





Description of 4.0000 Acre Tract (Lot 1)

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 7883 & 464 and being part of a original 124.09 acre, 0.5 acre, and 11.60 acre tracts all conveyed to Gary L. and Debra Angles by Deed Book 295 Page 991 and being more particularly described as follows:

Beginning at a railroad spike found at the centerline of State Route 56 (60 foot right-of-way) said railroad spike at at the eastern most corner of a 5.01 acre tract conveyed to Terra Nova Partners by Deed Book 295 Page 972;

Thence, with the centerline of State Route 56 South 45 deg. 55 min. 54 sec. East, passing the northwest corner of said 0.5 acre tract and the line between V.M.S. 464 and 7883 at 2.21 feet, a total distance of 60.49 feet to the true point of beginning;

Thence, continuing with the centerline of State Route 56 South 45 deg. 55 min. 54 sec. East a distance of 137.94 feet to angle point in said centerline;

Thence, continuing with the centerline of State Route 56 South 47 deg. 38 min. 51 sec. East, passing the east corner common to said 0.5 and 11.60 acre tracts at 96.78 feet a total distance of 147.06 feet to a point in said centerline;

Thence, with the following three new lines across said 11.60 and 124.09 acre tracts:

1) South 51 deg. 21 min. 30 sec. West, passing an iron pin and cap set at 30.33 feet, in the Southwest right-of-way line of State Route 56 and also passing the line between said 11.60 and 124.09 acre tract at 124.32 feet, a total distance of 616.63 feet to an iron pin and cap set;

2) North 47 deg. 38 min. 51 sec. West a distance of 285.59 feet to an iron pin and cap set

3) North 51 deg. 21 min. 30 sec. East, being parallel and 60 feet Southeast of the Southeast line of said Terra Nova Partners 5.01 acre tract passing an iron pin and cap set at 590.60 feet, and the line between said 0.5 and 124.09 acre tracts at 600.42 feet, a total distance of 620.81 feet returning to the true point of beginning containing 4.0000 acres more or less of which 0.291 acres is from said 0.5 acre tract and 0.171 acres is from said 11.60 acre tract, and 3.538 acres is from said 124.09 acre tract.

Bearings are based on the centerline of State Route 56 (North 45 deg. 04 min. West) as described in ODOT right-of-way drawings 6/30.

With the benefit of a 20 foot drainage easement said drainage easement is adjacent to and 10 feet on both sides of the following described centerline:

Beginning at a point in the Southeast line of 5.01 acre tract conveyed to Terra Nova Partners by Deed Book 295 Page 972 said point bears South 51 deg. 21 min. 30 sec. West a distance of 72.84 feet from a railroad spike found in the centerline of State Route 56 at the eastern most corner of said 5.01 acre;

Thence, across 124.09 and 0.5 and 11.60 acre tracts South 47 deg. 38 min. 51 sec. East a distance of 960.87 feet

Thence, South 5 deg. 22 min. 58 sec. East a distance of 731.03 feet

South 25 deg. 10 min. 06 sec. East a distance of 69.16 feet

to a point in the North line of 4.158 acre tract conveyed to Gary L. & Debra Angles by Deed Book 255 Page 248 said point is East of the Northwest corner of said 4.158 acre tract a distance of 25.00 feet;

Thence, across said Angles's 4.158 acre tract and 4.158 acre tract conveyed to John S. and Janet Porter by Deed Book 255 Page 252 and also across a 4.159 acre tract conveyed to Griffith and Margaret Vincent by Deed Book 255 Page 250 South 25 deg. 10 min. 06 sec. East passing the line between said Angles's and Porter's at 298 +/- feet and also passing the line between Porter and Vincent's at 547.8 +/- a total distance of 782.24 feet to the North line of a 7 acre tract conveyed to James Timmons Etal. by Deed Book 221 Page 302 and being the Southern terminous of said drainage easement said centerline is also approximately the centerline of the main drainage trunk across Angles 124.09, 0.5, and 11.60 acre tracts.

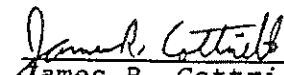
Said drainage easement is also shown on the plat accompanying the here-in-above 4.0000 acre tract.

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 Dec. 17, 1993 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.,  
Registration #6858

Description of 4.0000 Acre Tract (Lot 2)

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 7883 and 464, and being part of a 11.60 and the original 124.09 acre tract conveyed to Gary L. and Debra Angles by Deed Book 295 Page 991 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 said point bears South 47 deg. 38 min. 51 sec. East a distance of 147.06 feet and South 45 deg. 55 min. 54 sec. East a distance of 198.43 feet from a railroad spike found at the Southeast corner of 5.01 acre tract conveyed to Terra Nova Partners by Deed Book 295 Page 972;

Thence, with the centerline of said State Route 56 South 47 deg. 38 min. 51 sec. East a distance of 286.15 feet to a point in said centerline;

Thence, with the following three new lines across said 11.60 and 124.09 acre tract:

1) South 51 deg. 21 min. 30 sec. West, passing a iron pin and cap set at 30.37 feet, and also passing the line between said 11.60 and 124.09 acre tracts at 232.62 feet, a total distance of 616.63 feet to an iron pin and cap set

2) North 47 deg. 38 min. 51 sec. West a distance of 286.09 feet to an iron pin and cap set

3) North 51 deg. 21 min. 30 sec. East passing the line between said 11.60 and 124.09 acre tracts at 492.31 feet, and also passing an iron pin and cap set at 586.30 feet, a total distance of 616.63 feet returning to the true point of beginning containing 4.0000 acres more or less of which 1.158 acres is from said 11.60 acre tract and 2.842 acres is from said 124.09 acre tract.

