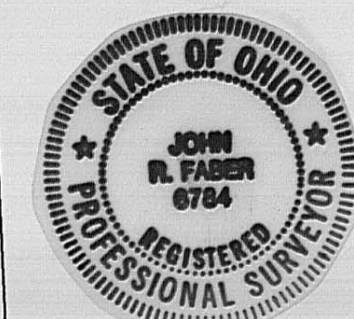
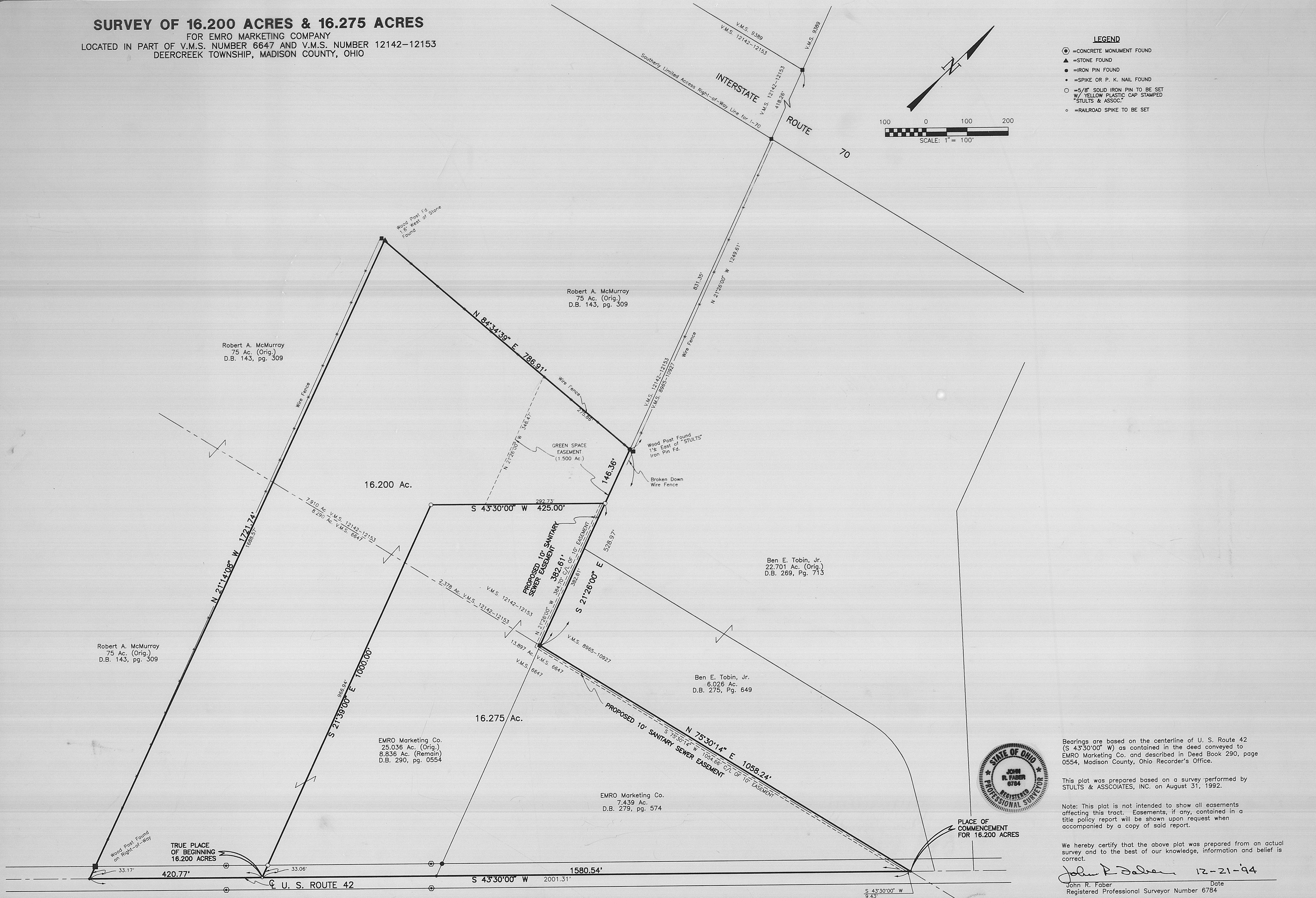
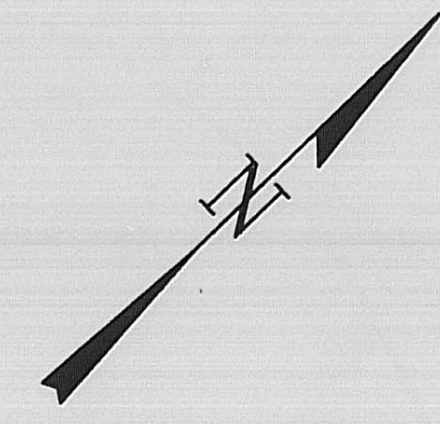
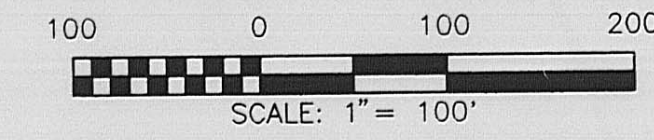


