

A SURVEY for FISHER CAST STEEL PRODUCTS INC.

TO CREATE
TRACTS I, II, III, IV, and V
Located in V.M.S. 2836, The Village of West Jefferson
Madison County, Ohio

LOCATION: Southeast of the Pennsylvania Lines LLC Right-of-way, east of West Street, west of North Center Street (except for Tract V) and north of West and East Town Street, in Virginia Military Survey 2836, The Village of West Jefferson, Madison County, Ohio.

TRACT I - 1.020 acres. Official Records 320, Page 2512, Madison County Recorder including Lots 1 through 4 and the adjoining vacated alley (West Jefferson Vacation Ordinance 67-1383) of *W. R. Fickey's Addition to Jefferson* (Plat Book 1, page 69), and a 0.5526 acre parcel (Madison County Auditor's parcels 10-01173.000-167, 10-01181.000-166, 10-01181.000-680, 10-1184.000-695, 10-01185.000-694, and 10-01186.000-693),

TRACT II - 1.069 acres. Including Lots 1 and 2 and adjoining vacated alleys (West Jefferson Vacation Ordinance 89-75, 00-017, and 14-074) (O.R. 108, Page 1532) and Lots 3 through 9 (Official Records 320, Page 2512) and the adjoining said vacated alleys of *Burnham and Bliss Addition to Jefferson* (Plat Book 1, Page 31), (Madison County Auditor's parcels 10-00186.000, 10-00187.000, 10-00187.000, 10-00188.000, 10-00188.000, 10-00189.000, 10-00180.000, 10-00550.000, 10-00550.000, 10-00550.000, 10-01176.000, 10-01176.000, 10-01177.000, 10-01177.000, 10-01178.000, 10-01178.000, 10-01179.000, 10-01179.000, 10-01179.000, 10-01180.000, 10-01180.000, 10-01724.000, and 10-01724.000),

TRACT III - 0.743 acres. Including the south 50 feet of Lots 33 and 34, and Lots 35 and 36 of the Plat of *Jefferson* (Plat Book 1, Page 5) (Auditor's parcels 10-00802.000, 10-00803.000, 10-01722.000 and 10-01723.000) (Official Records 108, page 1532), the north 50 feet of said Lots 33 and 34 (10-01653.000 and 10-01654.000) (Deed Book 282, Page 912) and the center 50 feet of Lots 33 and 34 (10-01656.000 and 10-01655.000) (D.B. 282, page 914), and a 12 foot alley vacated between Lot 34 and Lot 35 (Ordinance 06-062, 01/02/2007).

TRACT IV - 0.790 acres. Including the north 54 feet of Lots 37 and 38, of the Plat of *Jefferson* (Plat Book 1, Page 5), (Deed Book 165, Page 377) (Auditor's Parcels 10-00541.000 and 10-00542.000), the remainder of Lots 37 and 38, all of Lots 39 and 40 and a vacated alley (Ordinance 67-1383 and D.B. 181, Page 154) of the said Plat of *Jefferson* (D.B. 214, Page 57) (10-00541.000, 10-00544.000, 10-00545.000, 10-00546.000, and 10-00547.000), and The vacated R/W of a portion of Veteran's Way and of North Center Street (Ordinances 18-068 and 19-029) (Official Records 349, Page 2425) (10-00547.000).

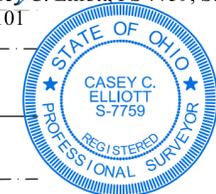
TRACT V - 0.346 acres. Including Lots 41 and 42 of the Plat of *Jefferson* (Plat Book 1, Page 5) (Official Records 403, Page 610) (Auditor's Parcel Number 10-00290.000 and 10-00291.000)

BASIS OF BEARING: S54°44'26"W along the centerline of the original main track of Pennsylvania Lines LLC railroad tracks. The bearing was measured using G.P.S. survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

