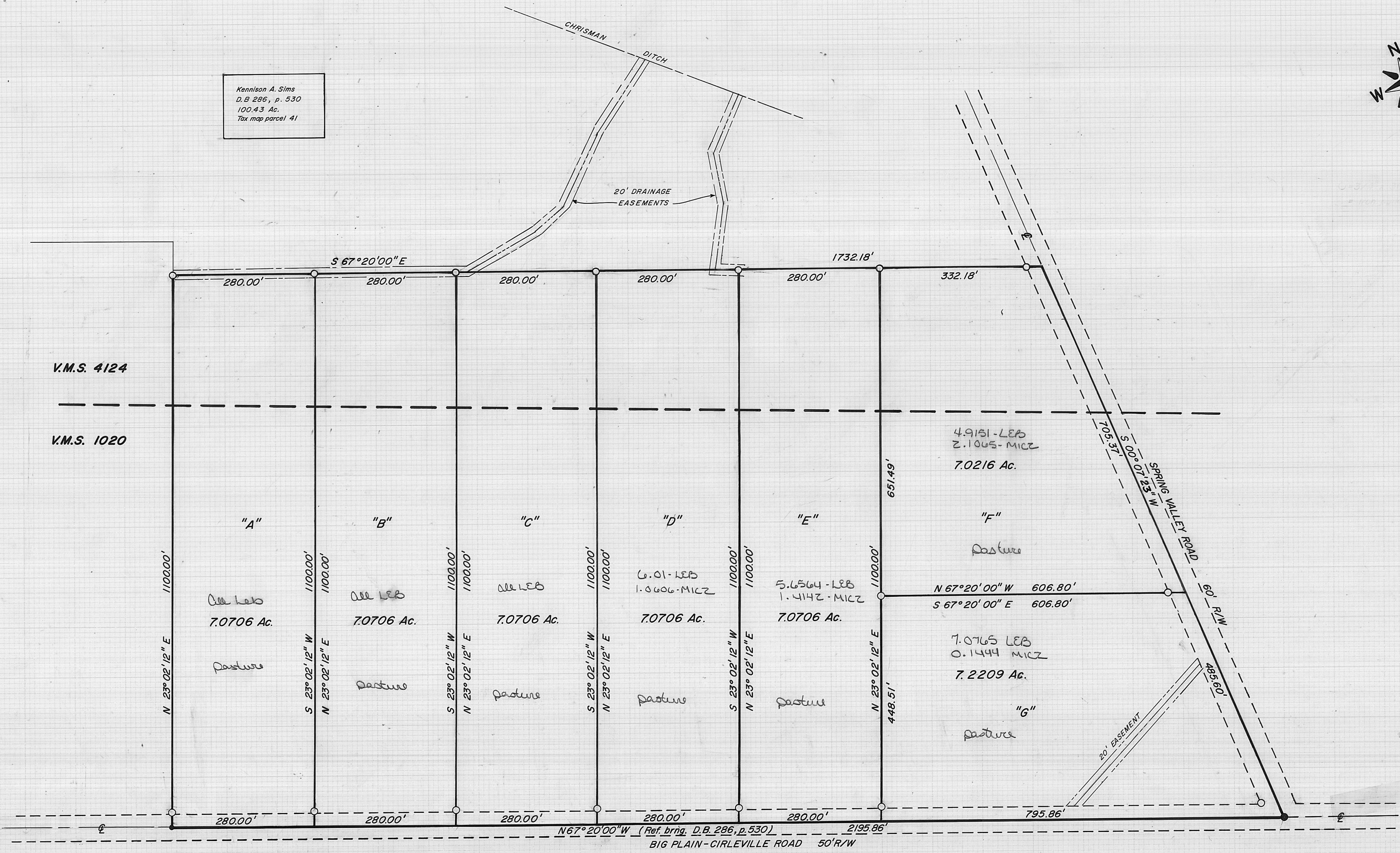
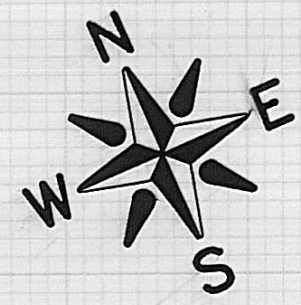


Kennison A. Sims
 D.B. 286, p. 530
 100.43 Ac.
 Tax map parcel 41

James A. Cox, Sr.
 D.B. 286, p. 563
 11.082 Ac.
 Tax map parcel 371

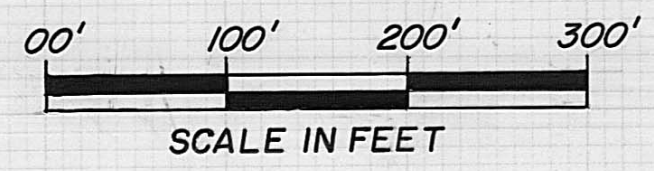


GRANTOR: Kennison A. Sims
 Deed Book 286, page 530
 Oak Run Twp., Madison Co.
 Ohio

● = iron spike found
 ○ = 3/4" x 30" iron pipe set

I hereby certify that the hereon platted property was prepared from an actual survey.

