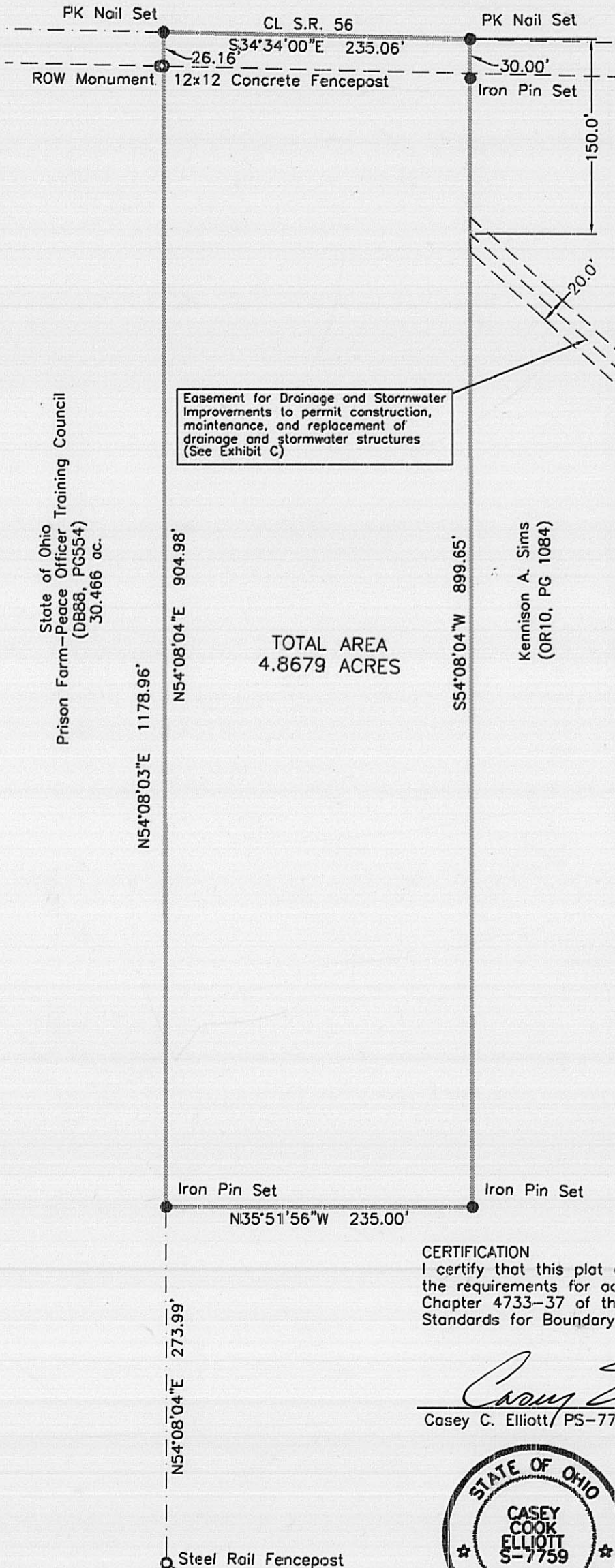


EXHIBIT B



Plat of a 4.8679 Acre
Split From an 86.41 Acre
Tract

PLAT INFORMATION

This plat was developed from a survey performed by Casey C. Elliott, PS-7759 on September 2, 1996.

LOCATION

Located in the State of Ohio, Madison County, Union Township, Virginia Military Survey 8864, and approximately 1.29 miles northwest of the intersection of Garfield Avenue and State Route 56 along State Route 56.

PRIOR DEED REFERENCE

Transferred to Kennison A. Sims on November 15, 1994, in Official Records 10, Page 1084, of the Madison County Recorder's Office.

BASIS OF BEARING

The centerline of State Route 56 as described in D.B.281, Page 229, by Neil Bobb, P.S.5969. The bearing of the Centerline was described as S34°34'00\"/>

FLOOD PLAIN INFORMATION

The property is not located in a Flood Plain

SURVEYOR

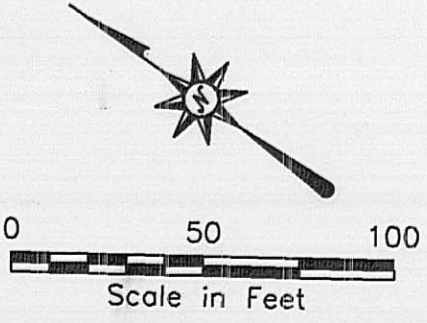
Casey Elliott, PS-7759
212 West High Street
London, Ohio 43140
(614)852-1300

MONUMENTS

Monuments set were 5/8\"/>

Easement for Drainage and Stormwater Improvements to permit construction, maintenance, and replacement of drainage and stormwater structures (See Exhibit C)

TOTAL AREA
4.8679 ACRES



CERTIFICATION

I certify that this plat and the survey on which it is based meets the requirements for accuracy and content as required under Chapter 4733-37 of the Ohio Administrative Code, Minimum Standards for Boundary Surveys in the State of Ohio.

