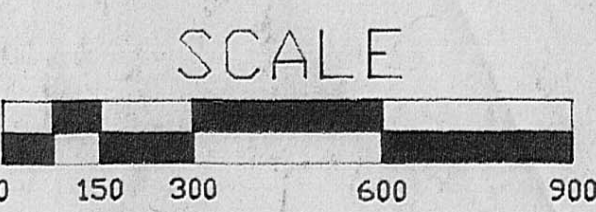
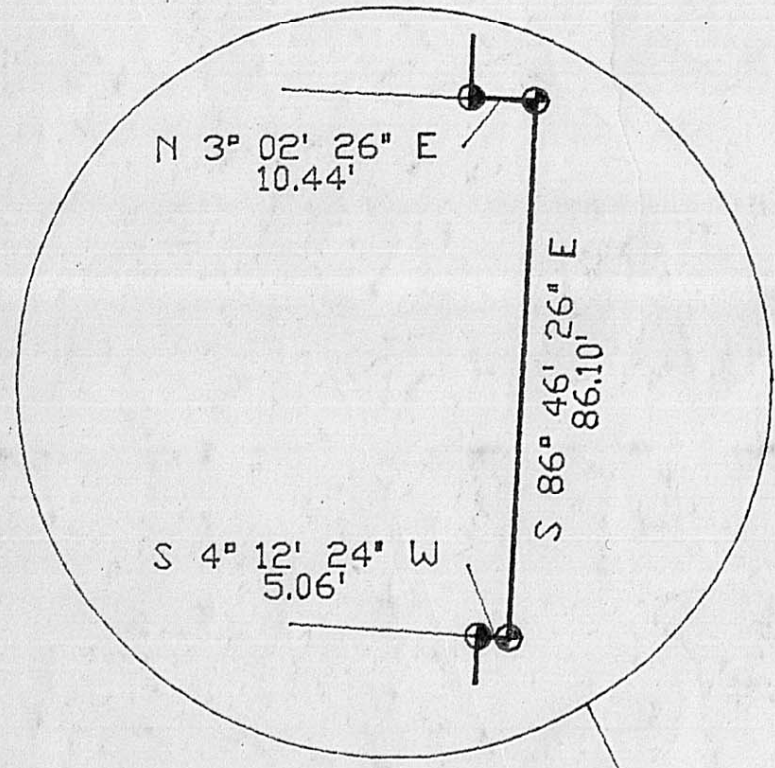




BASIS OF BEARING IS  
 S 87° 36' 00" E, THE RECORD  
 CENTERLINE BEARING OF S.R. 323  
 FROM STA. 116+71.7 TO STA.  
 164+46.5 AS SHOWN ON STATE  
 HIGHWAY R/W PLANS FOR S.G. 658  
 SEC. A, MADISON COUNTY



MAIMIE SMITH WATSON ESTATE  
 459.082 ACRES  
 PART OF DB. 115 PG. 580  
 ALL DB. 112 PG. 549  
 AND 1933 AFFADAVIT AS RELATED TO  
 LOT 6 OF V.M.S. 1133 AS CALLED  
 IN DB. 61 PG. 47



DELTA = 2° 20' 32"  
 RADIUS = 2889.93'  
 LENGTH = 118.15'  
 CHORD = S 11° 22' 04" E  
 118.14'

- STOKES TOWNSHIP TRUSTEES  
0.5622 ACRES  
DB. 226 PG. 323
- STOKES TOWNSHIP TRUSTEES  
0.379 ACRES  
DB. 219 PG. 99
- SAMUEL SMITH'S ADDITION TO  
THE VILLAGE OF SOUTH SOLON  
PB. 1 PG. 129-130
- FLORA L. HISEY  
0.175 ACRES  
DB. 210 PG. 364
- HARRY & CLARA THEOBALD  
0.175 ACRES  
DB. 157 PG. 331
- HAROLD & ROSALYN HISEY  
0.1925 ACRES  
DB. 157 PG. 342  
PLUS 0.0165 ACRE GAP  
TO BE CONVEYED
- RICHARD & FLORENCE  
PITSTICK  
1.163 ACRES  
DB. 183 PG. 366

DETROIT, TOLEDO, AND IRONTON R.R. - 50' R/W  
 S 12° 32' 20" E - 3981.36'

139,266 ACRES  
 (2.653 Ac. R/W)  
 DB. 115 PG. 580  
 parts of the First,  
 Second, and Third Tracts