SURVEY OF 16.200 ACRES & 16.275 ACRES
 FOR EMRO MARKETING COMPANY
 LOCATED IN PART OF V.M.S. NUMBER 6647 AND V.M.S. NUMBER 12142-12153
 DEERCREEK TOWNSHIP, MADISON COUNTY, OHIO

- LEGEND**
- ⊙ = CONCRETE MONUMENT FOUND
 - ▲ = STONE FOUND
 - = IRON PIN FOUND
 - = SPIKE OR P. K. NAIL FOUND
 - = 5/8" SOLID IRON PIN TO BE SET
 - = YELLOW PLASTIC CAP STAMPED "STULTS & ASSOC."
 - = RAILROAD SPIKE TO BE SET



Bearings are based on the centerline of U. S. Route 42 (S 43°30'00" W) as contained in the deed conveyed to EMRO Marketing Co. and described in Deed Book 290, page 0554, Madison County, Ohio Recorder's Office.

This plat was prepared based on a survey performed by STULTS & ASSOCIATES, INC. on August 31, 1992.

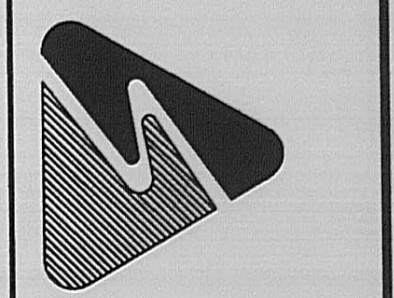
Note: This plat is not intended to show all easements affecting this tract. Easements, if any, contained in a title policy report will be shown upon request when accompanied by a copy of said report.

We hereby certify that the above plat was prepared from an actual survey and to the best of our knowledge, information and belief is correct.

John R. Faber 12-21-94
 John R. Faber Date
 Registered Professional Surveyor Number 6784

SURVEY OF 16.200 ACRES & 16.275 ACRES
 FOR EMRO MARKETING COMPANY
 LOCATED IN PART OF V.M.S. NUMBER 6647 AND V.M.S. NUMBER 12142-12153
 DEERCREEK TOWNSHIP, MADISON COUNTY, OHIO

STULTS and ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 BRANCH OFFICE
 350 SOUTH MAIN STREET
 DEERCREEK, OHIO 43001-9792
 (614) 356-4792
 (614) 356-4700
 (614) 356-4338



PROJECT NUMBER	94 - 292
DATE	DECEMBER 21, 1994
DRAWN BY	JOG
CHECKED BY	EBD
PROJECT MANAGER	EBD
SCALE	HORIZONTAL 1"=100' VERTICAL N/A
REVISION DESCRIPTION	
INITIAL	
DATE	
SHEET TITLE	SURVEY PLAT
SHEET	1 OF 1
	9.95

Situated in the Township of Deer Creek, County of Madison, State of Ohio, located in parts of Virginia Military Survey Number 6647 and Virginia Military Survey Number 12142-12153, being 16.200 acres out of a 25.036 acre tract conveyed to Grantor in Deed Book 290, Page 54, and being more particularly described as follows:

Commencing, for reference, at a railroad spike found in the centerline of U.S. Route 42, at the intersection of said centerline with the northerly line of Virginia Military Survey Number 6647 (the southerly line of Virginia Military Survey Number 8965-10927), said spike found also being the eastern most corner of a 7.439 acre tract conveyed to Grantor in Deed Book 279, Page 574:

Thence, South $43^{\circ} 30' 00''$ West, along the centerline of said U.S. Route 42, (passing over a railroad spike found at 1155.54 feet, being the southwesterly corner of said 7.439 acre tract), a total distance of 1580.54 to a spike set at THE TRUE PLACE OF BEGINNING of the tract herein to be described;

Thence, from said TRUE PLACE OF BEGINNING, South $43^{\circ} 30' 00''$ West, continuing along the centerline of said U.S. Route 42, and the southerly line of said 25.036 acre tract, a distance of 420.77 feet to a railroad spike found at a southeasterly corner of an original 75 acre tract conveyed to Robert A. McMurray in Deed Book 143, Page 309;

Thence, North $21^{\circ} 14' 08''$ West, leaving said centerline, along the easterly line of said original 75 acre tract and the westerly line of said 25.036 acre tract, (passing over a wooden post found at 33.17 feet), a total distance of 1721.74 feet to a stone found at the northwesterly corner of said 25.036 acre tract, said stone found also being an angle point in the easterly line of said original 75 acre tract;

