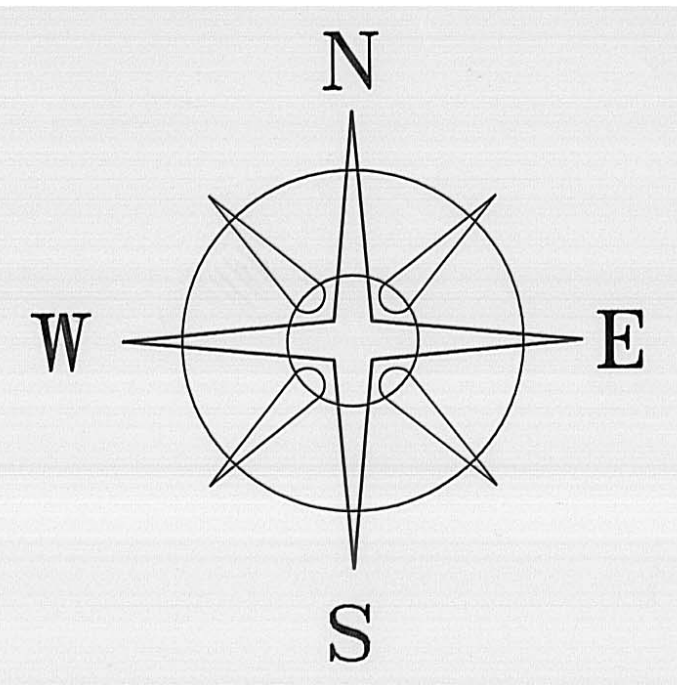


LEGEND

- 3/4" IRON PIPE (FOUND)
 - △ 3" DOUBLE ANGLE IRON CORNER FENCE POST
 - RAIL ROAD SPIKE
 - P K NAIL
 - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



BEARINGS BASED ON THE C OF ARMSTRONG ROAD (S 44°10'49"E) AS DESCRIBED IN D.B. 285 PG. 485.

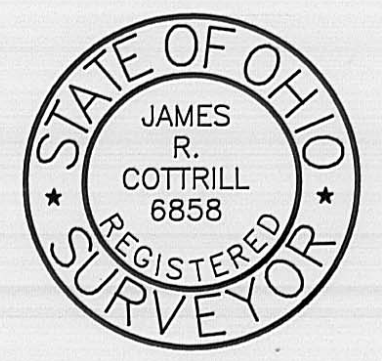
DEED REFERENCE

STEVEN D. & MELISSA J. DAKES et.al.
 D.B. 277 PG. 497
 199.4465 AC. (PARCEL ONE) (171.4826 AC. TO DATE)

11.067 AC. (PARCEL TWO TRACT ONE) (11.0378 AC. TO DATE)

5.420 AC. (PARCEL TWO/ TRACT TWO)
 D.B. 285 PG. 485
 40.000 AC.

- (A)
- (B)
- (C)
- (D)



LOIS E. & RAYMOND E. TOOPS
 D.B. 293 PG. 984
 183.49 AC.

KERMIT L. KELLOUGH
 D.B. 160 PG. 103
 326.68 AC.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 8-24-93

JAMES R. COTTRILL P.S.
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

98.1417 & 98.1417 ACRES, VMS 8005, 4590, 5673, 4518, & 8846 UNION TOWNSHIP, MADISON CO., STATE OF OHIO.

DATE DRAWN: 8-24-93
 JOB #S930811
 F. B. # 6

SCALE: 1" = 300'
 300' 150' 0' 300'

14-93

Situated in the State of Ohio, Madison County, Union Township, V.M.S. 4518, 5673, and 8846 being all of a 11.067 acre tract (Parcel Two, Tract One) and part of a 199.4465 acre tract (Parcel One)(171.4826 acres to date) conveyed to Steven D. and Melissa J. Oaks, et al. by Deed Book 277, Page 497 and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Old Xenia Road (50 foot right-of-way) with the centerline of Armstrong Road (50 foot right-of-way) said railroad spike is also at the northern most corner of said 11.067 acre tract;

Thence, with the centerline of Armstrong Road South 44° 08' 42" East a distance of 1074.12 feet to a railroad spike found in said centerline at the Northern most corner of a 3.3704 acre tract conveyed to Norman B. Workman by Deed Book 284, page 617;

Thence, with the following 3 lines of said 3.3704 acre tract;

1.) South 42° 09' 58" West passing a 3/4 inch iron pipe found at 25.05 feet and also passing the line between said 11.067 and 199.4465 acre tracts at 110.74 feet a total distance of 372.83 feet to a 3/4 inch iron pipe found

2.) South 36° 32' 18" East a distance of 178.53 feet to a 3/4 inch iron pipe found

3.) South 48° 01' 02" East a distance of 16.97 feet to an iron pin and cap set

Thence, with the following four new lines across said 199.4465 acre tract:

1.) South 2° 6' 38" West a distance of 1943.94 feet to an iron pin and cap set

2.) North 67° 35' 50" West a distance of 112.66 feet to an iron pin and cap set

3.) North 56° 42' 03" West a distance of 143.94 feet to an iron pin and cap set

4.) South 14° 19' 04" West passing an iron pin and cap set at 332.39 feet a total distance of 685.32 feet to an iron pin and cap set in the northern line of 183.49 acre tract conveyed to Lois E. and Raymond E. Toops by Deed Book 293, Page 984:

