Edwards Marathon Products by Deed Book 277 page 223;

Thence, with the northwest right-of-way line of said Center Street, North 56° 10' 58" East a distance of 268.18 feet to the eastern most corner of a 8763 square feet tract conveyed to Murry and Edwards Marathon Products by Deed Book 277 page 223 and the **True Point of Beginning**;

Thence, with the north line of said 8763 square feet tract, **South 81° 00' 02" West** a distance of **129.71 feet** to an iron pin and cap set in said 8763 square feet tract;

Thence, across said 6.867 acre tract with the following two new courses:

- 1) **North 66°23' 37" East** a distance of **32.22 feet** to an iron pin and cap set;
- 2) **North 73° 31' 30" East** a distance of **163.49 feet** to an iron pin and cap set in the North right-of-way line of Center Street;

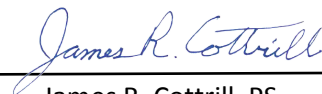
Thence, with the North right-of-way line of Center Street, **South 56° 10' 58" West** a distance of **70.04 feet** returning to the **Point of Beginning**, containing **0.0513 Acres** more or less.

Bearings are based on a GPS observation on June 15, 2015, WGS 1984 Geodetic North.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed December 2016 by James R. Cottrill, PS registration #6858. (Job #S161118-0-0513AC)



James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

1.0341 Acre Tract Surveyed for Kelley Manns

The following described 1.0341 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, VMS 9471, VMS 6324 and VMS 5648, and being part of a 6.867 acre tract (Parcel 31-02082.000) conveyed to Kelley Manns by Official Record 50 page 363, part of a 0.074 acre tract (Parcel 31-00446.001) conveyed to Kelley Manns by Official Record 109 page 295 and all of a 0.1554 acre tract (Parcel _____) conveyed to Kelley Manns by Official Record ___ page ____, and being more particularly described as follows:

Beginning at a point in the centerline of Maple Street (60 feet wide) at the Northeast corner of a 1.0192 acre tract conveyed to Kelley Manns by Official Record ___ page ____, said point bears North $34^{\circ} 26' 08''$ West a distance of 226.50 feet from the centerline intersection of Maple Street and Center Street (State Route 665) (50 feet right-of-way);

Thence, with the North line of said 1.0192 acre tract, **South $78^{\circ} 11' 04''$ West**, passing an iron pin and cap previously set at 34.98 feet, a total distance of **204.66 feet** to an iron pin and cap previously set at the Northeast corner of said 0.1554 acre tract;

Thence, with the line between said 0.1554 acre tract and said 1.0192 acre tract, **South $12^{\circ} 09' 41''$ East** a distance of **12.82 feet** to an iron pin and cap previously set at the Northeast corner of a 1.1177 acre tract conveyed to RLH Real Estate LLC by Official Record 197 page 465;

Thence, with the North line of said 1.1177 acre tract, **South $77^{\circ} 50' 02''$ West** a distance of **474.13 feet** to an iron pin and cap previously set in the East of said 6.867 acre tract;

Thence, with the West line of said 1.1177 acre tract, **South $11^{\circ} 37' 31''$ East**, passing a 1/2-inch iron pipe found at 39.53 feet, a total distance of **59.69 feet** to a Mag Nail found in the centerline of Center Street;

Thence, with the centerline of Center Street, **South $88^{\circ} 04' 58''$ West**, leaving said centerline near 308 feet, a total distance of **445.19 feet** to an iron pin and cap set in the North right-of-way line of Center Street;

Thence, with the North right-of-way line of Center Street, **South $77^{\circ} 36' 43''$ West** a distance of **128.68 feet** to an iron pin and cap set;

Thence, across said 6.867 acre tract with the following two courses:

- 1) **South $73^{\circ} 31' 30''$ West** a distance of **163.49 feet** to an iron pin and cap set;
- 2) **South $66^{\circ} 23' 37''$ West** a distance of **32.22 feet** to an iron pin and cap set in the North line of a 8763 square feet tract conveyed to Murry and Edwards Marathon Products by Deed Book 277 page 223;

Thence, with the North line of said 8763 square feet tract with the following two courses:

- 1) **South $81^{\circ} 00' 02$ West** a distance of **39.39 feet** to the East corner of said 0.074 acre tract;
- 2) **South $56^{\circ} 10' 58''$ West** a distance of **56.03 feet** to an iron pin and cap set at the Northeast corner of a 5124.43 square feet tract also conveyed to Murry and Edwards Marathon Products by Deed Book 277 page 223;

Thence, with the North line of said 5124.43 square feet tract, **South $56^{\circ} 10' 58''$ West** a distance of **72.44 feet** to a 5/8-inch diameter iron pin found in the East line of Walnut Street (60 feet wide) and the Southwest corner of said 0.074 acre tract;

Thence, with the East line of Walnut Street and the West line of said 0.074 acre tract, **North $44^{\circ} 48' 03''$ West** a distance of **20.37 feet** to an iron pin and cap set;

Thence, across said 0.074 acre tract with the following two new courses:

- 1) **North 56° 10' 58" East** a distance of **78.11 feet** to an iron pin and cap set;
- 2) **North 66° 23' 37" East**, passing the South line of said 6.867 acre tract at 18.31 feet, a total distance of **128.52 feet** to an iron pin and cap to be set;

Thence, across said 6.867 acre tract with the following six new courses:

- 1) **North 73° 31' 30" East** a distance of **165.45 feet** to an iron pin and cap to be set;
- 2) **North 77° 36' 43" East** a distance of **131.23 feet** to an iron pin and cap to be set;
- 3) **North 80° 23' 36" East** a distance of **437.33 feet** to an iron pin and cap set;
- 4) **North 77°50' 02" East** a distance of **446.84 feet** to an iron pin and cap set;
- 5) **North 47° 25' 50" East** a distance of **25.40 feet** to an iron pin and cap set;
- 6) **North 78° 11' 04" East**, passing an iron pin and cap set at 169.33 feet, a total distance of **201.83 feet** to a point in the centerline of Maple Street;

Thence, with the centerline of Maple Street, **South 34° 26' 08" East** a distance of **21.67 feet** returning to the **Point of Beginning**, containing **1.0341 Acres** more or less, of which 0.8291 acres is of said 6.867 acre tract, 0.0496 acres more or less is of said 0.074 acres and 0.1554 acres more or less is all of said 0.1554 acre tract.

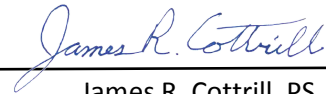
Bearings are based on a GPS observation on June 15, 2015, WGS 1984 Geodetic North.

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.

Subject to a 30 feet wide utility easement as shown on accompanying plat.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858." The iron pin labeled "to be set" will be set after the upcoming construction project; anticipated to be completed summer of 2017.

This description is based on a field survey performed December 2016 by James R. Cottrill, PS registration #6858. (Job #S161118-1-0341AC)



James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

1.7403 Acre Tract Surveyed for Kelley Manns

The following described 1.7403 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324 and VMS 5648, and being part of a 6.867 acre tract (Parcel 31-02082.000) conveyed to Kelley Manns by Official Record 50 page 363, and being more particularly described as follows:

Beginning at the intersection of the centerline of Maple Street (60 wide) with the South right-of-way line of Conrail Railroad, said intersection bears North 34° 26' 08" West a distance of 634.91 feet from a railroad spike found at the centerline intersection of Maple Street and Center Street (State Route 665);

Thence, with the centerline of Maple Street, **South 34° 26' 08" East** a distance of **346.33 feet** to a point;

Thence, across said 6.867 acre tract with the following two new courses:

- 1) **South 78° 17' 08" West**, passing an iron pin and cap set at 32.25 feet, a total distance of **314.47 feet** to an iron pin and cap set;
- 2) **North 13° 51' 12" West**, passing an iron pin and cap set at 259.19 feet, a total distance of **265.73 feet** to a point in the South right-of-way line of Conrail Railroad;

Thence, with the South right-of-way line of Conrail Railroad, **North 62° 29' 44" East**, passing a 5/8-inch diameter iron pin found at 167.88 feet, a total distance of **198.10 feet** returning to the **Point of Beginning**, containing **1.7403 Acres** more or less.

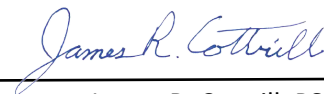
Bearings are based on a GPS observation on June 15, 2015, WGS 1984 Geodetic North.

