

PARCEL #1. WEST PART OF LOT #12

Situated in the Township of Madison, County of Richland, State of Ohio and being known as a part of Lot #12 of Plain View Tracts (Plat reference: Volume 15, page 14), more particularly described as follows:
Beginning for the same at an iron pin set marking the southeast corner of said lot; Thence, North 0 degrees 35 minutes 28 seconds West with the west line of said lot, a distance of 374.94 feet to an iron pin set marking the northeast corner of said lot;

Thence, northeasterly with the north line of said lot, the same being the southerly line of State Route 42, along a curve concave to the southeast with a central angle of 1 degree 39 minutes 05 seconds, a radius of 2262.01 feet, a chord of 65.18 feet bearing North 57 degrees 36 minutes 23 seconds East to an iron pin set;
Thence, South 0 degrees 42 minutes 54 seconds East a distance of 411.71 feet to an iron pin set on the south line of said lot;

Thence, North 88 degrees 08 minutes 03 seconds West with said south line, a distance of 56.35 feet to the place of beginning, containing 0.505 of an acre.

PARCEL #2. EAST PART OF LOT #12

Situated in the Township of Madison, County of Richland, State of Ohio and being a part of Lot #12 of Plain View Tracts (Plat reference: Volume 15, page 14), more particularly described as follows:
Beginning for the same at an iron pin set marking the southeast corner of said lot; Thence, North 88 degrees 08 minutes 03 seconds West with the south line of said lot, a distance of 56.34 feet to an iron pin set;

Thence, North 0 degrees 42 minutes 54 seconds West a distance of 411.71 feet to an iron pin set on the north line of said lot;
Thence, with said north line and the southerly line of State Route 42, along a curve concave to the southeast with a central angle of 0 degrees 13 minutes 56 seconds 32 minutes 54 seconds East to an iron pin set marking the point of tangency of said curve;

Thence, continuing with the north line of said lot and the southerly line of State Route 42, North 58 degrees 39 minutes 52 seconds East a distance of 56.03 feet to an iron pin set marking the northeast corner of said lot;

Thence, South 0 degrees 44 minutes 18 seconds East with the east line of said lot, a distance of 447.48 feet to the place of beginning, containing 0.554 of an acre.

PARCEL #3. LOT #13

Situated in the Township of Madison, County of Richland, State of Ohio and being known as Lot #13 of Plain View Tracts (Plat reference: Volume 15, page 14), more particularly described as follows:
Beginning for the same at an iron pin set marking the southeast corner of said lot; Thence, North 0 degrees 00 minutes 00 seconds East with the east line of said lot, the same being the east line of McElroy Road (Township Highway 274) a distance of 303.09 feet to an iron pin set marking the northeast corner of said lot;

Thence, northeasterly with the north line of said lot, the same being the southerly line of State Route 42, along a curve concave to the southeast with a central angle of 2 degrees 02 minutes 40 seconds, a radius of 2262.01 feet, a chord of 124.12 feet bearing North 53 degrees 13 minutes 31 seconds East to an iron pin set marking the northeast corner of said lot;

Thence, South 0 degrees 35 minutes 28 seconds East with the east line of said lot, a distance of 374.94 feet to an iron pin set on the south line of said lot;

Thence, North 88 degrees 08 minutes 03 seconds West with said south line, a distance of 102.68 feet to the place of beginning, containing 0.786 of an acre

PARCEL #4. CONSOLIDATED TRACT

Situated in the Township of Madison, County of Richland, State of Ohio and being known as Lot #12 and Lot #13 of Plain View Tracts (Plat reference: Volume 15, page 14), more particularly described as follows:
Beginning for the same at an iron pin set marking the southeast corner of said lot; Thence, North 0 degrees 00 minutes 00 seconds East with the east line of said lot, the same being the east line of McElroy Road (Township Highway 274) a distance of 303.09 feet to an iron pin set marking the northeast corner of said lot;

Thence, with the north line of said lot, the same being the southerly line of State Route 42, along a curve concave to the southeast with a central angle of 4 degrees 55 minutes 41 seconds, a radius of 2262.01 feet, a chord of 194.50 feet bearing North 56 degrees 12 minutes 01 seconds East to the point of tangency of said curve;

Thence, continuing with the southerly line of State Route 42, North 58 degrees 39 minutes 52 seconds East a distance of 56.03 feet to an iron pin set marking the northeast corner of said lot #12;

Thence, South 0 degrees 44 minutes 18 seconds East with the east line of said lot, a distance of 447.48 feet to an iron pin set marking the southeast corner of said lot;

