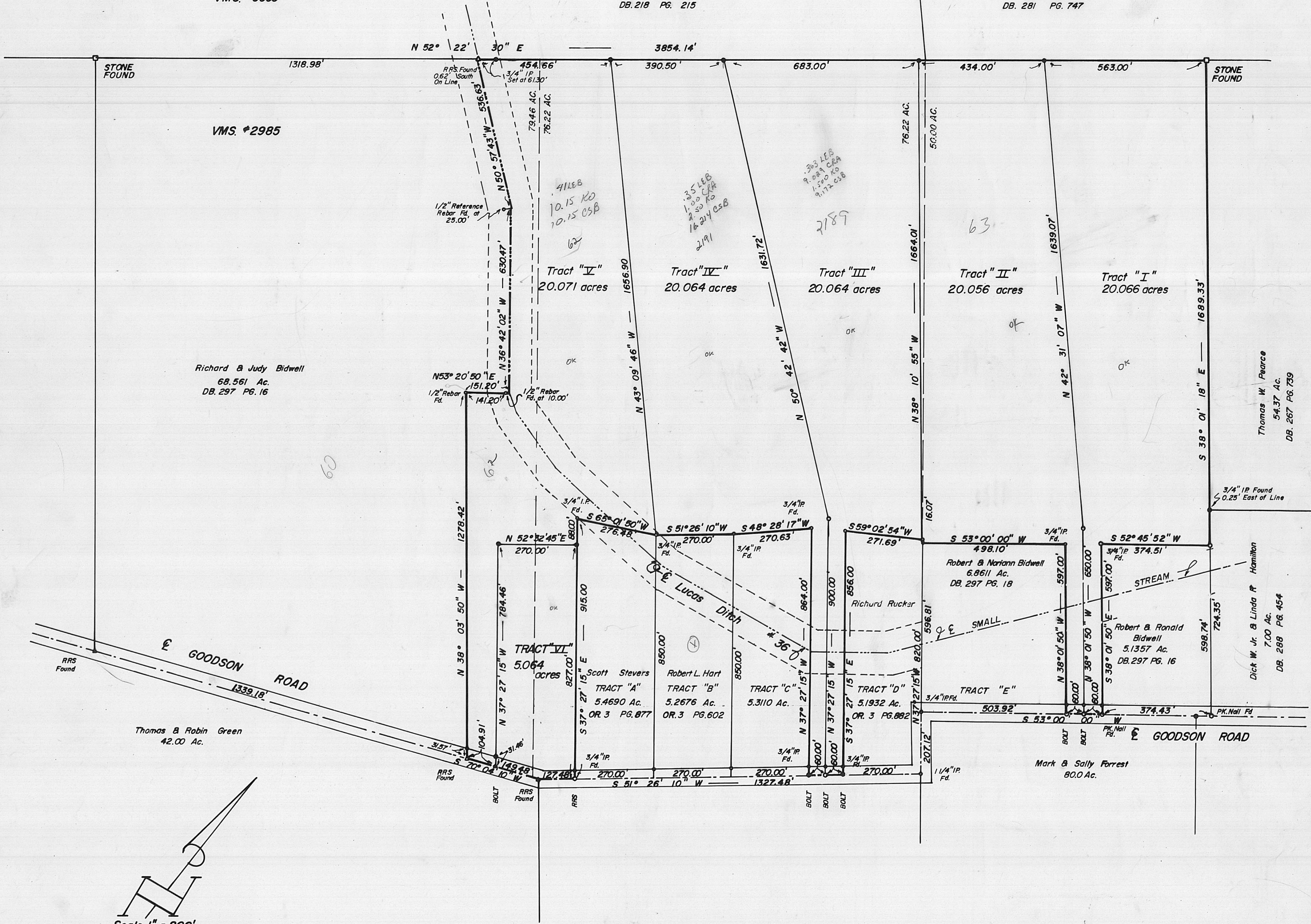


VMS #6000

Vernon J. Miller et al.
132.72 Ac.
DB. 218 PG. 215

Donald & Jessie Bradley
95.1 Ac.
DB. 281 PG. 747



Richard & Judy Bidwell
68.561 Ac.
DB. 297 PG. 16

Thomas & Robin Green
42.00 Ac.

