

SURVEY PLAT
 OF
Parcel One (0.630 acres)
 in the name of the
Cincinnati and Lake Erie Railroad Company
 and
Parcel Two (5.412 acres)
 in the name of
William Paul Kirk, Trustee
 and
Florence Mae Kirk, Trustee

In Virginia Military Survey 6288
 Somerford Township, Madison County, Ohio
Location 335 State Route 56, London, Ohio 43140
Parcel ID 24-00975.000

Owner of Parcel One
 Cincinnati & Lake Erie Railroad Company
Deed Reference - Deed Book 107, Page 550

Owner of Parcel Two
 William Paul Kirk, Trustee of the William Paul Kirk Revocable Trust U/T/D 04/23/1987 (1/2 interest) and
 Florence Mae Kirk, Trustee of the Florence Mae Kirk Revocable Trust U/T/D 04/23/1987 (1/2 interest)
Deed Reference - Official Record 322, Page 503, Madison County Recorder

Basis of Bearing S7°27'48"E along the centerline of State Route 56 and the southwest line of said Parcel One, established by GPS Survey adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011))

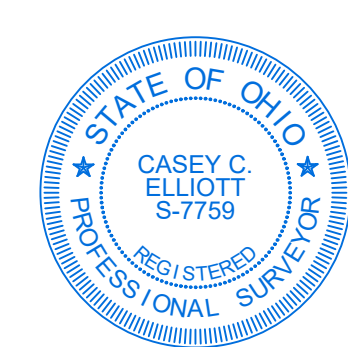
Surveyor Casey Elliott, PS7759, State of Ohio
 212 West High Street
 London, Ohio 43140
 (740)852-1300
 casey.elliott@engineer.com

LEGEND

Road Centerline	U.S. 42
Property Line (offsite)	---
Property Line	_____
Right of Way	ROW
Easement	Easement
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.

SURVEYOR'S CERTIFICATION - I certify that this plat meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in April 2021.



Casey Elliott
 Casey C. Elliott, PS 7759, State of Ohio
 20178
 04/17/2021

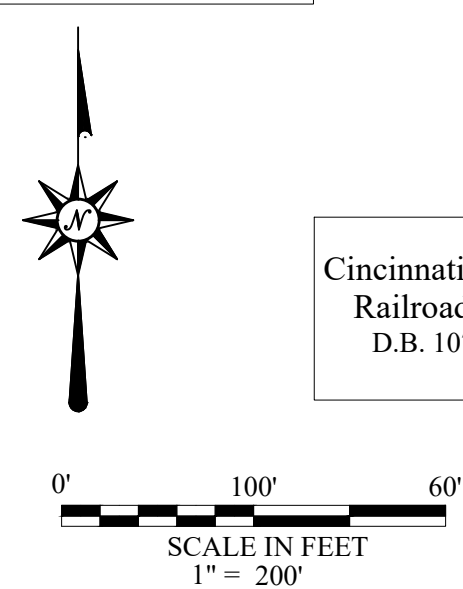


EXHIBIT A
Description of Parcel One
A 0.630 Acre Property
In the Name of the
Cincinnati & Lake Erie Railroad Company

Located in Virginia Military Survey 6288
Somerford Township, Madison County, Ohio

This description is for Parcel One, a 0.630 acre property, part of the holdings in the name of the Cincinnati & Lake Erie Railroad Company (Deed Book 107, Page 550, Madison County Recorder, PIN 24-00975.000, Auditor's Office) located on the northeast side of State Route 56 (50 foot Right-Way), 1800 feet south of Old U.S. 40, in V.M.S. 6288, Somerford Township, Madison County, Ohio and is further described as follows:

Commencing at Madison County Monument 02-011 found near the southeast corner of Lot 51, Village of Summerford (Plat Book 2, Page 221) on the northwest corner of Old U.S. 40 and said State Route 56;

Thence S48°00'32"E, 48.26 feet, to a 1/2 inch Iron pipe found at the intersection of said S.R. 56 and said Old U.S. 40;

Thence S02°56'09"E, 493.50 feet, passing the centerline of U.S. 40 at 315.89 feet, to a Point of Intersection of said S.R. 56;

Thence S27°27'48"E, 1308.05 feet, along the centerline of said S.R. 56 to the TRUE POINT OF BEGINNING of Parcel One;

Thence N61°47'25"E, 75.01 feet, through the said Railroad holdings and along the northwest line of said Parcel One, passing the R/W of said S.R. 56 at 25.00 feet, an Iron Pin set for reference at 40.00 feet, a 2-1/2 inch Steel Post found at 40.9 feet, to a point at the westernmost corner of a 5.412 acre property (Parcel Two) in the name of William Paul Kirk, Trustee of the William Paul Kirk Revocable Trust U/T/D 04/23/1987 (1/2 interest) and Florence Mae Kirk, Trustee of the Florence Mae Kirk Revocable Trust U/T/D 04/23/1987 (1/2 interest) (Official Record 322, Page 503);