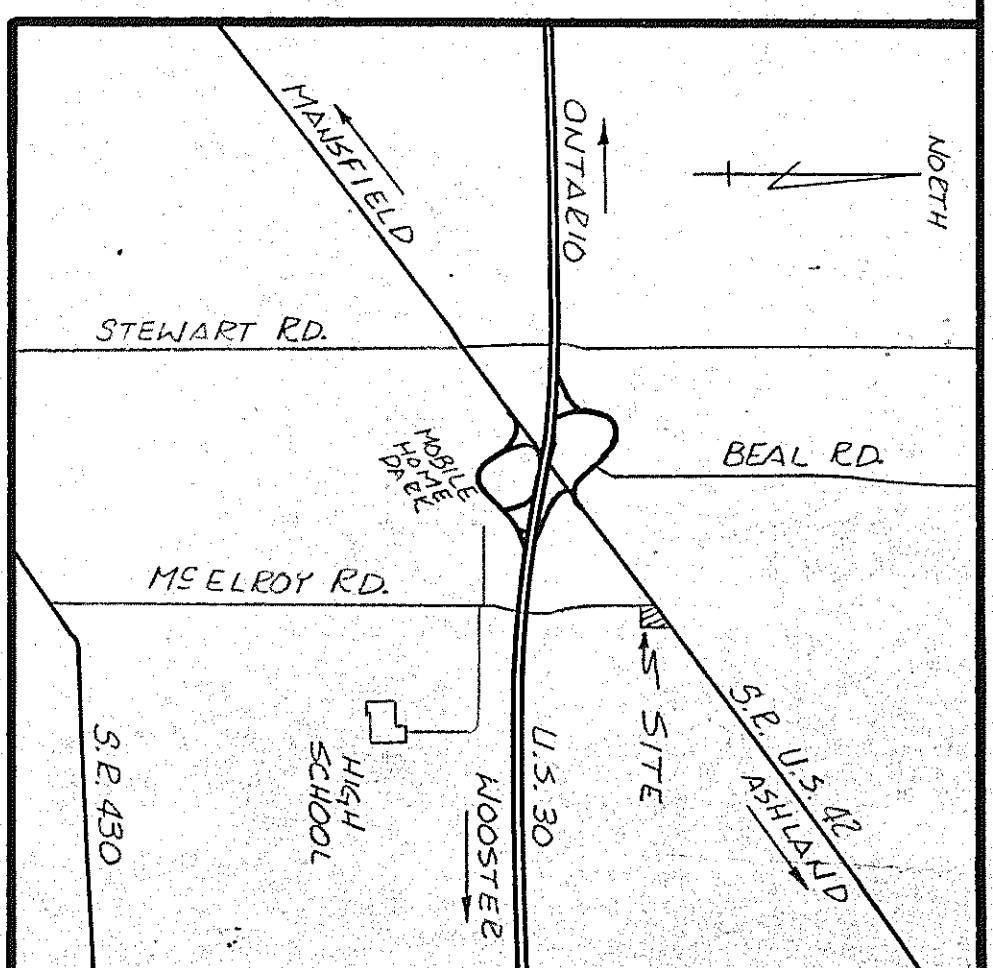
Thence, North 88 degrees 08 minutes 03 seconds West with the south line of said lot and the south line of said Lot #13, a distance of 215.37 feet to the place of beginning, containing 1.945 acres.

Iron pins set are 5/8" rods with caps stamped "SELLER 68689".
Bearings are based on an assumed meridian, and are intended to be used for angular determination only.

EASEMENT NOTES:

The following are items of the public record pertaining to the subject premises as contained in Schedule B, Section 2 of Title Commitment #36 0084 10 008673 issued by Chicago Title Insurance Company:

1. The easement to the Ohio Bell Telephone Company granting a right of way to lay and maintain pole lines and apparatuses (Lease Volume 17, Page 402) is located on the north side of State Route 42, and does not affect the subject premises.
2. Volume 233, page 370 affects Lot #12, and is delineated on this plat.



SURVEYOR'S CERTIFICATE:

I, Douglas C. Seiler, being a Professional Surveyor in the State of Ohio, do hereby state to the best of my knowledge, information and belief to: Kenneth L. Brown as to Parcel #1, Nadine Foster, aka N. Nellie Foster as to Parcel #2; Tom L. & Shelley A. Moherman as to Parcel #3; Kocolene Oil Corporation, McHale, Cook & Welch P.C., and Chicago Title Insurance Company as to Parcel #4 that:

1. That this plat and the survey on which it is based were made in accordance with the minimum standards established and adopted by ALTA and ACSM in 1988; that this survey meets the accuracy requirements of a class "A" survey as defined therein, including items 1 through 5 inclusive, item 7, and items 9 through 13 inclusive, of Table 3 thereof and that this survey was performed to the normal standard of care of Professional Surveyors in Richland County, Ohio.
2. Easements of record, as supplied to the surveyor by McHale, Cook & Welch contained in Title Commitment #36 0084 10 008673 as amended by the same company, have been delineated hereon by the surveyor and have been established hereon or rights of way not of the public record affecting the subject premises.
3. There are no encroachments from improvements appurtenant to adjoining premises upon the subject premises, nor from subject premises onto adjoining premises.
4. Parcels #1 through #3 inclusive are contiguous. Parcel #4 is a consolidation of Parcel #1 through Parcel #3, and access to the subject property is provided by a means of access to the subject property.
5. The subject property is not located in a HUD identified flood hazard area per map #390476 00044, effective Feb. 24, 1978, published by the Federal Emergency Management Agency.

Date of Survey: October 1, 1990

Dated this _____ day of _____, 1990.

Douglas C. Seiler
Ref. #36 0084 10 008673
32 1/2 North Main Street
Bainbridge, Ohio 44902
(419) 523-3614

INITIAL DATE
TRANSFER APPROVED
FREEMAN J. SWANIK
RICHLAND CO. AUDITOR