William W. Browning
 William W. Browning P.S. 7377



Situated in the County of Madison in the State
of Ohio and in the Township of Oak Run and bounded and described as follows:

Virginia Military Survey Numbers 4124 and 1020, and is part of an original 100.43 acre tract recorded in the name of Kennison A. Sims in Deed Book 286, page 530, said parcel being more particularly described as follows:

Beginning at an iron spike found at the centerline intersections of Spring Valley Road (60' R/W) and Big Plain-Circleville Road (50' R/W);

Thence with the centerline of Big Plain-Circleville Road N 67° 20' 00" W 1915.86 feet to a point on the centerline of Big Plain-Circleville Road, said point being the true point of beginning;

Thence with said centerline N 67° 20' 00" W 280.00 feet to a p.k. found at the southeast corner of a 11.082 acre tract recorded in the name of James A. Sr. & Martha Cox in Deed Book 286, page 563;

Thence, with part of the line of said Cox, N 23° 02' 12" E, passing a set iron pipe at 30.00 feet, a total distance of 1100.00 to set iron pipe;

Thence S 67° 20' 00" E 280.00 feet to a set iron pipe;

Thence S. 23° 02' 12" W, passing a set iron pipe at 1070.00 feet, a total distance of 1100.00 feet to the true point of beginning.

The above described parcel contains 7.0706 acres. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps marked P.S. 7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S. 7377, during October of 1992.

TRACT "B"
7.0706 ACRE TRACT

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Oak Run, Virginia Military Survey Numbers 4124 and 1020, and is part of an original 100.43 acre tract recorded in the name of Kennison A. Sims in Deed Book 286, page 530, said parcel being more particularly described as follows:

Beginning at an iron spike found at the centerline intersections of Spring Valley Road(60' R/W) and Big Plain - Circleville Road(50' R/W);

Thence with the centerline of Big Plain - Circleville Road N 67°20'00" W 1635.86 feet to a point on the centerline of Big Plain - Circleville Road, said point being the true point of beginning;

Thence with said centerline N 67°20'00" W 280.00 feet to a point;

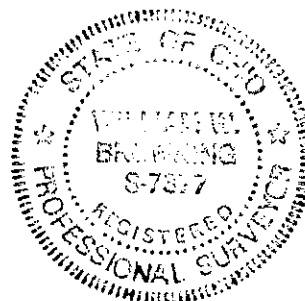
Thence N 23°02'12" E, passing a set iron pipe at 30.00 feet, a total distance of 1100.00 to a set iron pipe;

Thence S 67°20'00" E 280.00 feet to a set iron pipe;

Thence S 23°02'12" W, passing a set iron pipe at 1070.00 feet, a total distance of 1100.00 feet to the true point of beginning.

The above described parcel contains 7.0706 acres. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps marked P.S.7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S.7377, during October of 1992.

William W. Browning
William W. Browning P.S.7377



TRACT "C"
7.0706 ACRE TRACT

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Oak Run, Virginia Military Survey Numbers 4124 and 1020, and is part of an original 100.43 acre tract recorded in the name of Kennison A. Sims in Deed Book 286, page 530, said parcel being more particularly described as follows:

Beginning at an iron spike found at the centerline intersections of Spring Valley Road(60' R/W) and Big Plain - Circleville Road(50' R/W);

Thence with the centerline of Big Plain - Circleville Road N 67°20'00" W 1355.86 feet to a point on the centerline of Big Plain - Circleville Road, said point being the true point of beginning;

Thence with said centerline N 67°20'00" W 280.00 feet to a point;

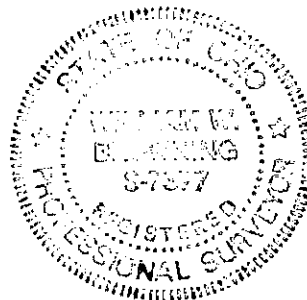
Thence N 23°02'12" E, passing a set iron pipe at 30.00 feet, a total distance of 1100.00 to a set iron pipe;

Thence S 67°20'00" E 280.00 feet to a set iron pipe;

Thence S 23°02'12" W, passing a set iron pipe at 1070.00 feet, a total distance of 1100.00 feet to the true point of beginning.