Thence, with the following three lines of said 183.49 acre tract;

1.) North 72° 10' 48" West a distance of 1234.56 feet to a 3 inch double angle iron corner fence post found

2.) North 4° 52' 22" East a distance of 727.98 feet to an iron pin and cap set

3.) North 2° 6' 38" East passing a 3 inch double angle iron fence post found at 1267.70 feet, a total distance of 1298.20 feet to a railroad spike set in the centerline of Old Xenia Road;

Thence, with the following two courses of Old Xenia Road

1.) North 62° 09' 12" East a distance of 552.34 feet to an iron pin and cap set;

2.) North 22° 30' 42" East, passing a railroad spike found at 301.65 feet said railroad spike is at the western most corner of said 11.067 acre tract a total distance of 1112.91 feet to the point of beginning containing 98.1417 acre more or less, of which 10.9043 acre is all that remains of said 11.067 acre tract and 87.2374 acres is part of said 199.4465 acre tract,

Bearing are based on the centerline of Armstrong road (South 44° 10' 49" East) as described in Deed Book 285, Page 485.

All Shown on the plat attached and made a part hereof.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitation, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed August 24, 1993 by James R. Cottrill registration #6858. (W tract)

Situated in the State of Ohio, Madison County, Union Township, V.M.S. 5673, 4590, and 8005 and being all of 40.00 acre tract conveyed to Steven D. and Melissa J. Oakes, et al. by Deed Book 285, Page 485 and also all of a 5.420 acre tract (Parcel two/tract two) and part of a 199.4465 acre tract (Parcel One)(171.4862 acres to date) conveyed to Steven D. and Melissa J. Oakes, et al. by Deed Book 277, Page 497 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Armstrong Road (50 foot right-of way) said spike is at the eastern most corner of a 3.3704 acre tract conveyed to Norman B. Wilson by Deed Book 284, Page 617 said spike bears South 44° 10' 06" East a distance of 1456.11 feet from a railroad spike found at the centerline intersection of said Armstrong Road with the centerline of Old Xenia Road;

Thence, with the centerline of Armstrong Road the following three courses:

- 1.) South 44° 10' 49" East passing a railroad spike found at the northwest corner of said 40.00 acre tract at 514.60 feet, also passing a railroad spike found at the Northwest corner of said 5.420 acre tract at 1455.78 feet, a total distance of 2009.10 feet to a 3/4 inch iron pipe found
- 2.) South 01° 49' 24" West a distance of 417.07 feet to a railroad spike found at the southeast corner of said 5.420 acre tract and in the line between V.M.S. 8005 and 5423
- 3.) South 02° 24' 52" West a distance of 891.09 feet to a railroad spike found at the Southeast corner of said 40.00 acre tract and the Northeast corner of a 326.68 acre tract conveyed to Kermit L. Kellough by Deed Book 160, Page 103;

Thence, with the following three lines of said 326.68 acre tract:

- 1.) North 88° 08' 21" West a distance of 960.77 feet to a 3 inch double angle iron corner fence post found
- 2.) South 14° 19' 04" West a distance of 316.31 feet to a 3 inch double angle iron corner fence post found
- 3.) North 71° 49' 13" West a distance of 558.02 feet to a 3 inch double iron corner fence post found at the Northeast corner of 183.49 acre tract conveyed to Lois E. and Raymond E. Toops by Deed Book 293, Page 984;

Thence, with the North line of said 183.49 acre tract North 72° 10' 48" West a distance of 676.56 feet to an iron pin and cap set in said North line;

Thence, with the following four new lines across said 199.4465 acre tract:

- 1.) North 14° 19' 04" East, passing an iron pin and cap set at 352.93 feet, a total distance of 685.32 feet to an iron pin and cap set
- 2.) South 56° 42' 03" East a distance of 143.94 feet to an iron pin and cap set
- 3.) South 67° 35' 50" East a distance of 112.66 feet to an iron pin and cap set
- 4.) North 02° 6' 38" East a distance of 1943.94 feet to an iron pin and cap set in the Southwest line of Wilson's 3.3704 acre tract;

Thence, with the following two courses of said 3.3704 acre tract:

- 1.) South 48° 01' 02" East a distance of 183.49 feet to a 3/4 inch iron pipe found
- 2.) North 43° 01' 09" East passing 3/4 inch iron pipe found at 358.36 feet, a total distance of 383.21 feet to the point of beginning containing 98.1417 acres more or less, of which 5.4129 acres is all of said 5.420 acre tract and 40.0094 acres is all of said 40.00 acre tract, and 52.7131 acres is part of said 199.4465 acre tract.

Bearings are based on the centerline of Armstrong Road (South 44° 10' 49" East) as described in Deed Book 285, Page 485.

All as shown on the plat attached and made a part hereof.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations of record, if any, and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed Aug. 24, 1993 by James R. Cottrill registration #6858. (E tract)