MAIMIE SMITH WATSON ESTATE  
 96.517 ACRES  
 DB. 115 PG. 580  
 PART OF THE SECOND AND  
 THIRD TRACTS

SITUATED IN THE STATE OF OHIO,  
 COUNTY OF MADISON, TOWNSHIP OF  
 STOKES, AND PARTLY IN THE  
 VILLAGE OF SOUTH SOLON, AND  
 AND BEING PARTLY IN V.M.S. 8582,  
 V.M.S. 1133, AND V.M.S. 3642.  
 13,979 Acres in South Solon  
 125,287 Acres in Stokes Township

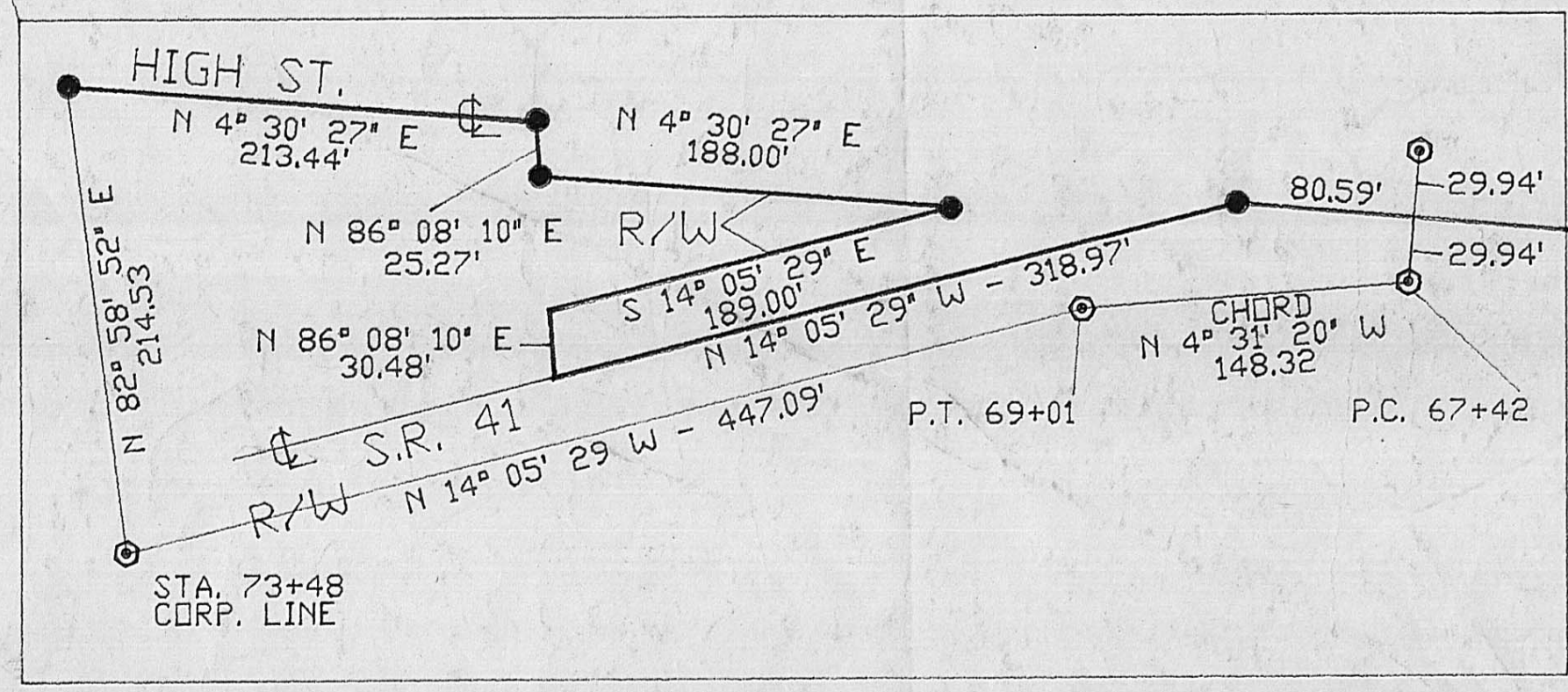
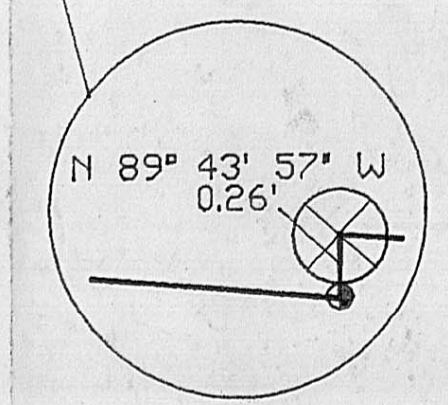
LEGEND