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.

With the benefit of a 30 feet wide utility easement across said 6.867 acre tract and a 1.0192 acre tract conveyed to Kelley Manns by Official Record ___ page ___ to the North right-of-way line of Center Street, and is more particularly shown on accompanying plat.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed December 2016 by James R. Cottrill, PS registration #6858. (Job #S161118-1-7403AC)



James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

4.3886 Acre Tract Surveyed for Kelley Manns

The following described 4.3886 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, VMS 9471 VMS 6324 and VMS 5648, and being part of a 6.867 acre tract (Parcel 31-02082.000) conveyed to Kelley Manns by Official Record 50 page 363 and part of a 0.074 acre tract (Parcel 31-00446.001) conveyed to Kelley Manns by Official Record 109 page 295, and being more particularly described as follows:

Beginning at a 5/8-inch diameter iron pin found at the intersection with the North line of Walnut Street (60 feet wide) and the South right-of-way line of Conrail Railroad, said iron pin being the westerly corner of said 0.074 acre tract and bears North 44° 48' 03" West a distance of 110.81 feet from the intersection of the East line of Walnut Street and the North right-of-way line of Center Street (50 feet right-of-way);

Thence, with the South right-of-way line of Conrail Railroad, **North 62° 29' 44" East**, passing a 3/4-inch diameter iron pipe found at the Southwest corner of said 6.867 acre tract at 71.50 feet, a total distance of **1321.48 feet** to a point;

Thence, across said 6.867 acre tract with the following two new courses:

- 1) **South 13° 51' 12" East**, passing an iron pin and cap set at 6.54 feet, a total distance of **265.73 feet** to an iron pin and cap set;
- 2) **North 78° 17' 08" East**, passing an iron pin and cap set at 282.23 feet, a total distance of **314.47 feet** to a point in the centerline of Maple Street (60 feet wide), said point also being in the East line of said 6.867 acre tract;

Thence, with the centerline of Maple Street and the East line of said 6.867 acre tract, **South 34° 26' 08" East** a distance of **40.41 feet** to a point;

Thence, across said 6.867 acre tract with the following seven new courses:

- 1) **South 78° 11' 04" West**, passing an iron pin and cap set at 32.50 feet, a total distance of **201.83 feet** to an iron pin and cap set;
- 2) **South 47° 25' 50" West** a distance of **25.40 feet** to an iron pin and cap set;
- 3) **South 77° 50' 02" West** a distance of **446.84 feet** to an iron pin and cap set;
- 4) **South 80° 23' 36" West** a distance of **437.33 feet** to an iron pin and cap to be set;
- 5) **South 77° 36' 43" West** a distance of **131.23 feet** to an iron pin and cap to be set;
- 6) **South 73° 31' 30" West** a distance of **165.45 feet** to an iron pin and cap to be set;
- 7) **South 66° 23' 37" West**, passing the north line of said 0.074 acre tract at 110.21 feet, a total distance of **128.52 feet** to an iron pin and cap set;

Thence, continuing with a new line across said 0.074 acre tract, **South 56° 10' 58" West** a distance of **78.11 feet** to an iron pin and cap to be set in the East line of Walnut Street;

Thence, with the East line of Walnut Street, **North 44° 48' 03" West** a distance of **18.13 feet** returning to the **Point of Beginning**, containing **4.3886 Acres** more or less, of which 4.3638 acres more or less is of said 6.867 acre tract and 0.0248 acres more or less is of said 0.074 acre tract.

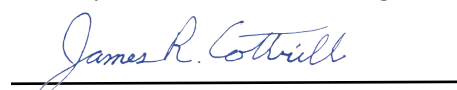
Bearings are based on a GPS observation on June 15, 2015, WGS 1984 Geodetic North.

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.

Subject to a 30 feet wide utility easement as shown on accompanying plat.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858." The iron pin labeled "to be set" will be set after the upcoming construction project; anticipated to be completed summer of 2017.

