

# PLAT OF SURVEY

A 1.305 acre Split and a 4.012 acre Split from an 88.215 acre Tract owned by EDNA FERN HOSTETLER, TRUSTEE OF THE HOSTETLER FAMILY CAPITAL TRUST DATED AUGUST 7, 2014 VMS 7432-7756 and VMS 4637 Darby Township, Madison County, Ohio

The 1.305 acre split will be combined with two contiguous Parcels now owned by Country Closet Thrift Shop, Inc. creating a 3.678 acre Consolidation

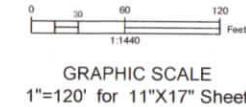


VMS 7432-7756  
VMS 4637

VMS 7432-7756  
VMS 4637

### LEGEND

- I.P.F. Iron Pin Found
- ⊙ I.P.F. Iron Pipe Found 3/4" Hollow w / I.D. Cap
- ⊙ P.F. Iron Pipe Found 3/4" Hollow (Unless otherwise noted)
- ⊙ P.S. Iron Pipe Set, 3/4" I.D. Hollow Steel, 30" Long with a Plastic Cap Stamped "S-7876"
- ⊙ P.K.F. P.K. Nail Found
- P.K.S. P.K. Nail Set
- ⊙ Mine Spike Found
- Mine Spike Set
- ⊙ Monument Found
- ⊙ Monument Box Found
- ⊙ R.R. Spike Found
- R.R. Spike Set
- P.O.B. POINT OF BEGINNING
- R.P.O.B. REFERENCE POINT OF BEGINNING
- PRO Present ROW Occupied



I do hereby certify that all work to prepare this drawing was prepared from an actual field survey performed in December, 2018, and January, 2019, by myself or persons under my direct supervision and is correct to the best of my knowledge.

*[Signature]*  
STEVEN L. LAMPHEAR  
REGISTERED PROFESSIONAL SURVEYOR NO. 7876  
DATE: 2-25-2019

**NOTES:**  
All coordinates and bearings are based upon Ohio State Plane, South Zone, established by GPS/ ODOT-VRS methods NAD 88/ 2011 2010.0 epoch, as determined by NGS with elevations determined by the 2012A Geoid, with the center line of U.S. Route 42 being N 15 deg. 03' 07" E.

**References:**  
Madison County Record Surveys:  
60-99 Baker, 1998  
93-91 Thompson, 1991  
CA-CE Morgan, 1962  
DA-1B Cafferty  
DA-18A Harvey, 1977  
ODOT ROW Record Plans

Deeds as listed above.

Based on the information shown on the flood hazard boundary maps furnished by the Federal Emergency Management Agency, the property shown hereon is in Zone X, (areas determined to be outside of the 0.2% annual floodplain), as shown on the flood insurance rate map, 39097C0075D, effective date: June 18, 2010.

DESCRIPTION					<b>Plat of Survey</b>				
LOCATION					Fronting along U.S. Route 42 on the east and along Converse Huff Road on the north Darby Township, Madison County, Ohio				
CLIENT					COUNTRY CLOSET THRIFT SHOP INC.				
<b>Diamond V, LLC</b> Surveyors & Engineers 8205 SMITH CALHOUN RD. PLAIN CITY, OH 43064 PHONE: 614-620-0331 www.diamondvllc.com									
DRAWN BY:	CHECKED BY:	CREW CHIEF:	PROJECT No.	SHEET					
<b>SLL</b>	<b>WAD</b>	<b>GG</b>	<b>902-11-01</b>	<b>1 OF 1</b>					
SCALE:		DATE:							
<b>1" = 120'</b>		<b>02-21-2019</b>							

**1.305 Acre Tract Split from an 88.215 Acre Tract**

Situated in the State of Ohio, County of Madison, Darby Township, VMS 7432-7756 and VMS 4637, and being part of an 88.215 acre Tract owned by EDNA FERN HOSTETLER, TRUSTEE OF THE HOSTETLER FAMILY CAPITAL TRUST, DATED AUGUST 7, 2014, as recorded in Instrument 201600004662, and 1.305 Acre Tract of land being more fully described as follows:

Beginning at a Reference Point of Beginning P.K. nail set at the intersection of U.S. Route 42, 60 feet in width unless otherwise shown, record station 646+52.98, and Converse Huff Road, 50 feet in width;

**Thence S 15° 03' 07" W a distance of 419.60 feet** with the center line of U.S. Route 42 to a P.K. nail set at station 642+33.38 and the southeasterly corner of a 1.800 ac. Tract of land owned by COUNTRY CLOSET THRIFT SHOP INC., Instr. 201100003394, PID 02-00120.003, and, the Point of Beginning (P.O.B.) of the 1.305 acre Tract herein described;

**Thence S 15° 03' 07" W a distance of 40.00 feet** continuing with the center line of U.S. Route 42 to a P.K. nail set at station 641+93.38 at a new corner and the southeasterly corner of the 1.305 acre Tract herein described;

**Thence N 76° 50' 05" W a distance of 462.73 feet** with a new line into the Hostetler 88.215 acre tract, passing an iron pin set at 30.00 feet at the existing right-of-way line of U.S. Route 42, to an iron pin set at the southwesterly corner of the 1.305 acre Tract herein described;

**Thence N 11° 17' 04" E a distance of 443.42 feet** with a new line across the Hostetler 88.215 acre tract, passing an iron pin set at 418.42 feet at the existing right-of-way line of Converse Huff Road, to P.K. nail set at the northwesterly corner of the 1.305 acre Tract herein described in the center line of Converse Huff Road;

**Thence S 78° 42' 56" E a distance of 100.00 feet** along the center line of Converse Huff Road to P.K. nail found at the northeasterly corner of the 1.305 acre Tract herein described, also being the northwesterly corner of a 0.573 ac. Tract of land owned by COUNTRY CLOSET THRIFT SHOP INC., Instr. 201100003394, PID 02-00120.005;


**Thence S 11° 17' 12" W a distance of 418.69 feet** along the westerly line of said COUNTRY CLOSET 0.573 ac. Tract, passing an iron pin found at 24.98 feet marked "Clapsaddle", and passing an iron pin found at 207.95 feet marked "Clapsaddle" at the northwesterly corner of the said COUNTRY CLOSET 1.800 ac. Tract, to an iron pin set;

**Thence S 78° 42' 53" E a distance of 365.12 feet** along the southerly line of the said COUNTRY CLOSET 1.800 ac. Tract, passing an iron pin set in the westerly right-of-way line of U.S. Route 42 at 335.06 feet, to the P.O.B. of the 1.305 acre herein described herein, of which 0.057 acres is existing road right-of-way along Converse Huff Road and 0.027 acres is existing road right-of-way along U.S. Route 42.

Being subject to all legal highways and easements of record. All bearings are based upon Ohio State Plane, South Zone, established by GPS/ ODOT-VRS methods NAD 88/ 2011 2010.0 epoch, as determined by NGS with elevations determined by the 2012A Geoid, with the center line of U.S. Route 42 being N 15 deg. 03' 07" E.

This description is based on a survey in December 2018, and January 2019 completed by Steven L. Lamphear, registered Ohio surveyor number 7876.

Set iron pipes are 30" long iron pipe with a 1" (O.D.) with a plastic cap inscribed "S-7876", found iron pipes are ¾" hollow pipes. All instruments mentioned can be found at the Recorders Office, Madison County, Ohio unless otherwise noted.

  
Steven L. Lamphear, PS  
Ohio PS: 7876

2-25-2019  
Date



### 3.678 Acre Consolidation

The following is the description of consolidation of two contiguous parcels of land owned by COUNTRY CLOSET THRIFT SHOP INC., being a 1.800 ac. tract of land, Instr. 201100003394, PID 02-00120.003, and a 0.573 ac. Tract of land, Instr. 201100003394, PID 02-00120.005, and a new contiguous 1.305 acre tract of land split from an 88.215 acre Tract owned by EDNA FERN HOSTETLER, TRUSTEE OF THE HOSTETLER FAMILY CAPITAL TRUST, DATED AUGUST 7, 2014, as recorded in Instrument 201600004662.

