

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.
BEARINGS ARE BASED ON STATE PLANE COORDINATES,
OHIO SOUTH ZONE (NAD 83)

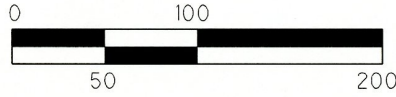
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE
DELINEATION OF A SURVEY MADE IN FEBRUARY
OF 2017 BY CARPENTER MARTY
TRANSPORTATION INC.

THE ESTABLISHMENT OF THE PROPERTY LINES
SHOWN ON THIS PLAN AS OF THIS DATE WERE
PERFORMED BY ME OR UNDER MY DIRECT
SUPERVISION.

BY KEVIN P. CARPENTER
SURVEYOR'S NAME
SURVEYOR NO. 8124 DATE 03/07/2017



☉ BIG PLAIN-
CIRCLEVILLE RD. (C.R. 4)



HORIZONTAL
SCALE IN FEET

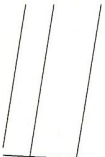
P.O.R.

☉ WEST JEFFERSON-
KIOUSVILLE RD. (C.R. 22)



RONALD & PHYLLIS YOUNG
A.P.N. 07-00673.000
INST. NO. 201000001789

TYSON A. & GRACE L. KAUFMAN
A.P.N. 07-00674.000
INST. NO. 201000004022



S 86° 56' 25" E
502.09'

P.O.B.

A.P.N. 07-00407.002
3.038 ACRES

IAT USA, LLC
A.P.N. 07-00368.002
INST. NO. 200700006673

N 8° 56' 24" E
256.15'

S 2° 35' 16" W
613.72'

S 3° 20' 23" W
259.33'

⊙ I.P.F.

N 86° 26' 55" W
527.09'

M.N.F.

M.N.S.

MONUMENT LEGEND

- ⊙ 6" WOOD POST FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊙ M.N.F. MAGNETIC NAIL FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- M.N.S. MAGNETIC NAIL SET

JEFFREY DALE MCCOLLISTER &
ROSANNE MATTHEWS
A.P.N. 07-00401.001
INST. NO. 890725

SITE LOCATION

LOT 5433 V.M.S.
FAIRFIELD TOWNSHIP
MADISON COUNTY, OHIO

ISSUE DATE

MARCH 7, 2017

Exhibit A – Surveyor’s Description of the Premises

Situated in the Township of Fairfield, County of Madison, and State of Ohio, being part of V.M.S. Lot 5433, and being all of that land conveyed to Rosaire Arthur Matthews and Dorothy L. Matthews, Trustees, under the Matthews Family Trust, dated September 6, 2000, by deed dated October 10, 2000, and recorded in Instrument Number 200000006359, all references being to the Madison County Recorder’s Office, Madison County, Ohio, and being bounded and more particularly described as follows:

Beginning, for reference, at a railroad spike found at the intersection of the centerline of Big Plain-Circleville Road (also known as County Route 4) with the centerline of West Jefferson-Kiousville Road (also known as County Route 22);

Thence along the centerline of said West Jefferson-Kiousville Road South $2^{\circ} 35' 16''$ West a distance of 613.72 feet to a magnetic nail found at the southeast corner of a 1.14-acre tract conveyed to Tyson A. and Grace L. Kaufman in Instrument Number 201100004022, said nail also being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence continuing along said centerline South $3^{\circ} 20' 23''$ West a distance of 259.33 feet to a magnetic nail set at the northeasterly corner of a 2.274-acre tract conveyed to Jeffrey Dale McCollister and Rosanne Matthews in Instrument Number 890725;

Thence along the northerly line of said 2.274-acre tract North $86^{\circ} 26' 55''$ West a distance of 527.09 feet to an iron pin found (with a cap stamped “Cottrill 6858”), said pin being the northwesterly corner of said 2.274-acre tract, said pin also being in the easterly line of a 20.490-acre tract conveyed to IAI USA, LLC in Instrument Number 200700006673;

Thence along the easterly line of said 20.490-acre tract North $8^{\circ} 56' 24''$ East a distance of 256.15 feet to an 8” wood post found, said post being the northeasterly corner of said 20.490-acre tract, said post also being in the southerly line of a 6.595-acre tract conveyed to Ronald and Phyllis Young in Instrument 201000001789;

Thence along the southerly line of said 6.595-acre and said 1.14-acre tracts South $86^{\circ} 56' 25''$ East a distance of 502.09 feet to the TRUE POINT OF BEGINNING, containing 3.038 acres.

The above described Parcel of land is located in Auditor's Parcel Number 07-00407.002.

This description is based on a survey performed in February of 2017 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on March 3, 2017 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on Grid North of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).



03/03/2017