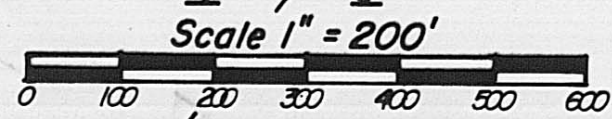
Thomas W. Pearce
54.37 Ac.
DB. 267 PG. 739

Dick W. Jr. & Linda R. Hamilton
7.00 Ac.
DB. 288 PG. 454

Robert & Mariann Bidwell
6.8611 Ac.
DB. 297 PG. 18

Robert & Ronald Bidwell
5.1357 Ac.
DB. 297 PG. 16

Mark & Sally Forrest
80.0 Ac.



BASIS OF BEARINGS:
E OF GOODSON ROAD AS
GIVEN IN A SURVEY OF
TRACTS "A" THRU "E" BY
W.W. BROWNING. 7377.

● INDICATES 3/4" IP.
SET UNLESS NOTED
HEREON.

⊕ ALL R/W 3/4" IP. at
30' UNLESS NOTED
HEREON.

**SURVEY OF 6 TRACTS
IN VMS. 2985, JEFFERSON TWP.,
MADISON CO., OHIO: for**

Robert & Ronald Bidwell



HAINES SURVEYORS
354 Kessler Street
Groveport, Ohio 43125
Phone: 837-2181

I hereby certify that the plat shown hereon was performed from an actual field
survey, under my supervision and that said plat correctly represents said survey.
DATE 5-15-96

Situated in the Township of Jefferson, County of Madison, State of Ohio in Virginia Military Survey Number 2985 and being a part of a 50.00 acre tract conveyed to Robert Bidwell and Ronald Bidwell, as recorded in Deed Book 297, page 16, Recorder's Office, Madison County, Ohio. More particularly bound and described as follows;

beginning at a small PK nail found in the center of Goodson Road in the southerly line of the aforementioned 50.00 acre tract, at the southwesterly corner of the Robert and Ronald Bidwell 5.1357 acre tract, D.B. 297, Pg. 16, thence from said point of beginning, South 53 degrees 00 minutes 00 seconds West, 60.00 feet, with said center and property line, to a bolt in said line;

thence North 38 degrees 01 minutes 50 seconds West, 650.00 feet, to a 3/4 inch pipe set, passing a 3/4 inch pipe set in the line at 30.00 feet;

thence North 42 degrees 31 minutes 07 seconds West, 1639.07 feet, to a 3/4 inch pipe set in the northerly line of the aforesaid 50.00 Acre tract and in the southerly line of the Donald and Jessie Bradley 95.1 acre tract. D.B. 281, Pg. 747;

thence North 52 degrees 22 minutes 30 seconds East, 563.00 feet, with the line between the aforesaid 50.0 and 95.1 acre tract, to a stone found at the northeasterly corner of said 50.0 acre tract, being the northwesterly corner of the Thomas W. Pearce 54.37 acre tract, D.B. 267, Pg. 739;

thence South 38 degrees 01 minutes 18 seconds East, 1689.33 feet, with the westerly line of the aforesaid 54.37 acre tract, and partially the westerly line of the Dick W. Jr and Linda R. Hartman 7.00 acre tract, D.B. 288, Pg. 454 to a 3/4 inch pipe set at the northeasterly corner of the aforementioned 5.1357 acre tract, passing 0.25 feet westerly from an iron pipe found at the northwesterly corner of said 7.00 acre tract;

thence South 52 degrees 45 minutes 52 seconds West, 374.51 feet, with the northerly line of the aforesaid 5.1357 acre tract, to a 3/4 inch pipe found at the northwesterly corner of said tract;

thence South 38 degrees 01 minute 50 seconds East, 597.00 feet, to the place of beginning, passing a 3/4 inch pipe found at 567.00 feet;

to contain 20.066 acres, be the same more or less and subject to all easements, restrictions and conditions, as the same may be of record.

Bearings used for this description are based on the assumption that the center line of Goodson Road bears North 53 degrees 00 minutes 00 seconds East.

Situated in the Township of Jefferson, County of Madison, State of Ohio in Virginia Military Survey Number 2985 and being a part of a 50.00 acre tract and a 76.22 acre tract conveyed to Robert Bidwell and Ronald Bidwell, as recorded in Deed book 297, Page 16, Recorder's Office, Madison County, Ohio. More particularly bound and described as follows:

beginning at a bolt set in the center of Goodson Road in the southerly line of the aforementioned 50.00 acre tract, which bears South 53 degrees 00 minutes 00 seconds West, 434.43 feet from a PK nail found at the southeasterly corner of said 50.00 acre tract, thence from said point of beginning. South 53 degrees, 00 minutes, 00 seconds West, 60.00 feet, with said center and property line, to a bolt set in said line at the southeasterly corner of the Robert and Noriann Bidwell 6.8611 acre tract, D.B. 297, Page 16:

thence North 38 degrees 01 minutes 50 seconds West, 597.01 feet, to a 3/4 inch pipe set, passing a 3/4 inch pipe set in the line of 30.00 feet;

thence South 53 degrees, 00 minutes, 00 seconds West, 498.10 feet, to a 3/4 inch pipe set at the northwesterly corner of the aforesaid 6.8611 acre tract and in the easterly line of the Richard Rucker 5.1932 acre tract O.R. 3, Page 882,

thence North 37 degrees, 27 minutes, 15 seconds West, 16.07 feet, with the easterly line of the aforesaid 5.12932 acre tract, to a 3/4 inch pipe set at the northeasterly corner of said tract;

thence North 38 degrees 10 minutes 56 seconds West, 1664.01 feet a 3/4 inch pipe set in the northerly line of the aforementioned 76.22 acre tract and the southerly line of the Vernon J. Miller et. al. 132.72 acre tract, D.B. 218, Page 215;

thence North 52 degrees 22 minutes 30 seconds East. 434.00 feet, with the line between the aforesaid 76.22 and 132.72 acre tracts, and partially the southerly line of the Donald and Jessie Bradly 85.1 acre tract, D.B. 371, Pg 747, to a 3/4 inch pipe set in said line;

thence South 42 degrees 31 minutes 07 seconds East, 1639.07 feet, crossing the aforesaid 50.0 acre tract, to a 3/4 inch pipe set;

thence South 38 degrees 01 minute 50 seconds East, 650.00 feet, to the place of beginning, passing a 3/4 inch pipe set at 620.00 feet;

to contain 20.056 acres, of which 0.334 acres lies in the 76.22 acre tract and 19.722 acres lies in the 50.0 acre tract, be the same more or less and subject to all easements, restrictions and conditions, as the same may be of record.

Bearing used for this description are based on the assumption that the center line of Goodson Road bears North 53 degrees, 00 minutes 00 seconds East.

Situated in the Township of Jefferson, County of Madison, State of Ohio in Virginia Military Survey Number 2985 and being a part of a 76.22 acre tract conveyed to Robert Bidwell and Ronald Bidwell, as recorded in Deed Book 297, page 16, Recorder's Office, Madison County, Ohio. More particularly bound and described as follows;

beginning at a bolt set in the center of Goodson Road in the southerly line of the aforementioned 76.22 acre tract, at the southwesterly corner of the Richard Rucker 5.1932 acre tract, O.R.3, Pg. 882, which bears South 51 degrees 26 minutes 10 seconds West, 270.00 feet from a 1 1/4 inch pipe found at the southeasterly corner of said 76.22 and 5.1932 acre tracts, thence from said point of beginning, South 51 degrees 26 minutes 10 seconds West, 60.00 feet, with said center and property line, to a bolt set in said line;

thence North 37 degrees 27 minutes 15 seconds West, 900.00 feet, into the aforesaid 76.22 acre tract, to a 3/4 inch pipe set, passing a 3/4 inch pipe set in the line at 30.00 feet;

thence North 50 degrees 42 minutes 42 seconds West, 1631.72 feet, crossing the aforesaid 76.22 acre tract, to a 3/4 inch pipe set in the northerly line of the aforementioned 76.22 acre tract and the southerly line of the Vernon J. Miller et.al. 132.72 acre tract, D.B. 218, Pg. 215;

thence North 52 degrees 22 minutes 30 seconds East, 683.00 feet, with the line between the aforesaid 76.22 and 132.72 acre tracts, to a 3/4 inch pipe set in said line;

thence South 38 degrees 10 minutes 55 seconds East, 1664.01 feet, to a 3/4 inch pipe set at the northeasterly corner of the aforesaid 5.1932 acre tract;

thence South 59 degrees 02 minutes 54 seconds West, 271.69 feet, with the northerly line of the aforesaid 5.1932 acre tract, to a 3/4 inch pipe set at the northwesterly corner of said tract;

thence South 37 degrees 27 minutes 15 seconds East, 856.00 feet, with the westerly line of the aforesaid 5.1932 acre tract, to the place of beginning, passing a 3/4 inch pipe set at 826.00 feet;

to contain 20.064 acres, be the same more or less and subject to all easements, restrictions and conditions, as the same may be of record.