Thence, North $84^{\circ} 34' 39''$ East, along the northerly line of said 25.036 acre tract and continuing along the easterly line of said original 75 acre tract, a distance of 786.91 feet to an iron pin found at the northeasterly of the said 25.036 acre tract, in the easterly line of said Virginia Military Survey Number 12142-12153 (the westerly line of Virginia Military Survey Number 8965-10927), being the westerly line of a 22.701 acre tract conveyed to Ben E. Tobin, Jr. in Deed Book 269, Page 713;

Thence, South $21^{\circ} 26' 00''$ East, along said common Virginia Military Survey line and the westerly line of said 22.701 acre tract, a distance of 146.36 feet to an iron pin set;

Thence, South $43^{\circ} 30' 00''$ West, crossing said 25.036 acre tract, a distance of 425.00 feet to an iron pin set;

Thence, South $21^{\circ} 39' 00''$ East, a distance of 1000.00 feet, (passing over an iron pin set at 966.94 feet), a total distance of 1000.00 feet to THE TRUE PLACE OF BEGINNING. Containing 16.200 acres of land, more or less, there being 8.290 acres in Virginia Military Survey Number 6647 and 7.910 acres in Virginia Military Survey Number 12142-12153.

GRANTOR GRANTS A NON-EXCLUSIVE EASEMENT TO GRANTEE FOR SANITARY SEWER PURPOSES DESCRIBED AS FOLLOWS:

Commencing, for reference, at a railroad spike found in the centerline of U.S. Route 42, at the intersection of said centerline with the northerly line of Virginia Military Survey Number 6647 (the southerly line of Virginia Military Survey Number 8965-10927), said spike found also being the eastern most corner of said 7.439 acre tract;

Thence, South 43° 30' 00" West, along the centerline of said U.S. Route 42, a distance of 9.43 feet to THE TRUE PLACE OF BEGINNING of the easement centerline herein to be described;

Thence, from said TRUE PLACE OF BEGINNING, South 75° 30' 14" West, leaving said centerline and through said 7.439 acre tract and 25.036 acre tract, five (5) feet south of and parallel to the northerly line of said 7.439 acre tract, a distance of 1054.66 feet to a point;

Thence, North 21° 26' 00" West, through said 25.036 acre tract, five (5) feet west of and parallel to the easterly line of said tract, a distance of 384.70 feet to the point of terminus of the centerline of said 10 foot wide strip.

GRANTOR RESERVATION OF EASEMENT FOR GREEN SPACE PRESERVATION DESCRIBED AS FOLLOWS:

The Grantor herein reserves the right for itself, its successor and assigns to maintain the following described area as green space for the benefit under the Madison County Zoning Resolution of the remaining 16.275 acre tract now owned by Grantor. Grantor also reserves the right and Grantee by acceptance of this deed hereby agrees that the green space area may be expanded by the addition of adjacent property not to exceed one (1) acre.

Commencing, for reference, at a railroad spike found in the centerline of U.S. Route 42, at the intersection of said centerline with the northerly line of Virginia Military Survey Number 6647 (the southerly line of Virginia Military Survey Number 8965-10927), said spike found also being the eastern most corner of a 7.439 acre tract conveyed to Grantor in Deed Book 279, Page 574;

Thence, South 75° 30' 14" West, along said common Virginia Military Survey line and along the northerly line of said 7.439 acre tract, a distance of 1058.24 feet to an iron pin found at the northwesterly corner of said 7.439 acre tract, being the southeasterly corner of said Virginia Military Survey

Number 12142-12153 (the southwesterly corner of said Virginia Military Survey Number 8965-10927) and being in the easterly line of said 25.036 acre tract;

Thence, North 21° 26' 00" West, along said common Virginia Military Survey line and the easterly line of said 25.036 acre tract, a distance of 384.70 feet to an iron pin set at THE TRUE PLACE OF BEGINNING of the easement to be described;

Thence, from said TRUE PLACE OF BEGINNING, South 43° 30' 00" West, through said 25.036 acre tract, a distance of 292.73 feet to a point;

Thence, North 21° 26' 00" West, a distance of 346.47 feet to a point in the northerly line of said 25.036 acre tract, being an easterly line of an original 75 acre tract conveyed to Robert A. McMurray in Deed Book 143, Page 309;

Thence, North 84° 34' 39" East, along the easterly line of said original 75 acre tract, a distance of 275.86 feet to an iron pin found at the northeasterly corner of said 25.036 acre tract, said iron pin found being in the line common to said Virginia Military Survey Number 12142-12153 and Virginia Military Survey Number 8965-01927 and in the westerly line of a 22.701 acre tract conveyed to Ben E. Tobin, Jr. in Deed Book 269, Page 713;

Thence, South 21° 26' 00" East, along said common Virginia Military Survey line and the westerly line of said 22.701 acre tract, a distance of 146.36 feet to the TRUE PLACE OF BEGINNING. Containing 1.500 acres of land more or less.