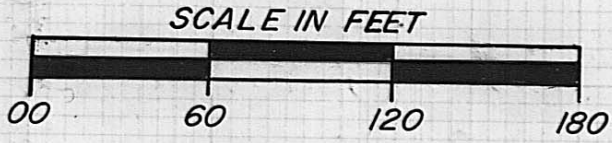




V.M.S. 6041

William & Ann Ward
D.B. 270, p. 774
58.188 Ac.

(221)



- = 3/4" x 30" iron pipe set w/cap stamped P.S. 7377
- = 3/4" x 30" iron pipe fd. w/cap stamped P.S. 5969
- = Tax map parcel

Branford & Esther Gist
D.B. 130, p. 575
76.36 Ac.

(157)

4.248 Ac.

20 CSB - 3.398
20 KA O. 850

Jerry & Beverly Whitt
D.B. 272, p. 194
5.031 Ac.

(666)

Jeffrey & Betty Webb
D.B. 265, p. 173
.0654 Ac.

(295)

Grantor: William & Ann Ward
4.248 Ac. from an original 58.18 Ac.
D.B. 270, page 744
Somerset Twp, Madison Co., Ohio

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

William W. Browning

P.S. 7377

Browning Surveying
4444 S.R. 187
London, Ohio 43140
(614) 852-4444

71.93

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

Virginia Military Survey Number 6041, and is part of a 58.18 acre tract recorded
in the name of William and Ann Ward in Deed Book 270, page 744, said parcel being
more particularly described as follows:

Beginning at an iron pipe found at the southwesterly corner of the abovementioned
58.18 acre tract, said pipe being the northwesterly corner of a 0.654 acre tract
recorded in the name of Jeffrey and Betty Webb in Deed Book 265, page 173 and in
the easterly line of a 76.36 acre tract recorded in Deed Book 130, page 575 in the
name of Branford and Esther Gist;

Thence, with part of the line between the aforementioned Ward and Gist, N 19° 25'
24" E 618.50 feet to a set 3/4" iron pipe;

Thence, with a new line of said Ward S 63° 48' 13" E 284.77 feet to a found iron
pipe at the northwest corner of a 5.031 acre tract recorded in Deed Book 272, page
194 in the name of Jerry and Beverly Whitt;

Thence, with the line between the aforesaid Ward and Whitt, S 19° 50' 09" W 702.66
feet to a set iron pipe;

Thence S 50° 01' 20" W 28.64 feet to a found stone at the northeasterly corner of
the abovementioned 0.654 acre tract;

Thence, with the northerly line of said 0.654 acre tract, N 31° 31' 42" W 165.72 to
a found iron pipe and N 54° 48' 06" W 139.70 feet to the point of beginning;

The above described parcel contains 4.248 acres. Iron pipes set are 3/4 inches
in diameter and 30 inches in length with caps stamped P.S. 7377. The basis of
bearings is the northerly line of a 0.654 acre tract as described in Deed Book
270, page 744. The original plat of this survey, showing additional information, is
on permanent file in the Madison County Tax Map Department. Surveyed by William
W. Browning P.S. 7377, during August of 1993.

Subject to all legal highways, restrictions and easements of record and zoning
ordinances and regulations.