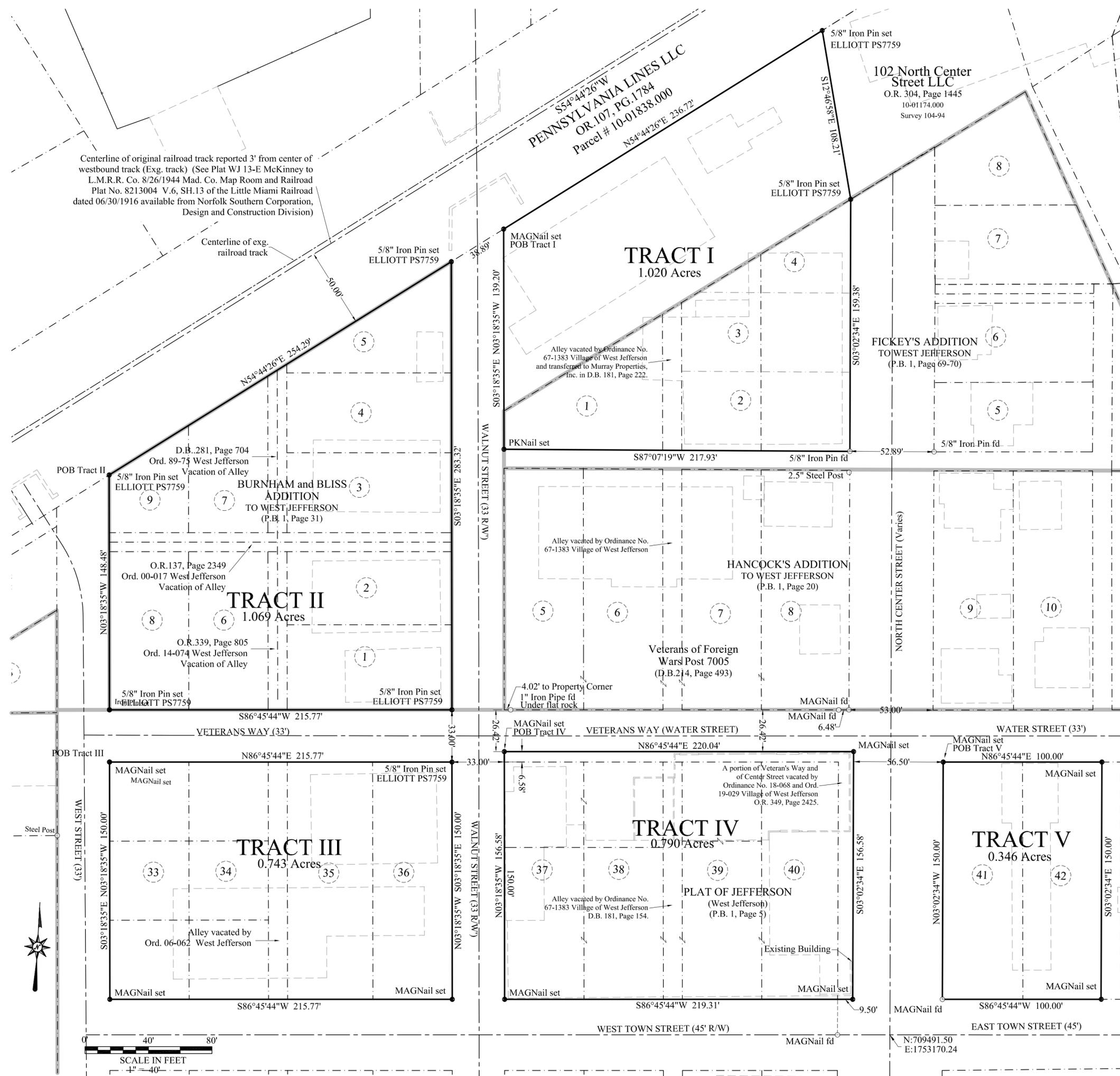
SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

CERTIFICATION: I certify that this plat and the description developed from it 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 2018.

Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
23101



02/17/2023



Centerline of original railroad track reported 3' from center of westbound track (Exg. track) (See Plat WJ 13-E McKinney to L.M.R.R. Co. 8/26/1944 Mad. Co. Map Room and Railroad Plat No. 8213004 V.6, SH.13 of the Little Miami Railroad dated 06/30/1916 available from Norfolk Southern Corporation, Design and Construction Division)

Centerline of exg. railroad track

D.B. 281, Page 704
Ord. 89-75 West Jefferson
Vacation of Alley

**BURNHAM and BLISS
ADDITION
TO WEST JEFFERSON**
(P.B. 1, Page 31)

O.R. 137, Page 2349
Ord. 00-017 West Jefferson
Vacation of Alley

TRACT II
1.069 Acres

O.R. 339, Page 805
Ord. 14-074 West Jefferson
Vacation of Alley

**HANCOCK'S ADDITION
TO WEST JEFFERSON**
(P.B. 1, Page 20)

Veterans of Foreign
Wars Post 7005
(D.B. 214, Page 493)

TRACT IV
0.790 Acres

PLAT OF JEFFERSON
(West Jefferson)
(P.B. 1, Page 5)

TRACT V
0.346 Acres

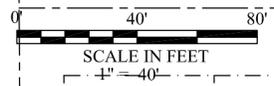


EXHIBIT A
Description of
TRACT I
A 1.020 Acre Property
In the Name of
Fisher Cast Steel Products, Inc.

