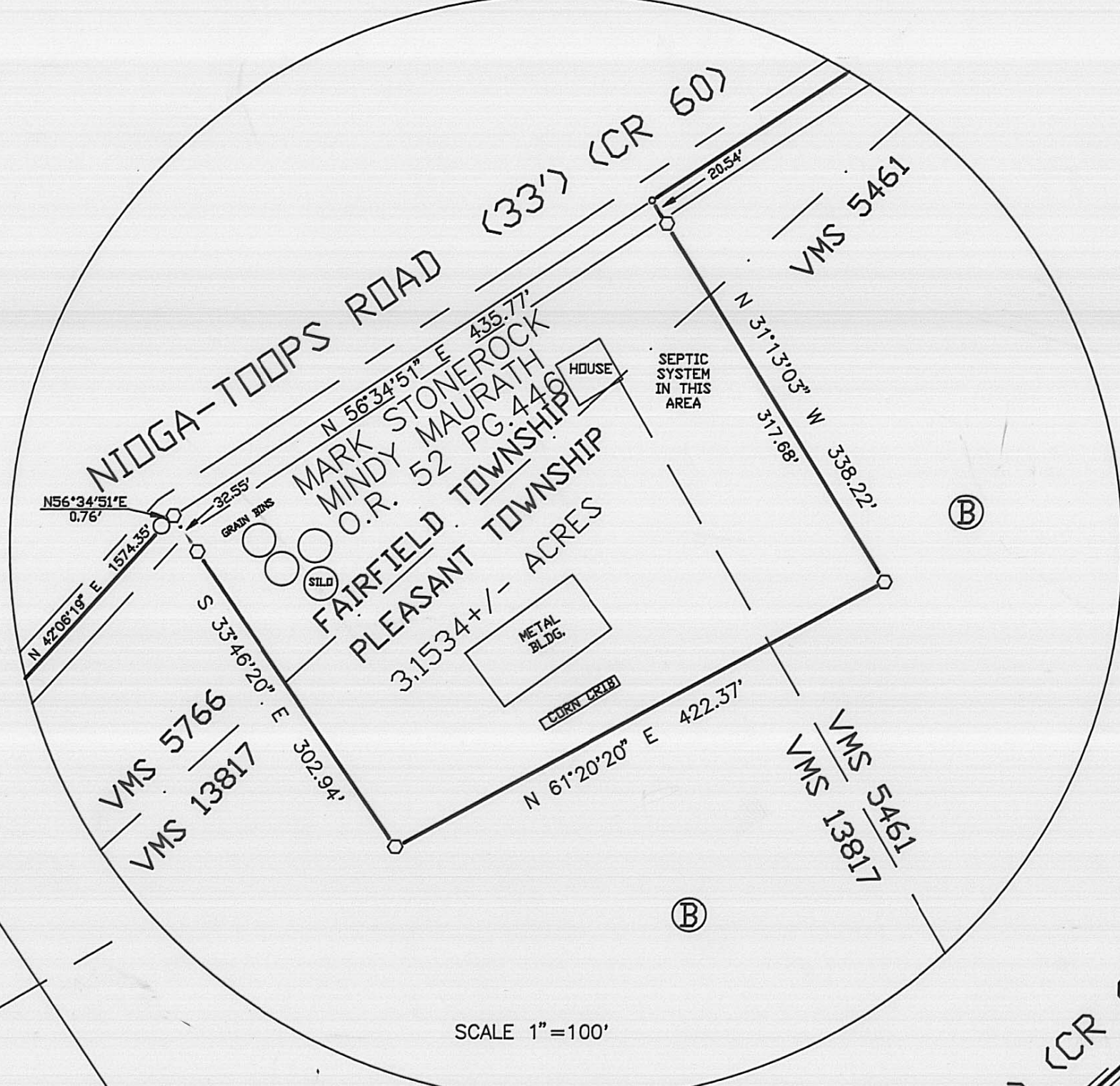


BEARING BASED ON THE C. OF NIAGA-TOOPS ROAD (N 47°36'E) AS DESCRIBED IN D.B. 286 PG. 491, (MAD.CO.).



