

LINDA R. SCHAEFER, SUCCESSOR TRUSTEE
 541.791 AC. - PARCEL TWO
 O.R. 319, PG. 1987
 P.N. 34-00010.000

Transmission Tower

Approx. Representation of Electric Transmission Lines

Stone Found by Wood Post

Wood Post at Corner

191.81'
 N87° 04' 09"E

S70° 12' 29"E
 685.53'

VMS 8524
 VMS 12092



N00° 50' 48"E
 1484.61'

VMS 8524
 VMS 6644

S04° 28' 08"W
 317.66'

3/4" I.D. Iron Pipe Found

RICKIE E. NORTH
 4.373 AC.
 O.R. 6, PG. 46 &
 O.R. 298, PG. 1845
 P.N. 05-00231.001

VMS 12092
 VMS 6644

MICHAEL W. MERNA
 5.3907 AC.
 O.R. 243, PG. 1658
 P.N. 05-00231.000

CERTIFIED REAL ESTATE, INC.
 29.97 AC.
 O.R. 217, PG. 267
 P.N. 05-00008.000

S04° 27' 36"W
 550.48'

5/8" Solid Found by Wood Post

S06° 29' 10"E
 546.70'

Transmission Tower

NATIONAL ROAD ~ U.S. 40
 (S.H. 1. SEC.-D-2(pt.) C,B & WEST JEFFERSON (pt.)
 (ORIG. R/W - NOW WEST BOUND LANE)
 S86° 23' 22"W
 426.29'

WILLIAM R. HORSLEY, TRUSTEE
 14.802 AC.
 O.R. 241, PG. 715
 P.N. 05-00270.000

N00° 50' 48"E
 200.61'

Wood Post Found

(40.12')

Wood Post Found

MAG Nail Set S86° 23' 22"W (FORMER RAILROAD R/W)
 431.10'

3/4" I.D. Iron Pipe Found

VMS 12142 & 12153
 VMS 6644

Concrete Monument Found

GLADE RUN ROAD

PLACE OF BEGIN. FOR A 27.668 AC. TRACT

SCALE: 1" = 250'



GRAPHIC SCALE

BASIS OF BEARINGS: Basis of bearings is the centerline of National Road ~ U.S. Rte. 40, being N 86° 23' 22" E, as shown upon Sheet 5 of 13 of the Ohio Department of Transportation Location Plan, Madison County, S.H. 1. SEC.-D-2(pt.) C,B & WEST JEFFERSON(PT.), and all other bearings are based upon this meridian.

3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

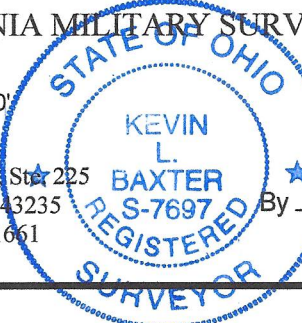
**EXHIBIT OF A 27.668 ACRE TRACT,
 AT 3980 NATIONAL ROAD ~ U.S. RTE. 40,
 DEER CREEK TOWNSHIP, MADISON CO., OHIO
 (VIRGINIA MILITARY SURVEY NOS. 6644, 8524 & 12092)**

SCALE: 1" = 250'

MARCH 25, 2020



3500 Snouffer Road, Ste. 225
 Columbus, Ohio 43235
 Ph: (614) 761-1661



Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor No. 7697

H:\Jobs\2020\024\CADD\Survey\Exhibit\Certified West Jeff BndyBS.dwg 03/30/2020

March 25, 2020

**DESCRIPTION OF A 27.668 ACRE TRACT
AT 3980 NATIONAL ROAD ~ U.S. RTE. 40,
DEER CREEK TOWNSHIP, MADISON CO., OHIO**

Situated in the State of Ohio, County of Madison, Deer Creek Township, in Virginia Military Survey Nos. 6644, 8524 & 12092 and being a 27.668 acre portion of a 29.97 acre tract of land (29.625 acres by recent survey) conveyed to Certified Real Estate, Inc., by deed of record in Official Record 217, Page 267, all records referenced to the Recorder's Office, Madison County, Ohio, and bounded and described as follows:

Beginning at a MAG Nail set in the centerline of the west bound lane of National Road ~ U.S. Rte. 40 (variable width), as shown upon Sheet 5 of 13 of the Ohio Department of Transportation Location Plan, Madison County, S.H. 1. SEC.-D-2(pt.) C,B & WEST JEFFERSON(pt.) and in the south line of said 29.625 acre tract, said nail being N 86° 23' 22" E a distance of 187.57 feet from a railroad spike set at the intersection of the centerline of the west bound lane of National Road ~ U.S. Rte. 40 with the centerline of Glade Run Road (50 feet in width);

thence N 00° 50' 48" E crossing a portion of said 29.625 acre tract and parallel with and 425 feet easterly from the west line of said 29.625 acre tract a distance of 200.61 feet to a 3/4" I.D. iron pipe set;

