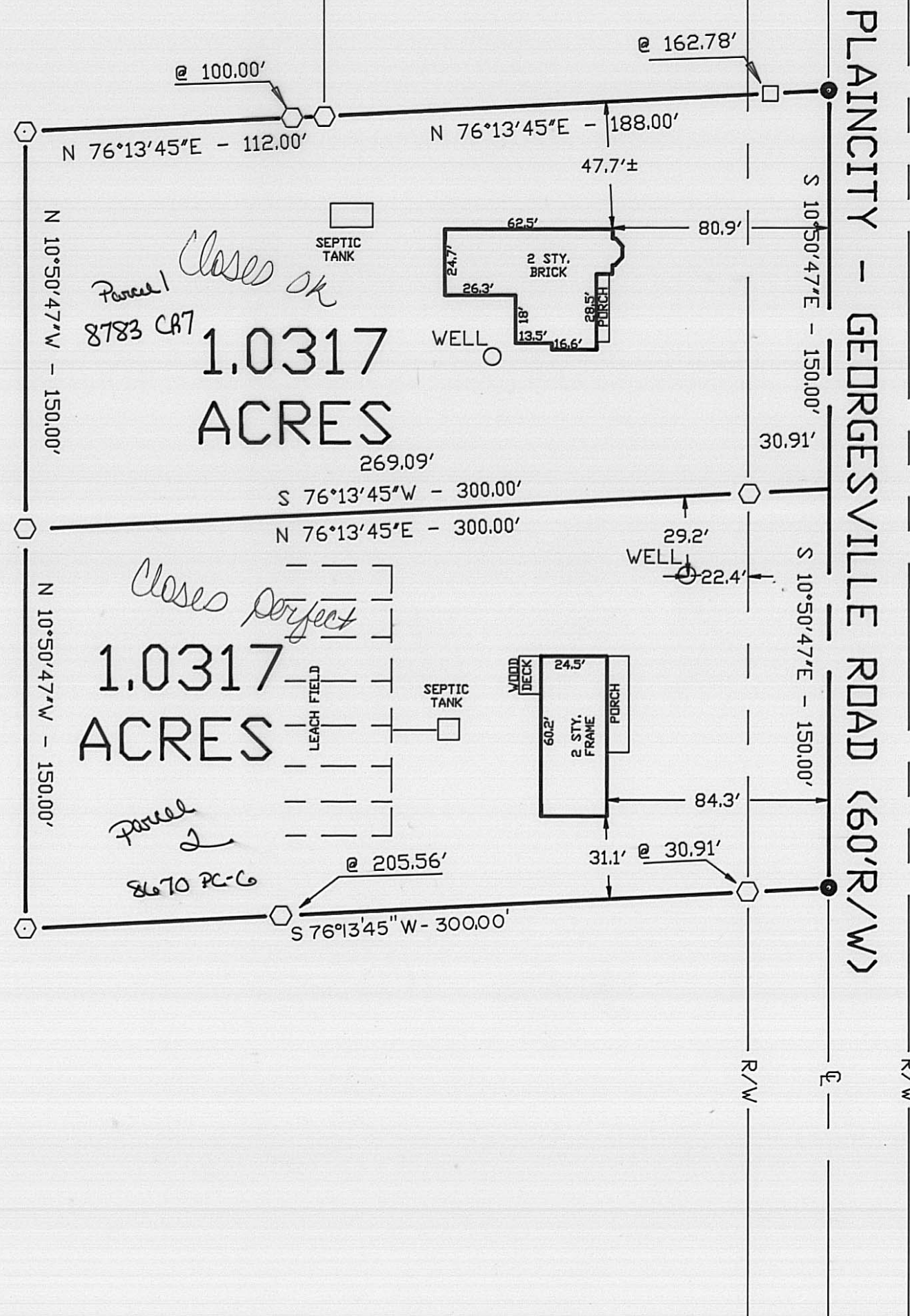


MELVIN E. & IDA
YUTZY
D.B. 220 PG. 420
1.397 AC.