The above described parcel contains 7.0706 acres. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps marked P.S.7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S.7377, during October of 1992.

William W. Browning
William W. Browning P.S. 7377



TRACT "D"
7.0706 ACRE TRACT

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Oak Run, Virginia Military Survey Numbers 4124 and 1020, and is part of an original 100.43 acre tract recorded in the name of Kennison A. Sims in Deed Book 286, page 530, said parcel being more particularly described as follows:

Beginning at an iron spike found at the centerline intersections of Spring Valley Road(60' R/W) and Big Plain - Circleville Road(50' R/W);

Thence with the centerline of Big Plain - Circleville Road N 67°20'00" W 1075.86 feet to a point on the centerline of Big Plain - Circleville Road, said point being the true point of beginning;

Thence with said centerline N 67°20'00" W 280.00 feet to a point;

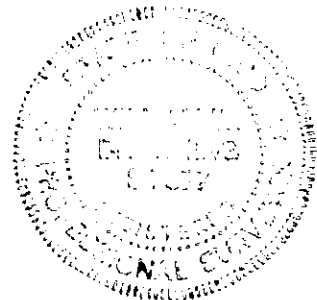
Thence N 23°02'12" E, passing a set iron pipe at 30.00 feet, a total distance of 1100.00 to a set iron pipe;

Thence S 67°20'00" E 280.00 feet to a set iron pipe;

Thence S 23°02'12" W, passing a set iron pipe at 1070.00 feet, a total distance of 1100.00 feet to the true point of beginning.

The above described parcel contains 7.0706 acres. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps marked P.S.7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S.7377, during October of 1992.

William W. Browning
William W. Browning P.S.7377



TRACT "E"
7.0706 ACRE TRACT

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Oak Run, Virginia Military Survey Numbers 4124 and 1020, and is part of an original 100.43 acre tract recorded in the name of Kennison A. Sims in Deed Book 286, page 530, said parcel being more particularly described as follows:

Beginning at an iron spike found at the centerline intersections of Spring Valley Road(60' R/W) and Big Plain - Circleville Road(50' R/W);

Thence with the centerline of Big Plain - Circleville Road N 67°20'00" W 795.86 feet to a point on the centerline of Big Plain - Circleville Road, said point being the true point of beginning;

Thence with said centerline N 67°20'00" W 280.00 feet to a point;

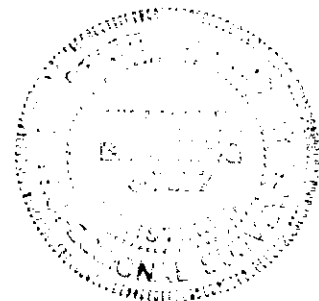
Thence N 23°02'12" E, passing a set iron pipe at 30.00 feet, a total distance of 1100.00 to a set iron pipe;

Thence S 67°20'00" E 280.00 feet to a set iron pipe;

Thence S 23°02'12" W, passing a set iron pipe at 1070.00 feet, a total distance of 1100.00 feet to the true point of beginning.

The above described parcel contains 7.0706 acres. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps marked P.S.7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S.7377, during October of 1992.

William W. Browning
William W. Browning P.S. 7377



TRACT "F"
7.0216 ACRE TRACT

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Oak Run, Virginia Military Survey Numbers 4124 and 1020, and is part of an original 100.43 acre tract recorded in the name of Kennison A. Sims in Deed Book 286, page 530, said parcel being more particularly described as follows:

Beginning at an iron spike found at the centerline intersections of Spring Valley Road(60' R/W) and Big Plain - Circleville Road(50' R/W);

Thence with the centerline of Spring Valley Road N 00°07'23" E 485.60 feet to a point;

Thence N 67°20'00" W, passing a set iron pipe at 30.00 feet, a total distance of 606.80 feet to a set iron pipe;

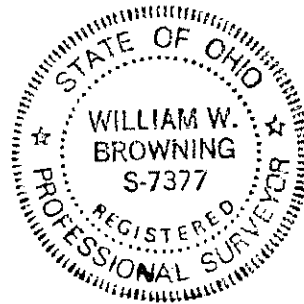
Thence N 23°02'12" E 651.49 feet to a set iron pipe;

Thence S 67°20'00" W, passing a set iron pipe at 302.18 feet, a total distance of 332.18 to a point on the centerline of Spring Valley Road;

Thence, with the centerline of Spring Valley Road S 00°07'23" W 705.37 feet to the point of beginning.

The above described parcel contains 7.0216 acres. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps marked P.S.7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S.7377, during August 1992.

