



The following described 1.300 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 10698 & 7055, and being part of a 158.39 acre tract conveyed to David D. Thomas by Deed Book 149 Page 17 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of West Jefferson-Kiousville Road (50 foot right-of-way) said pike is at the northwest corner of said 158.39 acre tract and the southwest corner of a 139.64 acre tract conveyed to Carl E. Thomas by Deed Book 149 Page 18;

Thence, along the line between said 158.39 and 139.64 acre tract North 88 deg. 10 min. 05 sec. East, passing a 12 inch diameter wood fence post found at 22.22 feet, a total distance of 283.59 feet to an iron pin and cap set

Thence, across said 158.39 acre tract the following two new courses:

1) South 1 deg. 24 min. 00 sec. West a distance of 200.00 feet to an iron pin and cap set

2) South 88 deg. 10 min. 05 sec. West passing an iron pin and cap set at 258.59 feet, a total distance of 283.59 feet to a magnetic nail set in the centerline of West Jefferson-Kiousville Road;

Thence, with said centerline North 1 deg. 24 min. 00 sec. East a distance of 200.00 feet to the point of beginning containing 1.300 acres more or less.

Bearings are based on the centerline of West Jefferson-Kiousville Road (North 1 deg. 24 min. East) as described in Deed Book 149 Page 17.

With the benefit of a 20 foot drainage easement said drainage easement is tangent to and right the following described baseline:

Beginning at an iron pin and cap set at the northeast corner of the here-in-above described 1.300 acre tract;

Thence, North 88 deg. 10 min. 05 sec. East a distance of 570.00 feet to the center of small ditch and also being the eastern terminous of said 20 foot drainage easement;

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 May 31, 1996 by James R. Cottrill registration #6858.