Casey Elliott
Casey C. Elliott/ PS-7759 10-25-96
Date



#1247
MAP
85

State of Ohio
Prison Farm—Peace Officer Training Council
(DB88, PG554)
30.466 ac.

Kennison A. Sims
(OR10, PG 1084)

This is a description for a 4.8679 acre tract of land split from an original 86.41 acre tract located in the State of Ohio, Madison County, Union Township, being entirely within Virginia Military Survey 8864. The previous deed reference for the said tract is the FIRST TRACT in a General Warranty Deed dated November 15, 1994, to Kennison A. Sims, Official Records 10, Page 1084, of the Madison County Recorder's Office. The property is described as follows.

Beginning at the southeastern property line of the London Correctional Institution (State of Ohio) lands (also referred to as the Prison Farm/Ohio Peace Officer's Training Council property) and the northeasterly corner of the said 86.41 acre tract in the centerline of State Route 56, (said point being (a) N 54° 08' 04" E, 25.85 feet from the northernmost corner of an 18" square concrete fence post and (b) approximately 1.29 miles northwest of the intersection of Garfield Avenue and State Route 56 along the centerline of State Route 56) at a PK Nail set at a PK Nail set at the TRUE POINT OF BEGINNING:

thence S 34° 34' 00" E, 235.00 feet, along the centerline of State Route 56 and the northeast line of the said 86.41 acre tract to a PK Nail set;

thence S 54° 08' 04" W, 899.65 feet into the said 86.41 acre tract, passing over an iron pin set at 30.00 feet, to an iron pin set;

thence N 35° 51' 56" W, 235 feet, to an iron pin set in the southeast line of the said London Correctional Institution lands, said point being S 54° 08' 04" E, 273.99 feet from a steel railroad rail fencepost at the northwest corner of the said 86.41 acre tract at the end of the said southeast line;

thence N 54° 08' 04" E, 904.98 feet along the southeast line of the said London Correctional Institution, passing the said concrete fence post at 879.13 feet to the TRUE POINT OF BEGINNING.

The tract described contains 4.8679 acres entirely within Virginia Military Survey 8864. The basis of bearings is the centerline of State Route 56 described as S 34° 34' 00" E in the prior deed description by Neil Babb, P.S. 5969, (Deed Book 281, Page 229). The described tract is subject to all rights of way and easements of record. The steel pins set are marked with a plastic ID cap labeled "Elliott P.S. 7759".

The property boundary description was developed from an actual field survey performed on September 2, 1996 by Casey C. Elliott, Professional Surveyor 7759, State of Ohio.

**Description of an Easement
For Drainage and Stormwater
Across an 86.41 acre Tract
in Madison County, Ohio**

This is a description for an easement for drainage and stormwater structural improvements across an 86.41 acre tract located in the State of Ohio, Madison County, Union Township, being entirely within Virginia Military Survey 8864. The previous deed reference for the said tract is the FIRST TRACT in a General Warranty Deed dated November 15, 1994, to Kennison A. Sims, Official Records 10, Page 1084, of the Madison County Recorder's Office.

The Easement is 30.00 feet wide and is described as follows:

Beginning at the southeastern property line of the London Correctional Institution (State of Ohio) lands (also referred to as the Frison Farm Ohio Peace Officer's Training Council property) and the northeasterly corner of the said 86.41 acre tract in the centerline of State Route 56, (said point being (a) N34°08'04"E, 25.85 feet, from the northernmost corner of an 18" square concrete fence post and (b) approximately 1.29 miles northwest of the intersection of Garfield Avenue and State Route 56 along the centerline of State Route 56) at a PK Nail:

thence S34°34'00"E, 235.06 feet, along the centerline of State Route 56 and the northeast line of the said 86.41 acre tract to a PK Nail;

thence S54°08'04"W, 150.00 feet, into the said 86.41 acre tract, passing over an iron pin at 30.00 feet, TO A POINT ON THE CENTERLINE OF THE SAID EASEMENT;

thence S6°34'00"W, 530.00 feet;

thence S34°34'00"E, 1,400 feet to the end of the centerline of the easement;

thence to the closest point in the centerline of Oak Run within the 86.41 acre tract to allow for movement of the stream bed over time.

The easement is entirely within Virginia Military Survey 8864. The basis of bearings is the centerline of State Route 56 described as S34°34'00"E in the prior deed description by Neil Babb, P.S. 5969, (Deed Book 281, Page 229). The described tract is subject to all rights of way and easements of record. The steel pins set are marked with a plastic ID cap labeled "Elliott PS-7759".

This property boundary description was developed from an actual field survey performed on September 2, 1996, by Casey C. Elliott, Professional Surveyor 7759, State of Ohio.

Casey C. Elliott
Casey C. Elliott, P.S. 7759

October 1, 1996

Date