Located in Virginia Military Survey 2836
Village of Jefferson, Madison County, Ohio

This description is for a 1.020 acre property, in the name of Fisher Cast Steel Products, Inc. (Official Records 320, Page 2512, Madison County Recorder), consisting of Lots 1 through 4 and the adjoining vacated alley (West Jefferson Vacation Ordinance 67-1383) of *W. R. Fickey's Addition to Jefferson* (Cabinet 1, Slide 69), and a 0.5526 acre parcel (Madison County Auditor's parcels 10-01173.000-167, 10-01181.000-166, 10-01181.000-680, 10-1184.000-695, 10-01185.000-694, and 10-01186.000-693), located southeast of the Pennsylvania Lines LLC railroad (O.R. 107, Page 1784), east of Walnut Street (33 foot Right-of-way), west of North Center Street (53 foot R/W by previous surveys) and north of a 12 foot wide alley, in the Village of West Jefferson, Virginia Military Survey 2836, Madison County, Ohio and is further described as follows:

Beginning at a MAGNail™ set at the intersection of the east R/W of said North Walnut Street and the southeast R/W of the said Pennsylvania Lines property at the TRUE POINT OF BEGINNING;

Thence N54°44'26"E, 236.72', along the southeast R/W of the said Pennsylvania Lines property, to an Iron Pin set at the northwest corner of a 0.8034 acre property in the name of *120 North Center LLC* (O.R. 304, Page 1445);

Thence S12°46'58"E, 108.21', along the west line of the said *102 North Center* property to an Iron Pin set at the northernmost corner of Lot 4 of the said W.R. Fickey's Addition and the northwest corner of the said N. Center St. R/W;

Thence S03°02'34"E, 159.38', along the east line of Lots 4, 3, and 2 of the said Fickey's Addition and the west line of said N. Center St., to a 5/8" Iron Pin found in the north line of a 12 foot alley at the southeast corner of said Lot 2;

Thence S87°07'19"W, 217.93', along the north line of the said 12 foot wide alley, along the south line of said Lot 2, crossing a 12 foot wide vacated alley and continuing along the south line of Lot 1 of said Fickey's Addition, to a PK Nail set in the east line of the said N. Walnut St. R/W at the southwest corner of said Lot 1;

Thence N03°18'35"W, 139.20', along the east line of said Walnut St., to the TRUE POINT OF BEGINNING.

Said property contains 1.020 acres in V.M.S. 2836, Village of West Jefferson, Madison County, Ohio. The **Basis Of Bearing is S54°44'26"W** along the centerline of the original said Pennsylvania Lines railroad tracks, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in February 2023 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.



 02/17/2023
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
TRACT II
A 1.069 Acre Property
In the Name of
Fisher Cast Steel Products, Inc.

Located in Virginia Military Survey 2836
Village of Jefferson, Madison County, Ohio

This description is for a 1.069 acre property, in the name of Fisher Cast Steel Products, Inc., Madison County Recorder, consisting of Lots 1 and 2 and adjoining vacated alleys (West Jefferson Vacation Ordinance 89-75, 00-017, and 14-074) (O.R. 108, Page 1532) and Lots 3 through 9 (Official Records 320, Page 2512) and the adjoining said vacated alleys of *Burnham and Bliss Addition to Jefferson* (Plat Book 1, Page 31), (Madison County Auditor's parcels 10-00186.000, 10-00187.000, 10-00187.000, 10-00188.000, 10-00188.000, 10-00189.000, 10-00180.000, 10-00550.000, 10-00550.000, 10-00550.000, 10-01176.000, 10-01176.000, 10-01177.000, 10-01177.000, 10-01178.000, 01178.000, 10-01178.000, 10-01179.000, 10-01179.000, 10-01179.000, 10-01180.000, 10-01180.000, 10-01724.000, 10-01724.000 and 10-00189.000), located southeast of the Pennsylvania Lines LLC railroad (O.R. 107, Page 1784), west of North Walnut Street (33 foot Right-of-way), east of North West Street (33 foot R/W) and north of Veteran's Way (formerly Water Street, 33 foot R/W), in the Village of West Jefferson, Virginia Military Survey 2836, Madison County, Ohio and is further described as follows:

Beginning at an Iron Pin set at the northwest corner of said Lot 9 of said *Burnham and Bliss Addition*, at the intersection of the east R/W of said N. West Street and the southeast R/W of the said Pennsylvania Lines property;

Thence N54°44'26"E, 254.29 Feet, along the southeast R/W of the said Pennsylvania Lines property and the northwest line of said Lot 9, Lot 7, a vacated alley (ORD 89-75, Deed Book 281, Page 704) and Lot 5 of said *Burnham and Bliss*, to an Iron Pin set at the northernmost corner of said Lot 5 and the west R/W of North Walnut St. (33 foot R/W);

Thence S03°18'35"E, 283.32 Feet, along the west R/W of said North Walnut St. and the east line of said Lot 5, Lots 4 ,3, a vacated alley (ORD 00-017, O.R. 137, Page 2349), Lots 2 and 1 of Burnham and Bliss, to an Iron Pin set at the southeast corner of said Lot 1 and the north R/W of Veteran's Way (33 feet R/W);

Thence S86°45'44"W, 215.77 feet, along the north R/W of said Veteran's Way and the south line of said Lot 1, the south line of a vacated 12 foot alley (Ord. 14-074, O.R. 339, page 805) and the south line of said Lot 6 and 8, to a 5/8 inch Iron Pin set to replace a damaged Iron Pin at the southwest corner of said Lot 8, the north R/W of said Veteran's Way and the east R/W of North West St. (33' R/W);

Thence N03°18'35"W, 148.48 Feet, along the east R/W of said N. West St., and the west line of said Lot 1, the west line of a said vacated Alley (ORD 00-017), and the west line of said Lot 9, to the TRUE POINT OF BEGINNING.

Said property contains 1.069 acres in V.M.S. 2836, Village of West Jefferson, Madison County, Ohio. The **Basis Of Bearing is S54°44'26"W** along the centerline of the original said Pennsylvania Lines railroad tracks, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in February 2023 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.



 02/17/2023
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
TRACT III
A 0.743 Acre Property
In the Name of
Fisher Cast Steel Products, Inc.

Located in Virginia Military Survey 2836
Village of Jefferson, Madison County, Ohio

This description is for a 0.743 acre property, in the name of Fisher Cast Steel Products, Inc., consisting of the south 50 feet of Lots 33 and 34, and Lots 35 and 36 of the Plat of *Jefferson* (Plat Book 1, Page 5) (Auditor's parcels 10-00802.000, 10-00803.000, 10-01722.000 and 10-01723.000) (Official Records 108, page 1532), the north 50 feet of said Lots 33 and 34 (10-01653.000 and 10-01654.000) (Deed Book 282, Page 912) and the center 50 feet of Lots 33 and 34 (10-01656.000 and 10-01655.000) (D.B. 282, page 914), and a 12 foot alley apparently vacated alley between Lot 34 and Lot 35 (no record found), located south of Veteran's Way (33 foot Right-of-way), east of West Street (33 foot R/W), west of Walnut St. (33 foot R/W), and north of West Town St. (45 foot R/W), in the Village of West Jefferson, Virginia Military Survey 2836, Madison County, Ohio and is further described as follows:

Beginning at a MAGNail™ set at the northwest corner of said Lot 33, in the south line of said Veteran's Way and the east line of said West St.

Thence N86°45'44"E, 215.77 Feet, along the south R/W of said Veteran's Way and the north line of said Lots 33, 34, a 12 foot unnamed alley, and Lots 35 and 36, to an Iron Pin set in the northeast corner of said Lot 36;

Thence S03°18'35"E, 150.00 Feet, along the east line of said Lot 36 and the west R/W of said Walnut St., to a MAGNail™ set in the southeast corner of said Lot 36;

Thence S86°45'44"W, 215.77 Feet, along the north line of said W. Town St. and the south line of said Lot 36, 35, the said alley, and Lots 34 and 33, to a MAGNail™ set at the southwest corner of said Lot 33;

Thence N03°18'35"W, 150.00 Feet, along the east R/W of said West St. and the west line of the said Lot 33, to the TRUE POINT OF BEGINNING.

Said property contains 0.743 acres in V.M.S. 2836, Village of West Jefferson, Madison County, Ohio. The **Basis Of Bearing is S54°44'26"W** along the centerline of the original said Pennsylvania Lines railroad tracks, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in February 2023 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.



 02/17/2023
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
TRACT IV
A 0.790 Acre Property
In the Name of
Fisher Cast Steel Products, Inc.