Bearings are based on the centerline of State Route 56 (North 45 deg. 04 min. West) as described in ODOT right-of-way drawings 6/30.

With the benefit of a 20 foot drainage easement said drainage easement is adjacent to and 10 feet on both sides of the following described centerline:

Beginning at a point in the Southeast line of 5.01 acre tract conveyed to Terra Nova Partners by Deed Book 295 Page 972 said point bears South 51 deg. 21 min. 30 sec. West a distance of 72.84 feet from a railroad spike found in the centerline of State Route 56 at the eastern most corner of said 5.01 acre;

Thence, across 124.09 and 0.5 and 11.60 acre tracts South 47 deg. 38 min. 51 sec. East a distance of 960.87 feet

Thence, South 5 deg. 22 min. 58 sec. East a distance of 731.03 feet

South 25 deg. 10 min. 06 sec. East a distance of 69.16 feet to a point in the North line of 4.158 acre tract conveyed to Gary L. & Debra Angles by Deed Book 255 Page 248 said point is East of the Northwest corner of said 4.158 acre tract a distance of 25.00 feet;

Thence, across said Angles's 4.158 acre tract and 4.158 acre tract conveyed to John S. and Janet Porter by Deed Book 255 Page 252 and also across a 4.159 acre tract conveyed to Griffith and Margaret Vincent by Deed Book 255 Page 250 South 25 deg. 10 min. 06 sec. East passing the line between said Angles's and Porter's at 298 +/- feet and also passing the line between Porter and Vincent's at 547.8 +/- a total

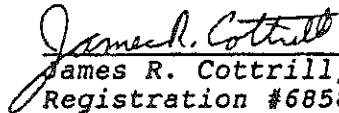
distance of 782.24 feet to the North line of a 7 acre tract conveyed to James Timmons Etal. by Deed Book 221 Page 302 and being the Southern terminous of said drainage easement said centerline is also approximately the centerline of the main drainage trunk across Angles 124.09, 0.5, and 11.60 acre tracts.

Said drainage easement is also shown on the plat accompanying the here-in-above 4.0000 acre tract.  
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".

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James R. Cottrill, P.S,  
Registration #6858

Description of 4.0000 Acre Tract (Lot 3)

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 7883 and 464, and being part of a 11.60 and the original 124.09 acre tract conveyed to Gary L. and Debra Angles by Deed Book 295 Page 991 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 foot right-of-way) said point bears South 47 deg. 38 min. 51 sec. East a distance of 433.21 feet and South 45 deg. 55 min. 54 sec. East a distance of 198.43 feet from a railroad spike found at the Southeast corner of a 5.01 acre tract conveyed to Terra Nova Partners by Deed Book 295 Page 972;

Thence, with the centerline of said State Route 56 the following two courses:

- 1) South 47 deg. 38 min. 51 sec. East a distance of 244.24 feet to an angle point in said centerline
- 2) South 45 deg. 04 min. 00 sec. East a distance of 41.65 feet to a point in said centerline

Thence, with the following three new lines across said 124.09 acre and 11.60 acre tract:

- 1) South 51 deg. 21 min. 30 sec. West, passing an iron pin and cap set in the Southwest right-of-way of said State Route 56 at 30.92 feet, and also passing the line between said 11.60 and 124.09 acre tracts at 339.04 feet, a total distance of 614.73 feet to an iron pin and cap set;
- 2) North 47 deg. 38 min. 51 sec. West a distance of 286.15 feet to an iron pin and cap set
- 3) North 51 deg. 21 min. 30 sec. East, passing the line between said 124.09 acre tract and 11.60 acre tract at 384.01 feet, and also passing an iron pin and cap set in the Southwest right-of-way line of State Route 56 at 586.26 feet, a total distance of 616.63 feet returning to the point of beginning containing 4.0000 acres more or less, of which 1.860 acres is from said 11.60 acre tract, and 2.140 acres is from said 124.09 acre tract.

Bearings are based on the centerline of State Route 56 (North 45 deg. 04 min. West) as described in ODOT right-of-way drawings 6/30.