Thence S27°27'48"E, 365.48 feet, along the southwest line of said Kirk property and the northeast line of said Parcel One, to a point at the westernmost corner of a 62.58 acre property in the name of Ernest F. Baker, Trustee of the Ernest F. Baker Revocable Trust No. 1 (dated August 9, 2006) (O.R. 252, Page 2269);

Thence S61°34'47"W, 75.01 feet, through the said Railroad property and along the southeast line of said Parcel One, passing a 3 inch diameter Steel Post at 29.9 feet and an Iron Pin set for reference at 25.78 feet, to a point in the centerline of said S.R. 56 in the northeast line of a 59.58 acre property in the name of Peter S. Yoder (O.R. 233, Page 2262, PARCEL ONE: SEVENTH TRACT);

Thence N27°27'48"W, 365.76 feet, along the centerline of said S.R. 56 and the northeast line of said Yoder, to the TRUE POINT OF BEGINNING of said Parcel One.

Said Parcel One contains 0.630 acres in V.M.S. 6288, Somerford Township, Madison County, Ohio. The **Basis Of Bearing is N27°27'48"W**, as measured along the centerline of said S.R. 56 and the southwest property line of said Parcel One, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

This description is based on a survey performed in April 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 04/17/2021
Casey C. Elliott, PS 7759

EXHIBIT A
Description of Parcel Two
A 5.412 Acre Property
In the Name of

William Paul Kirk, Trustee & Florence Mae Kirk, Trustee

Located in Virginia Military Survey 6288
Somerset Township, Madison County, Ohio

This description is for Parcel Two, a 5.412 acre property, in the name of the William Paul Kirk, Trustee of the William Paul Kirk Revocable Trust U/T/D 04/23/1987 (1/2 Interest) and Florence Mae Kirk, Trustee of the Florence Mae Kirk Revocable Trust U/T/D 04/23/1987 (1/2 interest), (Official Record 322, Page 503, Madison County Recorder, PIN 24-00975.000, Auditor's Office), located on the northeast side of State Route 56 (50 foot Right-Way), 1800 feet south of Old U.S. 40, in V.M.S. 6288, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at Madison County Monument 02-011 found near the southeast corner of Lot 51, Village of Summerford (Plat Book 2, Page 221) on the northwest corner of Old U.S. 40 and said State Route 56;

Thence S48°00'32"E, 48.26 feet, to a 1/2 inch Iron pipe found at the intersection of said S.R. 56 and Said Old U.S. 40;

Thence S02°56'09"E, 493.50 feet, passing the centerline of U.S. 40 at 315.89 feet, to a Point of Intersection of said S.R. 56;

Thence S27°27'48"E, 1308.05 feet, along the centerline of said S.R. 56, to a point at the westernmost corner of Parcel One, a 0.630 acre property in the name of the Cincinnati & Lake Erie Railroad Company (Deed Book 107, Page 550);

Thence N61°47'25"E, 75.01 feet, along the northwest line of the said Parcel One, passing the R/W of said S.R. 56 at 25.00 feet, an Iron Pin set for reference at 40.00 feet, a 2-1/2 inch Steel Post found at 40.9 feet, to the TRUE POINT OF BEGINNING of Parcel Two;

Thence N61°47'25"E, 645.96 feet, continuing along a southeast line of the said Cincinnati Railroad property, passing a 1-1/2 inch Iron T Post found at 75.7 feet, offset right 2.3 feet, a 1-1/2 inch Iron T Post found at 83.8 feet, offset right 2.3 feet, and passing the easternmost corner of the said Cincinnati Railroad property and the southernmost corner of a 27.81 acre (now 21.81 acre) property in the name of Scott F. Blair, Trustee of the Blair Irrevocable Heritage Trust (dated June 26, 2013) (O.R. 289, Page 2412) at 15.0 feet, to an Iron Pin set, referenced by a 2-1/2 inch Steel Post in concrete (leaning southwest) at S06°00'32"W, 0.86 feet;

Thence S27°50'56"E, 363.07 feet, along a southwest line of the said Blair property, passing an 8 inch Wood Post found at 270.6 feet, offset 5.9 feet right, to an Iron Pin set at the northeast side of an 8 inch Wood Post found in the northwest line of a 62.58 acre property in the name of Ernest F. Baker, Trustee of the Ernest F. Baker Revocable Trust No. 1 (dated August 9, 2006) (O.R. 252, Page 2269);

Thence S61°34'47"W, 648.44 feet, along the northwest line of the said Baker property to a point in the northeast line of the said Parcel One, said point referenced by an Iron Pin set at S61°34'47"W, 42.23 feet;

Thence N27°27'48"W, 365.48 feet, along the northeast line of the said Cincinnati Railroad property to the TRUE POINT OF BEGINNING of said Parcel Two.