William W. Browning
William W. Browning P.S. 7377



TRACT "G"
7.2209 ACRE TRACT

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Oak Run, Virginia Military Survey Number 1020, and is part of an original 100.43 acre tract recorded in the name of Kennison A. Sims in Deed Book 286, page 530, said parcel being more particularly described as follows:

Beginning at an iron spike found at the centerline intersections of Spring Valley Road(60' R/W) and Big Plain - Circleville Road(50' R/W);

Thence with the centerline of Big Plain - Circleville Road N 67°20'00" W 795.88 feet to a point on the centerline of Big Plain - Circleville Road;

Thence N 23°02'12" E, passing a set iron pipe at 30.00 feet, a total distance of 448.51 feet to a set iron pipe;

Thence S 67°20'00" E, passing a set iron pipe at 576.80 feet, a total distance of 606.80 feet to a point on the centerline of Spring Valley Road;

Thence, with the centerline of Spring Valley Road S 00°07'23" W 485.60 feet to the point of beginning.

The above described parcel contains 7.2209 acres. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps marked P.S.7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S.7377, during August 1992.

William W. Browning
William W. Browning P.S. 7377



DRAINAGE EASEMENT

(FOR TRACTS A, B, + C)

The following description is for a drainage easement in the State of Ohio, County of Madison, Township of Oak Run, Virginia Military Survey Numbers 4124 and 1020, and is part of an original 100.43 acre tract recorded in the name of Kennison A. Sims in Deed Book 286, page 530, said easement being 20 feet in width and being 10' from and parallel with each side of the following described centerline;

Beginning at a found iron pipe at the northwest corner of Lot "A";

Thence with northline of said tract S 67°20'00" E, passing iron pipes found at 280.00 feet and 560.00 feet, a total distance of 575.00 feet to a point in the center of a swale;

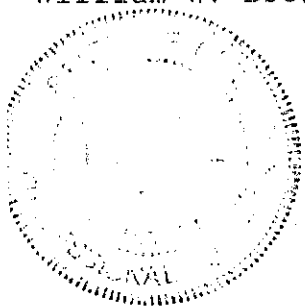
Thence with the centerline of said swale N 83°13'26" E 167.03 feet to a point;

Thence N 71°40'00" E 72.61 feet to a point;

Thence N 35°37'53" E 304.99 feet to a point in the center of the Chrisman Ditch.

Surveyed by William W. Browning, P.S. 7377, during October 1992.

William W. Browning
William W. Browning P.S. 7377



DRAINAGE EASEMENT

(FOR TRACTS D + E)

The following description is for a drainage easement in the State of Ohio, County of Madison, Township of Oak Run, Virginia Military Survey Numbers 4124 and 1020, and is part of an original 100.43 acre tract recorded in the name of Kennison A. Sims in Deed Book 226, page 530, said easement being 20 feet in width and being 10' from and parallel with each side of the following described centerline;

Beginning at a found iron pipe at the northcorner of Lot "D" and Lot "E";

Thence with part of the northline of Tract "D" N 67°20'00" W 44.00 feet to a point in the center of a swale;

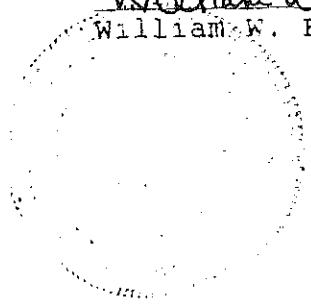
Thence with the centerline of said swale N 31°49'08" E 133.55 feet to a point;

Thence N 10°00'57" E 99.82 feet to a point;

Thence N 44°39'28" E 127.71 feet to a point in the center of the Chrisman Ditch.

Surveyed by William W. Browning, P.S.7377, during October 1992.


William W. Browning P.S. 7377



DRAINAGE EASEMENT
for Lot "C"

The following description is for a drainage easement in the State of Ohio, County of Madison, Township of Oak Run, Virginia Military Survey Numbers 4124 and 1020, and is part of an original 100.43 acre tract recorded in the name of Kennison A. Sims in Deed Book 286, page 530, said easement being 20 feet in width and being 10' from and parallel with each side of the following described centerline;

Beginning at a found iron pipe at the southwest corner of Lot "C";

Thence S 67°20'00" E 383.00 feet to a point in the center of a swale, said point being the true point of beginning;

Thence with the centerline of said swale N 63°09'01" E 388.24 feet to a point in the right-of-way for Spring Valley Road;

Surveyed by William W. Browning, P.S.7377, during October 1992.

William W. Browning
William W. Browning P.S. 7377