thence S 86° 23' 22" W crossing a portion of said 29.625 acre tract and parallel with and 200 feet northerly from the centerline of the west bound lane of National Road ~ U.S. Rte. 40 and from the south line of said 29.625 acre tract a distance of 426.29 feet to a 3/4" I.D. iron pipe set in the west line of said 29.625 acre tract and in an east line of a 541.791 acre tract of land conveyed, as Parcel Two, to Linda R. Schaefer, Successor Trustee, by deed of record in Official Record 319, Page 1987;

thence N 00° 50' 48" E along a portion of the west line of said 29.625 acre tract and along a portion of an east line of said 541.791 acre tract a distance of 1,484.61 feet to a Stone found by a wooded post at the northwest corner of said 29.625 acre tract and at a corner of said 541.791 acre tract;

thence N 87° 04' 09" E along the north line of said 29.625 acre tract and along a south line of said 541.791 acre tract a distance of 191.81 feet to a Wood Post found at a corner of said 29.625 acre tract and at a corner of said 541.791 acre tract;

thence S 70° 12' 29" E along the northeasterly line of said 29.625 acre tract and along a portion of a southwesterly line of said 541.791 acre tract a distance of 685.53 feet to a 3/4" I.D. iron pipe set at the northeast corner of said 29.625 acre tract and at the northwest corner of a 4.373 acre tract of land conveyed to Rickie E. North, by deeds of record in Official Record 6, Page 46 and Official Record 298, Page 1845;

thence S 04° 28' 08" W along an east line of said 29.625 acre tract and along the west line of said 4.373 acre tract a distance of 317.66 feet to a 3/4" I.D. iron pipe found at a corner of said 29.625 acre tract, at the southwest corner of said 4.373 acre tract and at the northwest corner of a 5.3907 acre tract of land conveyed to Michael W. Merna, by deed or record in Official Record 243, Page 1658;

thence S 04° 27' 36" W along an east line of said 29.625 acre tract and along the west line of said 5.3907 acre tract a distance of 550.48 feet to a 5/8" solid iron pin found by a wooded post at a corner of said 29.625 acre tract, at the southwest corner of said 5.3907 acre tract and at the northwest corner of a 14.802 acre tract of land conveyed to William R. Horsley, Trustee, by deed or record in Official Record 241, Page 715;

thence S 06° 29' 10" E along an east line of said 29.625 acre tract and along the west line of said 14.802 acre tract a distance of 546.70 feet to a MAG nail set in the centerline of the west bound lane of National Road ~ U.S. Rte. 40, at the southeast corner of said 29.625 acre tract and at the southwest corner of said 14.802 acre tract;

thence S 86° 23' 22" W along the centerline of the west bound lane of National Road ~ U.S. Rte. 40 and along a portion of the south line of said 29.625 acre tract a distance of 431.10 feet to the place of beginning;

March 25, 2020

containing 27.688 acres of land, more or less, and being subject to all highways, easements and restriction of record. Of said 27.688 acres, all are within P.N. 05-00008.000 and 0.394 acre is within the right-of-way of National Road ~ U.S. Rte. 40.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in March, 2020. 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the centerline of National Road ~ U.S. Rte. 40, being N 86° 23' 22" E, as shown upon Sheet 5 of 13 of the Ohio Department of Transportation Location Plan, Madison County, S.H. 1. SEC.-D-2(pt.) C,B & WEST JEFFERSON(PT.), and all other bearings are based upon this meridian.

Kevin L. Baxter 3/25/2020

Kevin L. Baxter ~ Ohio Surveyor #7697



LINDA R. SCHAEFER, SUCCESSOR TRUSTEE
 541.791 AC. - PARCEL TWO
 O.R. 319, PG. 1987
 P.N. 34-00010.000

Transmission Tower

Approx. Representation of Electric Transmission Lines

Stone Found by Wood Post

Wood Post at Corner

P/I

VMS 8524
 VMS 12092

RICKIEE NORTH
 4.373 AC.
 O.R. 6, PG. 46 &
 O.R. 298, PG. 1845
 P.N. 05-00231.001

VMS 12092
 VMS 6644

MICHAEL W. MERNA
 5.3907 AC.
 O.R. 243, PG. 1658
 P.N. 05-00231.000

CERTIFIED REAL ESTATE, INC.
 29.97 AC.
 O.R. 217, PG. 267
 P.N. 05-00008.000

5/8" Solid Found by Wood Post

Transmission Tower

NATIONAL ROAD ~ U.S. 40
 (S.H. 1. SEC.-D-2(pt.) C,B & WEST JEFFERSON (pt)
 (ORIG. R/W - NOW WEST BOUND LANE)

WILLIAM R. HORSLEY, TRUSTEE
 14.802 AC.
 O.R. 241, PG. 715
 P.N. 05-00270.000

VMS 12142 & 12153
 VMS 6644

N00° 50' 48"E
 200.61'

(0.392 Ac. in R/W)

426.29'
 N86° 23' 22"E

200.61'
 S00° 50' 48"W

S86° 23' 22"W
 426.29'