Bearings used for this description are based on the assumption that the center line of Goodson Road bears North 51 degrees 26 minutes 10 seconds East.



Surveyed and written by,

Louis J. Haines
Ohio Surveyor 7205

Situated in the Township of Jefferson, County of Madison, State of Ohio in Virginia Military Survey Number 2985 and being a part of a 76.22 acre tract conveyed to Robert Bidwell and Ronald Bidwell, as recorded in Deed Book 297, page 16, Recorder's Office, Madison County, Ohio. More particularly bound and described as follows;

beginning at a bolt set in the center of Goodson Road in the southerly line of the aforementioned 76.22 acre tract, which bears South 51 degrees 26 minutes 10 seconds West, 330.00 feet from a 1 1/4 inch pipe found at the southeasterly corner of said 76.22 acre tract, thence from said point of beginning, South 51 degrees 26 minutes 10 seconds West, 60.00 feet, with said center and property line, to a bolt set in said line at the southeasterly corner of the TRACT "C", O.R.; 5.311

thence North 37 degrees 27 minutes 15 seconds West, 864.00 feet, with the easterly line of the aforesaid 5.311 acre tract, to a 3/4 inch pipe found at the northeasterly corner of tract, passing a 3/4 inch pipe set in the line at 30.00 feet;

thence South 48 degrees 28 minutes 17 seconds West, 270.63 feet, with the northerly line of the aforesaid 5.311 acre tract, to a 3/4 inch pipe found at the northwesterly corner of said tract and the northeasterly corner of the Robert L. Hart 5.2676 acre tract, O.R. 3, Pg. 602;

thence South 51 degrees 26 minutes 10 seconds West, 270.00 feet, with the northerly line of the aforesaid 5.2676 acre tract, to a 3/4 inch pipe found at the northwesterly corner of said tract and being the northeasterly corner of the Scott Stevers 5.469 acre tract, O.R. 3, Pg. 877;

thence North 43 degrees 09 minutes 46 seconds West, 1656.90 feet, to a 3/4 inch pipe set in the northerly line of the aforementioned 76.22 acre tract and the southerly line of the Vernon J. Miller et.al. 132.72 acre tract; D.B. 218, Pg. 215;

thence North 52 degrees 22 minutes 30 seconds East, 390.50 feet, with the line between the aforesaid 76.22 and 132.72 acre tracts, to a 3/4 inch pipe set in said line;

thence South 50 degrees 42 minutes 42 seconds East, 1631.72 feet, into the aforesaid 76.22 acre tract, to a 3/4 inch pipe set;

thence South 37 degrees 27 minutes 15 seconds East, 900.00 feet, to the place of beginning, passing a 3/4 inch pipe set at 870.00 feet;

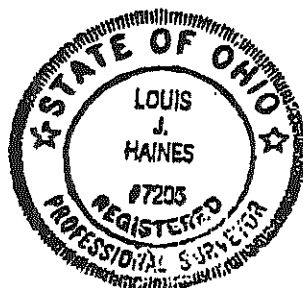
to contain 20.064 acres, be the same more or less and subject to all easements, restrictions and conditions, as the same may be of record.

Bearings used for this description are based on the assumption that the center line of Goodson Road bears North 51 degrees 26 minutes 10 seconds East.

Surveyed and written by,



Louis J. Haines
Ohio Surveyor 7205



Situated in the Township of Jefferson, County of Madison, State of Ohio in Virginia Military Survey Number 2985 and being a part of a 76.22 acre tract and a 10.899 acre tract conveyed to Robert Bidwell and Ronald Bidwell, as recorded in Deed Book 297, page 16, Recorder's Office, Madison County, Ohio. More particularly bound and described as follows;

beginning at a bolt set in the center of Goodson Road in the southerly line of the aforementioned 76.22 acre tract, which bears North 51 degrees, 26 minutes, 10 seconds West, 1327.48 feet and North 70 degrees, 04 minutes, 10 seconds West, 149.48 feet along said center line from a 1 1/4 inch pipe found at the southeasterly corner of said 76.22 acre tract, thence from said point of beginning, South 70 degrees, 04 minutes, 10 seconds West, 104.91 feet, with said center and property line, to a railroad spike found at the southwesterly corner of the aforementioned 10.899 acre tract and the southeasterly corner of the Richard and Judy Bidwell 68.561 acre tract, D.B. 297, Pg. 16;

thence North 38 degrees, 03 minutes, 50 seconds West, 1278.42 feet, with the easterly line of the aforesaid 68.561 acre tract, to a 3/4 inch pipe found at an angle in said line, passing a 3/4 inch pipe set in the line at 31.57 feet;