With the benefit of a 20 foot drainage easement said drainage easement is adjacent to and 10 feet on both sides of the following described centerline:

Beginning at a point in the Southeast line of 5.01 acre tract conveyed to Terra Nova Partners by Deed Book 295 Page 972 said point bears South 51 deg. 21 min. 30 sec. West a distance of 72.84 feet from a railroad spike found in the centerline of State Route 56 at the eastern most corner of said 5.01 acre;

Thence, across 124.09 and 0.5 and 11.60 acre tracts South 47 deg. 38 min. 51 sec. East a distance of 960.87 feet

Thence, South 5 deg. 22 min. 58 sec. East a distance of 731.03 feet

South 25 deg. 10 min. 06 sec. East a distance of 69.16 feet to a point in the North line of 4.158 acre tract conveyed to Gary L. & Debra Angles by Deed Book 255 Page 248 said point is East of the Northwest corner of said 4.158 acre tract a distance of 25.00 feet;

Thence, across said Angles's 4.158 acre tract and 4.158 acre tract conveyed to John S. and Janet Porter by Deed Book 255 Page 252 and also across a 4.159 acre tract conveyed to Griffith and Margaret Vincent by Deed Book 255 Page 250 South 25 deg. 10 min. 06 sec. East passing the line between said Angles's and Porter's at 298 +/- feet and also passing the line between Porter and Vincent's at 547.8 +/- a total distance of 782.24 feet to the North line of a 7 acre tract conveyed to James Timmons Etal. by Deed Book 221 Page 302 and being the Southern terminous of said drainage easement said centerline is also approximately the centerline of the main drainage trunk across Angles 124.09, 0.5, and 11.60 acre tracts.

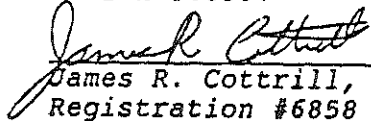
Said drainage easement is also shown on the plat accompanying the here-in-above 4.0000 acre tract.

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.

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Description of 4.0000 Acre Tract (Lot 4)

Situated in the State of Ohio, Madison County, Pleasant Township, V.M.S. 7883 and 464, and being part of a 11.60 and the original 124.09 acre tract conveyed to Gary L. and Debra Angles by Deed Book 295 Page 991 and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 foot right-of-way) said point bears South 45 deg. 04 min. 00 sec. East a distance of 41.65 feet and South 47 deg. 38 min. 51 sec. East a distance of 677.45 feet, and South 45 deg. 55 min. 54 sec. East a distance of 198.43 feet from a railroad spike found in said centerline at the Southeast corner of 5.01 acre tract conveyed to Terra Nova Partners by Deed Book 295 Page 972;

Thence, with the centerline of State Route 56 South 45 deg. 04 min. 00 sec. East a distance of 288.31 feet to a point in said centerline;

Thence, with the following three new lines across said 11.60 and 124.09 acre tracts:

1) South 51 deg. 21 min. 30 sec. West, passing an iron pin and cap set at 30.19 feet, and also passing the line between said 11.60 and 124.09 acre tracts at 435.71 feet, a total distance of 601.59 feet to an iron pin and cap set

2) North 47 deg. 38 min. 51 sec. West a distance of 290.08 feet to an iron pin and cap set

3) North 51 deg. 21 min. 30 sec. East, passing the line between said 124.09 acre and 11.60 acre tracts at 275.69 feet, and also passing an iron pin and cap set in the Southwest right-of-way line said State Route 56 at 583.81 feet a total distance of 614.73 feet to the point of beginning containing 4.0000 acres more or less, of which 2.548 acres is from said 11.60 acre tract, and 1.452 acres is from said 124.09 acre tract.

Bearings are based on the centerline of State Route 56 (North 45 deg. 04 min. West) as described in ODOT right-of-way drawings 6/30.

With the benefit of a 20 foot drainage easement said drainage easement is adjacent to and 10 feet on both sides of the following described centerline:

Beginning at a point in the Southeast line of 5.01 acre tract conveyed to Terra Nova Partners by Deed Book 295 Page 972 said point bears South 51 deg. 21 min. 30 sec. West a distance of 72.84 feet from a railroad spike found in the centerline of State Route 56 at the eastern most corner of said 5.01 acre;

Thence, across 124.09 and 0.5 and 11.60 acre tracts South 47 deg. 38 min. 51 sec. East a distance of 960.87 feet

Thence, South 5 deg. 22 min. 58 sec. East a distance of 731.03 feet

South 25 deg. 10 min. 06 sec. East a distance of 69.16 feet to a point in the North line of 4.158 acre tract conveyed to Gary L. & Debra Angles by Deed Book 255 Page 248 said point is East of the Northwest corner of said 4.158 acre tract a distance of 25.00 feet;

Thence, across said Angles's 4.158 acre tract and 4.158 acre tract conveyed to John S. and Janet Porter by Deed Book 255 Page 252 and also across a 4.159 acre tract conveyed to



Griffith and Margaret Vincent by Deed Book 255 Page 250 South 25 deg. 10 min. 06 sec. East passing the line between said Angles's and Porter's at 298 +/- feet and also passing the line between Porter and Vincent's at 547.8 +/- a total distance of 782.24 feet to the North line of a 7 acre tract conveyed to James Timmons Etal. by Deed Book 221 Page 302 and being the Southern terminous of said drainage easement said centerline is also approximately the centerline of the main drainage trunk across Angles 124.09, 0.5, and 11.60 acre tracts.

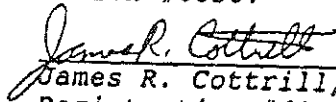
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