Wood Post Found

(40.12')

(238.72')

(40.12')

MAG Nail Set

(FORMER RAILROAD R/W)

Wood Post Found

(40.05')

3/4" I.D. Iron Pipe Found

Concrete Monument Found

PLACE OF BEGIN. FOR A 1.957 AC. TRACT

GLADE RUN ROAD

SCALE: 1" = 250'



GRAPHIC SCALE

BASIS OF BEARINGS: Basis of bearings is the centerline of National Road ~ U.S. Rte. 40, being N 86° 23' 22" E, as shown upon Sheet 5 of 13 of the Ohio Department of Transportation Location Plan, Madison County, S.H. 1. SEC.-D-2(pt.) C,B & WEST JEFFERSON(PT.), and all other bearings are based upon this meridian.

3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

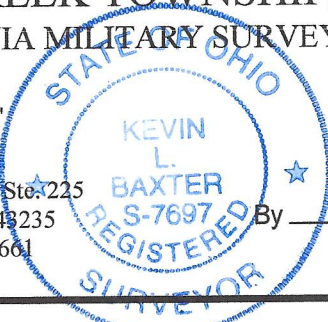
EXHIBIT OF A 1.957 ACRE TRACT,
 AT 3980 NATIONAL ROAD ~ U.S. RTE. 40,
 DEER CREEK TOWNSHIP, MADISON CO., OHIO
 (VIRGINIA MILITARY SURVEY NOS. 6644, 8524 & 12092)

SCALE: 1" = 250'

MARCH 25, 2020



3500 Snouffer Road, Ste. 225
 Columbus, Ohio 43235
 Ph: (614) 761-1661



Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor No. 7697

March 25, 2020

**DESCRIPTION OF A 1.957 ACRE TRACT
AT 3980 NATIONAL ROAD ~ U.S. RTE. 40,
DEER CREEK TOWNSHIP, MADISON CO., OHIO**

Situated in the State of Ohio, County of Madison, Deer Creek Township, in Virginia Military Survey Nos. 6644, 8524 & 12092 and being a 1.957 acre portion of a 29.97 acre tract of land (29.625 acres by recent survey) conveyed to Certified Real Estate, Inc., by deed of record in Official Record 217, Page 267, all records referenced to the Recorder's Office, Madison County, Ohio, and bounded and described as follows:

Beginning at a railroad spike set in the centerline of the west bound lane of National Road ~ U.S. Rte. 40 (variable width), as shown upon Sheet 5 of 13 of the Ohio Department of Transportation Location Plan, Madison County, S.H. 1. SEC.-D-2(pt.) C,B & WEST JEFFERSON(pt.), at the southwest corner of said 29.625 acre tract and at a southeast corner of a 541.791 acre tract of land conveyed, as Parcel Two, to Linda R. Schaefer, Successor Trustee, by deed of record in Official Record 319, Page 1987, said spike being S 86° 23' 22" W a distance of 238.72 feet from a railroad spike set at the intersection of the centerline of the west bound lane of National Road ~ U.S. Rte. 40 with the centerline of Glade Run Road (50 feet in width);

thence N 00° 50' 48" E along a portion of the west line of said 29.625 acre tract and along a portion of an east line of said 541.791 acre tract a distance of 200.61 feet to a 3/4" I.D. iron pipe set (passing a wooded fence post found in the north right-of-way line of the west bound lane of National Road ~ U.S. Rte. 40);

thence N 86° 23' 22" E crossing a portion of said 29.625 acre tract and parallel with and 200 feet northerly from the centerline of the west bound lane of National Road ~ U.S. Rte. 40 and from the south line of said 29.625 acre tract a distance of 426.29 feet to a 3/4" I.D. iron pipe set;

thence S 00° 50' 48" W crossing a portion of said 29.625 acre tract and parallel with and 425 feet easterly from the west line of said 29.625 acre tract a distance of 200.61 feet to a Mag nail set in the centerline of the west bound lane of National Road ~ U.S. Rte. 40 and in the south line of said 29.625 acre tract (passing a 3/4" I.D. iron pipe set in the north right-of-way line of the west bound lane of National Road ~ U.S. Rte. 40 at 40.12 feet);

thence S 86° 23' 22" W along the centerline of the west bound lane of National Road ~ U.S. Rte. 40 and along a portion of the south line of said 29.625 acre tract a distance of 426.29 feet to the place of beginning;

containing 1.957 acres of land, more or less, and being subject to all highways, easements and restriction of record. Of said 1.957 acres, all are within P.N. 05-00008.000 and 0.392 acre is within the right-of-way of National Road ~ U.S. Rte. 40.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in March, 2020. 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the centerline of National Road ~ U.S. Rte. 40, being N 86° 23' 22" E, as shown upon Sheet 5 of 13 of the Ohio Department of Transportation Location Plan, Madison County, S.H. 1. SEC.-D-2(pt.) C,B & WEST JEFFERSON(PT.), and all other bearings are based upon this meridian.

Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor #7697

3/25/2020