SCALE 1"=100'

D.B. 256 PG. 771  
92.6944 AC.

WILLIAM S. HARTFORD ETAL  
D.B. 278 PG. 356  
49.65 AC.

DEAN & FAITH MARSHALL  
D.B. 211 PG. 445  
110 AC.

HELEN ELIZABETH PERRY  
D.B. 197 PG. 395  
20.689 AC.

VMS 13816/13138  
VMS 5190  
71.1776+/- ACRES

MARJORIE TERRY ETAL  
D.B. 155 PG. 336  
53.10 AC.

MARJORIE TERRY ETAL  
D.B. 155 PG. 336  
53.10 AC.

110.2021+/- ACRES

190.0000+/- ACRES

### DEED REFERENCE

HAROLD E. CUPP &  
ROBERT E. RUBLE  
O.R. 52 PG. 450 (MADISON CO.)  
O.R. \_\_\_\_ PG. \_\_\_\_ (PICKAWAY CO.)

- (A) 110.2021 ACRES
- (B) 165.0769 ACRES
- (C) 114.8472 ACRES

DAVID L. & MAURINE A. SCHLOSSER  
D.B. 249 PG. 728  
5.001 AC.

MICHEAL F. & KATHRYN A. BERGMAN  
D.B. 265 PG. 299  
30.198 AC.

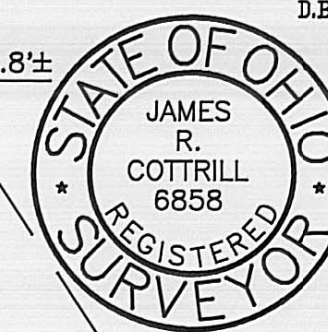
STEVEN R. & MARY G. BUTTS  
D.B. 262 PG. 407  
65.69 AC.

89.9241+/- ACRES

JOSEPH C. & VICKY L. HAUGEN  
D.B. 292 PG. 556  
26.4703 AC.

EDWARD L. & PAMELA S. GLENN  
HAZELETT  
D.B. 4 PG. 1178  
26.4278 AC.

NOTE  
VMS & TOWNSHIP LINES ARE SCALED FROM MADISON COUNTY TAX MAPS



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 5-1-97

THOMAS D. & FLORENCE L. MUSSELMAN  
D.B. 236 PG. 326  
117.821 AC.

- ### LEGEND
- 5/8" REBAR & AL. CAP STAMPED "NCB 5969" (FOUND)
  - ☆ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "PKM 5883" (FOUND)
  - ⊕ WOOD FENCE POST FOUND
  - 3/4" IRON PIPE (FOUND)
  - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
  - IRON PIN (FOUND)
  - ▲ COUNTY STONE (FOUND)
  - △ RECORD CORNER STONE (FOUND)
  - RAIL ROAD SPIKE
  - MAGNETIC NAIL (SET)
  - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

**JAMES R. COTTRILL P.S.**

8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (614) 869-3811

PLAT OF  
VMS 5190, 6782, 8870,  
13817, 5766, & 5461, TOWNSHIPS OF  
FAIRFIELD & PLEASANT IN MADISON  
COUNTY, & DARBY TOWNSHIP OF  
PICKAWAY COUNTY, STATE OF OHIO.

DATE: 5-01-97  
JOB#S970423  
FB #15  
SCALE: 1"= 300'  
300' 150' 0' 300'  
CREW: J.J. BM. NM  
DWN. BY: RC  
CK. BY: RC



Description of 190.0000 acre tract  
Surveyed for Harold E. Cupp and Robert E. Ruble

The following described 190.0000 acre tract is situated in the State of Ohio, Darby Township in Pickaway County, and Fairfield and Pleasant Townships in Madison County, V.M.S. 5190, 6782, 8870, 13817, 5766, and 5461, and being all of a 165.0769 acre tract and part of a 114.8472 acre tract both conveyed to Harold E. Cupp and Robert E. Ruble by Official Record 52 Page 450 in Madison County and Official Record 48 Page 18 in Pickaway County and being more particularly described as follows:

Beginning at magnetic nail set at the intersection of the centerline of Nioga Toops Road (33 foot right-of-way) (County Road 60) with the centerline of Opossum Run said magnetic nail bears South 48 deg. 36 min. 38 sec. West a distance of 1245.50 feet from an iron pin found at the centerline intersection of said Nioga Toops Road with Big Plain-Circleville Road said magnetic nail also being at the Northwest corner of a 10.1 acre tract conveyed to Linda E. Lyerla by Official Record 1 Page 645 in Pickaway County, said magnetic nail bears North 48 deg. 18 min. 21 sec, East a distance of 39.38 feet from the intersection of the centerline of Nioga Toops Road with line between Madison and Pickaway County;

Thence, with the following four courses of said 10.1 acre tract also being with the centerline of Opossum Run

- 1) South 20 deg. 51 min. 01 sec. East a distance of 139.20 feet
- 2) South 5 deg. 07 min. 20 sec. West a distance of 195.20 feet
- 3) South 25 deg. 21 min. 45 sec. East a distance of 236.98 feet
- 4) South 26 deg. 36 min. 50 sec. East a distance of 205.20 feet

Thence, continuing with said line South 42 deg. 43 min. 29 sec. East, passing the southern most corner of said 10.1 acre tract and the western most corner of a 23.77 acre tract conveyed to Clyde R. Huston by Deed Book 351 Page 74 in Pickaway County at 52.68 feet, a total distance of 160.02 feet, to the northern most corner of 41.2 acre tract conveyed to Richard M. Howard by Deed Book 270 Page 639 in Pickaway County and Deed Book 250 Page 42 of Madison County;

Thence, with said 41.2 acre tract the following two courses:

- 1) South 48 deg. 26 min. 35 sec. West passing an iron pin and cap set on the southwest bank of Opossum Run at 100.00 feet, also passing the line between Madison and Pickaway County at 648.04 feet, a total distance of 1309.05 feet to a wood corner fence post found
- 2) South 10 deg. 05 min. 03 sec. East, passing the County line at 1665.89 feet, a total distance of 2320.79 feet to a corner stone found in the North line of 10.3754 acre tract conveyed to Philip P. Brown by Deed Book 331 Page 479 in Pickaway County;

Thence, with said North line South 67 deg. 19 min. 33 sec. West, passing a County corner stone found at the northeast corner of 26.4703 acre tract conveyed to Joseph C. and Vicky

L. Haugen by Deed Book 292 Page 556 in Madison County at 200.69 feet, a total distance of 418.57 feet to an iron pin and cap set;

Thence, with said 26.4703 acre tract the following two courses:

- 1) North 22 deg. 20 min. 13 sec. West a distance of 385.28 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped PKM 5883 found
- 2) South 66 deg. 17 min. 35 sec. West a distance of 1749.33 feet to an iron pin and cap set at the northwest corner of said 26.7403 acre tract and in the East line of said 114.8472 acre tract

Thence, across said 114.8472 acre tract the following two new lines:

- 1) South 58 deg. 34 min. 55 sec. West a distance of 595.20 feet to an iron pin and cap set
- 2) North 32 deg. 36 min. 44 sec. West, passing the line between V.M.S. 5190 and 6782 also being between Fairfield and Pleasant Townships, at 718.76 feet, also passing an iron pin and cap set at 1727.85 feet, a total distance of 1752.85 feet to a magnetic nail set in the centerline of Nioga Toops Road;

Thence, with said centerline the following five courses:

- 1) North 58 deg. 34 min. 55 sec. East a distance of 210.44 feet to a iron pin found
- 2) North 58 deg. 34 min. 34 sec. East a distance of 471.89 feet to an iron pin found at the Northern corner common to said 165.0769 and 114.8472 acre tracts, also being corner to Fairfield and Pleasant Townships;
- 3) North 47 deg. 36 min. 00 sec. East with said township line 1686.26 feet to an iron pin found
- 4) North 42 deg. 06 min. 19 sec. East, leaving said township line at distance of 1574.35 feet to a 3/4 inch iron pipe found
- 5) North 56 deg. 34 min. 51 sec. East, a distance of 0.76 feet to an iron pin and cap set at the northwest corner of a 3.1534 acre tract conveyed to Mark Stonerock and Mindy Maurath by Official Record 52 Page 446 in Madison County;