- RAILROAD SPIKE SET
- ⊙ 3/4" PIPE WITH PLASTIC PLUG SET
- ⊙ 5/8" RE-BAR FOUND
- ⊙ 3/4" CRIMPED TOP PIPE FOUND
- ⊙ WOOD POST
- ⊙ CONC. R/W MON. WITH BRASS CAP

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND  
 CORRECT REPRESENTATION OF LANDS ACTUALLY  
 SURVEYED, AND THAT THE DISTANCES AND BEARINGS  
 ARE SHOWN CORRECTLY, AND THAT MONUMENTS HAVE  
 BEEN FOUND OR SET AS INDICATED.

*Ellis R. Veatch II*  
 ELLIS R. VEATCH II  
 OHIO SURVEYOR #6408

MAIMIE SMITH WATSON ESTATE 139,266 ACRE TRACT TO BE CONVEYED TO RICHARD PITSTICK	
Surveyed for Firestone Coldren Whitney & Whitney 15 West Winter St. - Delaware, Ohio	
SCALE: 1"=300'	JOB: 830701-D
DATE: 8/19/83	SURVEYED: ERV DRAWN: ERV
REVISIONS:	



S.R. 41  
 STATE HIGHWAY R/W PLANS  
 S.H. 197, MADISON CO.  
 SEC. D.P. & So. SOLON

V.M.S. 3642  
 V.M.S. 1293

V.M.S. 8582  
 V.M.S. 1133

SOUTH SOLON  
 CORPORATION LINE

HIGH ST.  
 50' WIDE

N 89° 43' 57" E 181.39'  
 N 4° 30' 27" E 533.39'

N 3° 57' 22" E 284.87'  
 N 3° 30' 27" E 155.82'

S 87° 40' 15" E 504.05'  
 S 87° 22' 35" E 150.49'

P.T. 12495+75  
 490.46'

N 89° 00' 03" W - 2158.15'

N 4° 59' 46" E - 2713.88'

N 4° 59' 46" E 1650.00'  
 STA. 25+00 57.55'

30.03'



Situated in the State of Ohio, the County of Madison, the Township of Stokes, partly in the Village of South Solon, and partly in V.M.S. 8582, V.M.S. 1133, and V.M.S. 3642, and being part of the 186.44 acre tract of land conveyed as the First Tract, and part of the 99.33 acre tract of land conveyed as the Second Tract, and part of the 164 acre tract of land conveyed as the Third Tract, to Maimie Smith Watson by Deed of Record in Deed Book 115 Page 580 (all Deed and Plat Books are of record in the Recorder's Office, Madison County, Ohio); and being bounded and described as follows:

Commencing at a railroad spike set at the southwest corner of the Maimie Smith Watson Estate;

Thence, N 4-59-46 E, passing centerline station 25+00, as shown on the State Highway right-of-way plans for S.H. 197, Madison County Sec. O.P & So. Solon, at 57.55 feet, a distance of 1650.00 feet to a railroad spike set, being the Point of Beginning of the tract herein described

Thence, continuing with the centerline of S.R. 41, and the tangent line of a curve, N 4-59-46 E, a distance of 2713.88 feet to a railroad spike set at the centerline P.I. as determined from right-of-way monumentation;

Thence, with a tangent line of a curve, and the centerline of S.R. 41, N 14-05-29 W, a distance of 318.97 feet to a point;

Thence, N 86-08-10 E, a distance of 30.48 feet to a point in the easterly right-of-way of S.R. 41;

Thence, with the westerly line of a 0.16 acre parcel of land conveyed in 1939 to Truman and Anna Kinnison by deed of record in Deed Book 124 Page 413, being the easterly line of S.R. 41, S 14-05-29 E, a distance of 189.00 feet, to a railroad spike set at the intersection of said easterly right-of-way line with the westerly right-of-way line of High Street;

Thence, with the easterly line of said 0.16 acre parcel, being the westerly right-of-way line of High Street, N 4-30-27 E, a distance of 188.00 feet to a railroad spike set;