Situated in the State of Ohio, County of Madison, Darby Township, VMS 7432-7756 and VMS 4637, and being more fully described as follows:

Beginning at a Reference Point of Beginning P.K. nail set at the intersection of U.S. Route 42, 60 feet in width unless otherwise shown, record station 646+52.98, and Converse Huff Road, 50 feet in width, and being the northeasterly corner of a 1.000 acre tract owned by DLR HOLDINGS CO LLC, Instr. 201200005408 Tract I, PID 02-00053.000;

**Thence S 15° 03' 07" W a distance of 208.40 feet** with the center line of U.S. Route 42 and the easterly line of said DLR HOLDINGS CO LLC 1.000 acre tract to a P.K. nail set at U.S. Route 42 station 644+44.58, and being the northeasterly corner of the COUNTRY CLOSET THRIFT SHOP INC. 1.800 ac. tract, and the Point of Beginning (P.O.B.) of the 3.678 acre Consolidation herein described;

**Thence S 15° 03' 07" W a distance of 211.20 feet** continuing with the center line of U.S. Route 42 and the easterly line of COUNTRY CLOSET THRIFT SHOP INC. 1.800 ac. tract to a P.K. nail set at a new corner at U.S. Route 42 station 642+33.38;

**Thence S 15° 03' 07" W a distance of 40.00 feet** continuing with the center line of U.S. Route 42 to a P.K. nail set at station 641+93.38 at a new corner and the southeasterly corner of the 3.678 acre Consolidation herein described;

**Thence N 76° 50' 05" W a distance of 462.73 feet** with a new line into the Hostetler 88.215 acre tract, passing an iron pin set at 30.00 feet at the existing right-of-way line of U.S. Route 42, to an iron pin set at the southwesterly corner of said 1.305-acre north split;

**Thence N 11° 17' 04" E a distance of 443.42 feet** with the southwest line of new 1.305-acre north split across the Hostetler 88.215 acre tract, passing an iron pin set at 418.42 feet at the existing right-of-way line of Converse Huff Road, to P.K. nail set at the northwesterly corner of the 3.678 acre Consolidation herein described in the center line of Converse Huff Road;

**Thence S 78° 42' 56" E a distance of 100.00 feet** along the center line of Converse Huff Road to P.K. nail found at the northwesterly corner of said 0.573 acre Tract of land owned by COUNTRY CLOSET THRIFT SHOP INC.;

**Thence S 78° 42' 56" E a distance of 120.00 feet** continuing along the center line of Converse Huff Road to P.K. nail found at the northeasterly corner of the said 0.573 ac. tract, also being the northwesterly corner of a 0.271 acre tract owned by DLR HOLDINGS CO LLC, Instr. 201200005408, Tract II, PID 02-00120.004;

**Thence S 11° 17' 18" W a distance of 207.95 feet** along the westerly line of said DLR Holdings, passing an iron pin found marked "Clapsaddle" at 24.78 feet, to an iron pin found marked "Clapsaddle" at the southwest corner of said DLR Holdings;

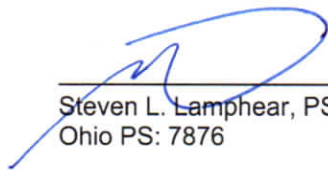
**Thence S 78° 42' 53" E a distance of 259.00 feet** along the southerly line of said DLR Holdings, passing the southeasterly corner of said 0.271 acre tract owned by DLR HOLDINGS CO LLC and the southwesterly corner of a previously mentioned 1.000 acre tract also owned by DLR HOLDINGS CO LLC, Instr. 201200005408 Tract I, PID 02-00053, at 50.00 feet, and also passing an iron pin found marked "Baker" at 219.34 feet, to the P.O.B. of the 3.678 acre Consolidation herein described, of which 0.126 acres is existing road right-of-way along Converse Huff Road and 0.172 acres is existing road right-of-way along U.S. Route 42.