Said property contains 5.412 acres in V.M.S. 6288, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is N27°27'48"W**, as measured along the centerline of said S.R. 56 and the southwest property line of said Parcel One, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

This description is based on a survey performed in April 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.




Casey C. Elliott, PS 7759

04/17/2021

EXHIBIT A
Description of
A 6.042 Acre Property

Located in Virginia Military Survey 6288
Somerset Township, Madison County, Ohio

This description is for 6.042 acre property combined from Parcel One, a 0.630 acre property, in the name of the Cincinnati & Lake Erie Railroad Company (Deed Book 107, Page 550, Madison County Recorder, PIN 24-00975.000, Auditor's Office) and Parcel Two, a 5.412 acre property, in the name of the William Paul Kirk, Trustee of the William Paul Kirk Revocable Trust U/T/D 04/23/1987 (1/2 Interest) and Florence Mae Kirk, Trustee of the Florence Mae Kirk Revocable Trust U/T/D 04/23/1987 (1/2 interest) (Official Record 322, Page 503, PIN 24-00975.000), located on the northeast side of State Route 56 (50 foot Right-Way), 1800 feet south of Old U.S. 40, in V.M.S. 6288, Somerset Township, Madison County, Ohio and is further described as follows:

Commencing at Madison County Monument 02-011 found near the southeast corner of Lot 51, Village of Summerford (Plat Book 2, Page 221) on the northwest corner of Old U.S. 40 and said State Route 56;

Thence S48°00'32"E, 48.26 feet, to a 1/2 inch Iron pipe found at the intersection of said S.R. 56 and Said Old U.S. 40;

Thence S02°56'09"E, 493.50 feet, passing the centerline of U.S. 40 at 315.89 feet, to a Point of Intersection of said S.R. 56;

Thence S27°27'48"E, 1308.05 feet, along the centerline of said S.R. 56 to the westernmost corner of Parcel One and the TRUE POINT OF BEGINNING;

Thence N61°47'25"E, 720.97 feet, passing the R/W of said S.R. 56 at 25.00 feet, an Iron Pin set for reference at 40.00 feet, a 2-1/2 inch Steel Post found at 40.9 feet, the westernmost corner of the said Parcel Two at 75.01 feet, a 1-1/2 inch Iron T Post found at 75.7 feet, offset right 2.3 feet, a 1-1/2 inch Iron T Post found at 83.8 feet, offset right 2.3 feet, and the easternmost corner of a 0.26 acre property of the said Cincinnati Railroad and the southernmost corner of a 27.81 acre (now 21.81 acre) property in the name of Scott F. Blair, Trustee of the Blair Irrevocable Heritage Trust (dated June 26, 2013) (O.R. 289, Page 2412) at 90 feet, to an Iron Pin set referenced by a 2-1/2 inch Steel Post in concrete (leaning southwest) at S06°00'32"W, 0.86 feet;

Thence S27°50'56"E, 363.07 feet, along a southwest line of the said Blair property, passing an 8 inch Wood Post found at 270.6 feet, offset 5.9 feet, right, to an Iron Pin set at the northeast side of an 8 inch Wood Post found in the northwest line of a 62.58 acre property in the name of Ernest F. Baker, Trustee of the Ernest F. Baker Revocable Trust No. 1 (dated August 9, 2006) (O.R. 252, Page 2269);

Thence S61°34'47"W, 723.45 feet, along the northwest line of the said Baker property, passing a point in the northeast line of the said Parcel One at 648.44 feet, a 3 inch Steel Post found at 693.3 feet, an Iron Pin set for reference at 697.67 feet, and the northeast R/W of said S.R. 56 at 698.45 feet, to a point in the centerline of said S.R. 56 and a northeast line of a 59.58 acre property in the name of Peter S. Yoder (O.R. 233, Page 2262, PARCEL ONE: SEVENTH TRACT);

Thence N27°27'48"W, 365.76 feet, along the centerline of said S.R. 56 and the northeast line of said Yoder, to the TRUE POINT OF BEGINNING of said Parcel One.

Said property contains 6.042 acres in V.M.S. 6288, Somerset Township, Madison County, Ohio. The **Basis Of Bearing is N27°27'48"W**, as measured along the centerline of said S.R. 56 and the southwest property line of said Parcel One, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in April 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 04/17/2021
Casey C. Elliott, PS 7759