LEGEND

- 3/4" DIA. SOLID IRON PIN (FOUND)
- RAILROAD SPIKE
- 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

VLY INC. (AN OHIO CORP.)
D.B. 288 PG. 310
55.9092 ACRES
(ORIG. ACRES)

BEARINGS BASED ON THE C. OF PLAINCITY-GEORGESVILLE ROAD
(S 10°50'47"E) AS DESCRIBED IN D.B. 288 PG. 310.

DEED REFERENCE

TERRY & PAT
EDGINGTON
D.B. 292 PG. 14
2.0634

JAMES R. COTTRILL P.S.

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

1.0317 & 1.0317 ACRES, VMS 9530,
CANAAN TOWNSHIP, MADISON
COUNTY, OHIO.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

DATE: 1-10-94

DATE DRAWN:
1-10-94
JOB #S94012
F. B. # 7

SCALE: 1" = 50'
50' 25' 0 50'

3-94

Situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 9530, being part of a 2.0634 acre tract conveyed to Terry and Pat Edgington by Deed Book 292 Page 14 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Plain City Georgesville Road (60 foot right-of-way) said railroad spike is at the Southeast corner of a 1.397 acre tract conveyed to Melvin E. and Ida Yutzy by Deed Book 220 Page 420 said spike is also at the Northeast corner of said 2.0634 acre tract;

Thence, with the centerline of Plain City-Georgesville Road South 10 deg. 50 min. 47 sec. East a distance of 150.00 feet to a point in said centerline;

Thence, with a new line across said 2.0634 acre tract South 76 deg. 13 min. 45 sec. West passing an iron pin and cap set at 30.91 feet, a total distance of 300.00 feet to an iron pin and cap set in the West line of said 2.0634 acre tract and in the line of the original 55.9092 acre tract conveyed to VLY Inc. (an Ohio Corp.) by Deed Book 288 Page 310;

Thence, with the West line of said 2.0634 acre tract North 10 deg. 50 min. 47 sec. West parallel to the centerline of Plain City-Georgesville Road a distance of 150.00 feet to an iron pin and cap set;

Thence, with the North line of said 2.0634 acre tract North 76 deg. 13 min. 45 sec. East passing an iron pin and cap found at 100.00 feet, a distance of 112.00 feet to an iron pin and cap found at the Southwest corner of said Yutzy's 1.397 acre tract;

Thence, with the South line of said 1.397 acre tract North 76 deg. 13 min. 45 sec. East, passing a 3/4 inch solid iron pin found at 162.78 feet, a total distance of 188.00 feet to the point of beginning containing 1.0317 acres more or less.

Bearings are based on the centerline of Plain City-Georgesville Road (South 10 deg. 50 min. 47 sec. East) as described in Deed Book 288 Page 310. 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 Jan. 10, 1994 by James R. Cottrill registration #6858. (PARCEL 1)

Situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 9530 and being part of a 2.0634 acre tract conveyed to Terry and Pat Edgington by Deed Book 292 Page 14 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Plain City-Georgesville Road (60 foot right-of-way) said railroad spike is at the Southeast corner of said 2.0634 acre tract and corner to a 55.9092 acre tract (original acres) conveyed to VLY Inc. (an Ohio Corp.) by Deed Book 288 Page 310;

Thence, with the South line of said 2.0634 acre tract South 76 deg. 13 min. 45 sec. West, passing an iron pin and caps found at 30.91 feet, and at 205.56 feet, a total distance of 300.00 feet to an iron pin and cap found;

Thence, with the West line of said 2.0634 acre North 10 deg. 50 min. 47 sec. West a distance of 150.00 feet to an iron pin and cap set;

Thence, with a new line across said 2.0634 acre tract North 76 deg. 13 min. 45 sec. East, passing an iron pin and cap set at 269.09 feet, a total distance of 300.00 feet to a point in the centerline of Plain City-Georgesville Road;

Thence, with the centerline of Plain City-Georgesville Road South 10 deg. 50 min. 47 sec. East a distance of 150.00 feet to the point of beginning containing 1.0317 acre more or less.

Bearings are based on the centerline of Plain City-Georgesville Road (South 10 deg. 50 min. 47 sec. East) as described in Deed Book 288 Page 310.

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 Jan. 10, 1994 by James R. Cottrill registration #6858. (PARCEL 2)