Being subject to all legal highways and easements of record. All bearings are based upon Ohio State Plane, South Zone, established by GPS/ ODOT-VRS methods NAD 88/ 2011 2010.0 epoch, as

determined by NGS with elevations determined by the 2012A Geoid, with the center line of U.S. Route 42 being N 15 deg. 03' 07" E.

This description is based on a survey in December 2018, and January 2019 completed by Steven L. Lamphear, registered Ohio surveyor number 7876.

Set iron pipes are 30" long iron pipe with a 1" (O.D.) with a plastic cap inscribed "S-7876", found iron pipes are 3/4" hollow pipes. All instruments mentioned can be found at the Records Office, Madison County, Ohio unless otherwise noted.



Steven L. Lamphear, PS  
Ohio PS: 7876

2-25-2019

Date



**4.012 Acre Tract Split from an 88.215 Acre Tract**

Situated in the State of Ohio, County of Madison, Darby Township, VMS 4637, and being part of an 88.215 acre Tract owned by EDNA FERN HOSTETLER, TRUSTEE OF THE HOSTETLER FAMILY CAPITAL TRUST, DATED AUGUST 7, 2014, as recorded in Instrument 201600004662, PID 02-00120.000, and 4.012 Acre Tract of land being more fully described as follows:

Beginning at a Reference Point of Beginning P.K. nail set at the intersection of U.S. Route 42, 60 feet in width unless otherwise shown, record station 646+52.98, and Converse Huff Road, 50 feet in width;

**Thence S 15° 03' 07" W a distance of 419.60 feet** with the center line of U.S. Route 42 to a P.K. nail set at station 642+33.38 and the southeasterly corner of a 1.800 ac. Tract of land owned by COUNTRY CLOSET THRIFT SHOP INC., Instr. 201100003394, PID 02-00120.003;

**Thence S 15° 03' 07" W a distance of 40.00 feet** continuing with the center line of U.S. Route 42 to a P.K. nail set at station 641+93.38 at a new corner and the northeasterly corner and the Point of Beginning (P.O.B.) of the 4.012 acre Tract herein described;

**Thence S 15° 03' 07" W a distance of 183.38 feet** continuing with the center line of U.S. Route 42 to a P.K. nail set at station 640+10.00 at a corner of a 0.375 acre tract owned by State of Ohio, Instr. 199600003140, PID 02-00120.002;

Thence the following four courses along the westerly lines on said Ohio 0.375 acre tract:

**N 74° 56' 53" W a distance of 30.00 feet** to an iron pin set;

**S 20° 14' 47" W a distance of 110.45 feet** to an iron pin set;

**S 23° 31' 23" W a distance of 95.04 feet** to an iron pin set;

**S 15° 03' 07" W a distance of 16.40 feet** to an iron pin set in Worthington Ditch;

And **N 79° 24' 00" W a distance of 382.09 feet** in and along Worthington Ditch with a new line into and across the Hostetler 88.215 acre tract, to an iron pin set at the southwesterly corner of the 4.012 acre Tract herein described;


**Thence N 11° 17' 04" E a distance of 419.11 feet** with a new line across the Hostetler 88.215 acre tract, to an iron pin set at the northwesterly corner of the 4.012 acre Tract herein described;

**Thence S 76° 50' 05" E a distance of 462.73 feet** with a new line across the Hostetler 88.215 acre tract, passing an iron pin set in the westerly right-of-way line of U.S. 42 at 432.73 feet, to the P.O.B. of the 4.012 acre herein described herein, of which 0.126 acres is existing road right-of-way along U.S. Route 42.

Being subject to all legal highways and easements of record. All bearings are based upon Ohio State Plane, South Zone, established by GPS/ ODOT-VRS methods NAD 88/ 2011 2010.0 epoch, as determined by NGS with elevations determined by the 2012A Geoid, with the center line of U.S. Route 42 being N 15 deg. 03' 07" E.

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