Thence, N 86-08-10 E, a distance of 25.27 feet to a railroad spike set in the centerline of High Street;

Thence, with the centerline of High Street, N 4-30-27 E, passing a railroad spike set in the south Corporation Line of South Solon at 213.44 feet, a distance of 533.59 feet to a railroad spike set;

Thence, with the south line of a 1.163 acre parcel of land conveyed to Richard P. and Florence C. Pitstick by Deed of Record in Deed Book 183 Page 366, N 89-43-57 E, passing a 3/4" crimped pipe found at 25.11 feet, a distance of 181.39 feet, to a 3/4" crimped pipe found;

Thence; with the east line of said 1.163 acre parcel, N 3-57-22 E, a distance of 284.87 to a point in a wood fence post;

Thence; with a portion of the North line of Said 1.163 acre parcel, N 89-43-57 W, a distance of @.26 feet to a 3/4" pipe with plastic plug set;

Thence, with the east line of three parcels of land:

1). @.1925 acres conveyed to Harold L. & Rosalyn Kathleen Hisey by Deed of Record in Deed Book 157 Page 342,

2). @.175 acres conveyed to Harry E. & Clara B. Theobald by Deed of Record in Deed Book 157 Page 331,

3). @.175 acres conveyed to Flora L. Hisey by Deed of Record in Deed Book 210 Page 364,

N 4-30-27 E, passing the southeast corner of said @.1925 acre parcel at @.82 feet, a distance of 155.82 feet to a 3/4" pipe with plastic plug set;

Thence, with the south line of an alley, being the south line of Samuel Smith's Addition to the Village of South Solon as recorded in Plat Book 1 Page 129-130, S 87-40-15 E, a distance of 504.05 feet to a 3/4" pipe with plastic plug set;

Thence, with a portion of the west line of a @.379 acre parcel of land conveyed to the Stokes Township Trustees by Deed of Record in Deed Book 219 Page 99, S 4-12-24 W, a distance of 5.06 feet to a 5/8" reinforcing bar found;

Thence, with the south line of said @.379 acre parcel, S 86-46-26 E, a distance of 86.10 feet to a 5/8" re-bar found;

Thence, with a portion of the east line of said @.379 acre parcel, N 3-02-26 E, a distance of 10.44 feet to a 3/4" pipe with plug set;

Thence, with the south line of a @.5622 acre parcel of land conveyed to the Stokes Township Trustees by Deed of Record in Deed Book 226 Page 323, S 87-22-35 E, a distance of 150.49 feet to a 3/4" pipe with plug set at a point on the curve of the westerly right-of way line of the Detroit, Toledo, and Ironton Railroad as shown on their Right-of-way and Track Map, Sheet V.1-Ohio/113;

Thence, with the arc of the curve of said right-of-way, curving to the left, having an arc length of 118.15 feet, a radius of 2889.93 feet, and a delta angle of 2-20-32, the chord of which bears S 11-22-04 E, a chord distance of 118.14 feet, to a 3/4" pipe with plug set at the right-of-way P.T. at station 12495+75;

Thence, with the said westerly right-of-way line, S 12-32-20 E, passing a point in the south Corporation Line of South Solon at 490.46 feet, a distance of 3981.36 feet to a 3/4" pipe with plug set;

Thence, with the south line of a 33.6 acre soybean field as shown on the 1940 planting map made by Farm Management, Inc., of Irwin, Ohio as called in the Last Will and Testament of Mamie Smith Watson, said line having been extended to the railroad right-of-way, N 89-00-03 W, passing a 3/4" pipe with plug set at 2128.12 feet in the east right-of-way line of S.R. 41, a distance of 2158.15 feet to the Point of Beginning, containing 139.266 acres more or less, of which 2.653 acres lies within road right-of-way, subject to all legal rights-of-way, easements, and restrictions of record.

13.979 acres of the total lies within the corporation limits of the Village of South Solon, leaving a remaining 125.287 acres within Stokes Township.

Basis of Bearing is S 87-36-00 E, the record bearing of the centerline of S.R. 323 from Station 116+71.7 to Station 164+46.5, as shown on State Highway Right-of-way plans for S.H. 658, Madison County, Section A.

This description was prepared from an actual survey performed in July, 1983 by Ellis R. Veatch, II, Ohio Surveyor #6408.