Located in Virginia Military Survey 2836
Village of Jefferson, Madison County, Ohio

This description is for a 0.790 acre property, in the name of Fisher Cast Steel Products, Inc., consisting of the north 54 feet of Lots 37 and 38, of the Plat of *Jefferson* (Plat Book 1, Page 5), (Deed Book 165, Page 377) (Auditor's Parcels 10-00541.000 and 10-00542.000), the remainder of Lots 37 and 38, all of Lots 39 and 40 and a vacated alley (Ordinance 67-1383 and D.B. 181, Page 154) of the said Plat of *Jefferson* (D.B. 214, Page 57) (10-00541.000, 10-00544.000, 10-00545.000, 10-00546.000, and 10-00547.000), and The vacated R/W of a portion of Veteran's Way and of North Center Street (Ordinances 18-068 and 19-029) (Official Records 349, Page 2425) (10-00547.000), located south of Veteran's Way (Right-of-way varies), east of Walnut Street (33 foot R/W), west of North Center St. (R/W varies), and north of East Town St. (45 foot R/W), in the Village of West Jefferson, Virginia Military Survey 2836, Madison County, Ohio and is further described as follows:

Beginning at a MAGNail™ set in the south line of said Veteran's Way and the east line of said Walnut St.;

Thence S86°45'44"W, 220.04 Feet, along the south line of said Veteran's Way, to a MAGNail™ set in the west R/W of said N. Center St.;

Thence S03°02'34"E, 156.58 Feet, along the west line of said N. Center St., to a MAGNail set in the north R/W of said West Town St., said MAGNail™ set is S86°45'44"W, 56.50 feet, from a MAGNail™ found at the southwest corner of Lot 41 of the said Jefferson Plat;

Thence S86°45'44"W, 219.31 Feet, along the north R/W of said W. Town St. and the south line of Lots 40, and 39, the said vacated alley, and Lots 38 and 37 of the said Jefferson Plat, passing the southeast corner of said Lot 40 at 9.50 feet, to a MAGNail™ set at the southwest corner of said Lot 37 and the east R/W of said Walnut St.

Thence N03°18'35"W, 156.58 Feet, along the east R/W of said Walnut St. and the west line of said Lot 37, passing the northwest corner of said Lot 37 at 150.00 feet, to the TRUE POINT OF BEGINNING.

Said property contains 0.790 acres in V.M.S. 2836, Village of West Jefferson, Madison County, Ohio. The **Basis Of Bearing is S54°44'26"W** along the centerline of the original said Pennsylvania Lines railroad tracks, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in February 2023 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.



 02/17/2023
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
TRACT V
A 0.346 Acre Property
In the Name of
Fisher Cast Steel Products, Inc.

Located in Virginia Military Survey 2836
Village of Jefferson, Madison County, Ohio

This description is for a 0.346 acre property, in the name of Fisher Cast Steel Products, Inc., consisting Lots 41 and 42 of the Plat of *Jefferson* (Plat Book 1, Page 5) (Official Records 403, Page 610) (Auditor's Parcel Number 10-00290.000 and 10-00291.000), located south of Water Street (33 foot Right-of-way), east of North Center Street (56.50 foot R/W), west of an unnamed alley (12 foot R/W), and north of East Town St. (45 foot R/W), in the Village of West Jefferson, Virginia Military Survey 2836, Madison County, Ohio and is further described as follows:

Beginning at a MAGNail™ set at the northwest corner of said Lot 41 of said Jefferson Plat;

Thence N86°45'44"E, 100.00 Feet, along the south R/W of said Water St. and the north lines of said Lots 41 and 42, to a MAGNail™ set in the northeast corner of said Lot 42 and the northwest corner of a 12 foot wide alley;;

Thence S03°02'34"E, 150.00 Feet, along the west line of the said alley and the east line of said Lot 42, to a MAGNail™ set in the north R/W of said E. Town St. and the southeast corner of said Lot 42);

Thence S86°45'44"W, 100.00 Feet, along the north R/W of said E. Town St. and the south line of said Lots 42 and 41, to a MAGNail™ found at the southwest corner of said Lot 41 and the east R/W line of said N. Center St.;

Thence N03°02'34"W, 150.00 Feet, along the east R/W of said N. Center St. and the west line of said lot 41, to the TRUE POINT OF BEGINNING.

Said property contains 0.346 acres in V.M.S. 2836, Village of West Jefferson, Madison County, Ohio. The **Basis Of Bearing is S54°44'26"W** along the centerline of the original said Pennsylvania Lines railroad tracks, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in February 2023 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 02/17/2023