thence North 53 degrees, 20 minutes, 50 seconds East, 151.20 feet, with continuing with the easterly line of the aforesaid tract, to a point in Lucas Ditch, passing 3/4 inch pipe found at 141.20 feet;

thence North 36 degrees, 42 minutes, 02 seconds West, 630.47 feet, continuing with the easterly line of the aforesaid tract, and Lucas Ditch, to an angle in said line;

thence North 50 degrees, 57 minutes, 43 seconds West, 536.63 feet, continuing with the easterly line of the aforesaid tract and in Lucas Ditch, to a point in the northerly line of the aforementioned 10.899 acre tract and the southerly line of the Vernon J. Miller et.al. 132.72 acre tract, D.B. 218, Pg. 215, passing a railroad spike found at the northeasterly corner of the aforesaid 68.561 acre tract at 536.01 feet;

thence North 52 degrees, 22 minutes, 30 seconds East, 454.66 feet, with the line between the aforesaid 10.899, the 76.22 and 132.72 acre tracts, to a 3/4 inch pipe set in said line passing a 3/4 inch pipe set in said line at 61.30 feet;

thence South 43 degrees, 09 minutes, 46 seconds East, 1656.90 feet, to a 3/4 inch pipe found at the northeasterly corner of the Scott Stevers 5.469 acre tract, O.R. 3, Pg. 877 and the northwesterly corner of the Robert L. Hart 5.2676 acre tract. O.R. 3, Pg. 602;

thence South 65 degrees, 01 minute, 50 seconds West, 276.48 feet with the northerly line of the aforesaid 5.469 acre tract to a 3/4 inch pipe found at the northwesterly corner of said tract;

thence South 37 degrees, 27 minutes, 15 seconds East, 88.00 feet, with the westerly line of the aforesaid 5.469 to a 3/4 inch pipe set in said line;

thence South 52 degrees, 32 minutes, 45 seconds West, 270.00 feet, at right angles to the aforesaid course, to a 3/4 inch pipe set;

thence South 37 degrees, 27 minutes, 15 seconds East, 784.46 feet to the place of beginning, passing a 3/4 inch pipe set at 753.00 feet;

to contain 20.071 acres, of which 8.244 acres lies in the 10.899 acre tract and 11.82 acres lies in the 76.22 acre tract, be the same more or less and subject to all easements, restrictions and conditions, as the same may be of record.

Bearings used for this description are based on the assumption that the center line of Goodson Road bears North 51 degrees, 26 minutes, 10 seconds East.

Situated in the Township of Jefferson, County of Madison, State of Ohio in Virginia Military Survey Number 2955 and being a part of a 10.899 acre tract and part of a 76.22 acre tract conveyed to Robert Bidwell and Ronald Bidwell, as recorded in Deed Book 297, page 16, Recorder's Office, Madison County, Ohio. More particularly bound and described as follows:

Beginning at a railroad spike set in the center of Goodson Road at the southwesterly corner of the Scott Stevers 5.469 acre tract, D.B. 3, Page 877, which bears South 51° 26 minutes 10 seconds West, 1200.00 feet from the southeasterly corner of the aforesaid 76.22 acre tract, thence from said point of beginning, South 51° 26 minutes 10 seconds West, 127.48 feet, with said center and property line, to a railroad spike found at an angle in said line;

thence South 70° 04 minutes 10 seconds West, 149.48 feet, with the aforesaid center and property line, to a bolt set in said line;

thence North 37° 27 minutes 15 seconds West, 784.46 feet, to a 3/4 inch pipe set, passing a 3/4 inch pipe set at 31.46 feet;

thence North 52° 32 minutes 45 seconds East, 270.00 feet at right angles the aforesaid course, to a 3/4 inch pipe set in the westerly line of the aforementioned 5.469 acre tract;

thence South 37° 27 minutes 15 seconds East, 827.00 feetm with the westerly line of the aforesaid 5.469 acre tract, to the place of beginning, passing a 3/4 inch pipe found at 30.00 feet;

to contain 5.064 acres, be the same more or less and subject to all easements, restrictions and conditions, as the same may be of record, being 2.643 acres out of the aforesaid 10.899 acre tract and 2.421 acres out of the aforesaid 76.22 acre tract.

Bearings used for this description are based on the assumption that the center line of Goodson Road bears North 51° 26 minutes 10 seconds East.

See attached Exhibit A for Drainage Easement also being conveyed.