This description is based on a field survey performed December 2016 by James R. Cottrill, PS registration #6858. (Job #S161118-4-3886AC)


James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

Utility Easement **Surveyed for Kelley Manns**

The following described 30 feet wide Utility Easement is situated in the State of Ohio, Madison County, City of London, VMS 9471, and being on a 1.0192 acre tract conveyed to Kelly Manns by Official Record ___ page ___, and a 6.867 acre tract conveyed to Kelley Manns by Official Record 50 page 363, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Maple Street (60 feet wide) and Center Street (State Route 665) (50 feet right-of-way);

Thence, with the centerline of Center Street, South 88° 04' 58" West a distance of 295.21 feet to a Mag Nail found at the south corner common to said 1.0192 acre tract and a 1.1177 acre tract conveyed to RLH Real Estate LLC by Official Record 197 page 465;

Thence, with the line between said 1.1177 acre tract and said 1.0192 acre tract, North 12° 09' 41" West a distance of 25.40 feet to a point in the North right-of-way line of Center Street and the **True Point of Beginning**;

Thence, continuing with the line between said 1.1177 acre tract and said 1.0192 acre tract, **North 12° 09' 41" West** a distance of **120.11 feet** to an iron pin and cap previously set at the Southeast corner of a 0.1554 acre tract conveyed to Kelley Manns by Official Record ___ page ___;

Thence, with the line between said 0.1554 acre tract and said 1.0192 acre tract, **North 12° 09' 41" West** a distance of **12.82 feet** to an iron pin and cap previously set in the south line of said 6.867 acre tract;

Thence, across said 6.867 acre tract with the following three courses:

- 1) **North 12° 09' 41" West** a distance of **57.62 feet** to the south line of a proposed 1.7403 acre tract;
- 2) With the south line of proposed 1.7403 acre tract, **North 78° 17' 08" East** a distance of **30.00 feet** to a point;
- 3) **South 12° 09' 41" East** a distance of **57.57 feet** to the north line of said 1.0192 acre tract;

Thence, across said 1.0192 acre tract with the following two courses:

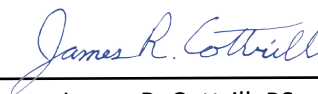
- 1) **South 12° 09' 41" East** a distance of **138.17 feet** to the North right-of-way line of Center Street;
- 2) With the North right-of-way line of Center Street, **South 88° 04' 58" West** a distance of **30.49 feet** returning to the **True Point of Beginning**.

Bearings are based on a GPS observation on June 15, 2015, WGS 1984 Geodetic North.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed DATE by James R. Cottrill, PS registration #6858. (Job #S161118-30EASEMENT)



James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

Maintenance Easement Surveyed for Kelley Manns

The following described 552.0 square feet Maintenance Easement is situated in the State of Ohio, Madison County, City of London, VMS 8863, and being on a 6.867 acre tract conveyed to Kelley Manns by Official Record 50 page 363, a 0.074 acre tract conveyed to Kelley Manns by Official Record 109 page 295 and a 8763 square feet tract conveyed to Murry and Edwards Marathon Products by Deed Book 277 page 223, and being more particularly described as follows:

Beginning at an iron pin and cap set at the North corner common to a 5124.43 square feet tract conveyed to Murry and Edwards Marathon Products by Deed Book 277 page 223 and said 8763 square feet tract, said iron pin being in the Southeast line of said 0.074 acre tract;

Thence, across said 0.074 acre tract with the following three lines;

- 1) **North 44° 16' 44" West** a distance of **0.50 feet** to a point;
- 2) **North 54° 57' 48" East** a distance of **37.44 feet** to a point;
- 3) **North 68° 07' 12" East**, passing the Northwest line of said 8763 square feet tract at 6.23 feet, also passing the south line of said 6.867 acre tract at 29.96 feet, a total distance of **56.70 feet** to a point;

Thence, across said 6.867 acre tract, **South 24° 16' 52" East** a distance of **6.18 feet** to the north line of said 8763 square feet tract;

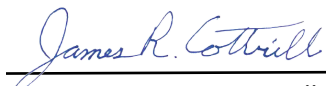
Thence, across said 8763 square feet tract, **South 66° 23' 37" West** a distance of **93.26 feet** returning to the **Point of Beginning**, containing **552.0 square feet** more or less.

Bearings are based on a GPS observation on June 15, 2015, WGS 1984 Geodetic North.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed December 2016 by James R. Cottrill, PS registration #6858. (Job #S161118-EASEMENT)



James R. Cottrill, PS