Thence, with said 3.1534 acre tract the following three courses:

- 1) South 33 deg. 46 min. 20 sec. East, passing an iron pin and cap set at 32.55 feet a total distance of 302.94 feet to an iron pin and cap set
- 2) North 61 deg. 20 min. 20 sec. East a distance of 422.37 feet to an iron pin and cap set
- 3) North 31 deg. 13 min. 03 sec. West passing an iron pin and cap set at 317.68 feet, a total distance of 338.22 feet to a magnetic nail set at the northeast corner of said 3.1534 acre tract said magnetic nail also being in the centerline of Nioga Toops Road

Thence, with said centerline the following two courses:

1) North 56 deg. 34 min. 51 sec. East a distance of 423.33 feet to a iron pin found

2) North 48 deg. 18 min. 21 sec. East a distance of 301.70 feet returning to the point of beginning containing 190.0000 acres more or less, of which 24.9231 acres is from said 114.8 472 acre tract and 165.0769 acre is all of said 165.0769 acre tract.

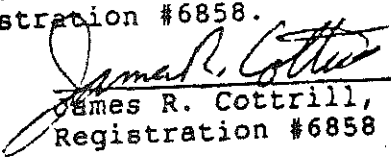
See plat accompanying this description for V.M.S. and township and county acreages.

Bearings are based on the centerline of Nioga Toops Road (North 47 deg. 36 min. East) as described in Deed Book 286 Page 491 of Madison County.

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 1, 1997 by James R. Cottrill registration #6858.

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

Description of 110.2021 acre tract  
Surveyed for Schlosser Estate

The following described 110.2021 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5190 and 13816-13138, and being all of a 60.929 acre (First part of Fourth Tract) and all of a 50.631 acre (Second part of Fourth Tract) both conveyed to Clarence E. and Leona E. Schlosser Jt. Lvs. by Deed Book 286 Page 491 and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe found in the centerline of Nioga-Toops Road (33 foot right-of-way)(County Road 60) said iron pipe being at the Southeast corner of said 60.929 acre tract also being the Southwest corner of a 53.10 acre tract conveyed to Marjorie Terry Etal. by Deed Book 155 Page 336 said iron pipe also being the Northwest corner of a 30.90 acre (Seventh Tract) conveyed to Clarence E. and Leona E. Schlosser Jt. Lvs. by Deed Book 286 Page 491 said pipe also being the Northeast corner of a 10.002 acre tract conveyed to Michael F. and Kathryn A. Bergman by Deed Book 265 Page 299;

Thence, with the centerline of Nioga-Toops Road South 58 deg. 31 min. 45 sec. West passing the southern corner common to said 60.929 and 50.631 acre tracts at 936.86 feet, a total distance of 1592.61 feet to a railroad spike set at the southeast corner of a 5.001 acre tract conveyed to Daryl L. and Nadene A. Schlosser by Deed Book 248 Page 728;

Thence, with said 5.001 acre tract the following two courses:

1) North 32 deg. 43 min. 38 sec. West, passing a 5/8 inch rebar and aluminium cap stamped NCB 5969 found at 24.55 feet, a total distance of 369.00 feet to a 5/8 inch rebar and aluminium cap stamped NCB 5969 found

2) South 58 deg. 30 min. 57 sec. West a distance of 590.01 feet to a 5/8 inch rebar and aluminium cap stamped NCB 5969 found in the East line of a 0.705 acre tract (Fifth Tract) laneway leading to back acreage conveyed to Martin L. Perry Etal. by Official Record 3 Page 1079;

Thence, with East line North 32 deg. 41 min. 55 sec. West a distance of 528.55 feet to a wood fence post found at the Southeast corner of a 8.043 acre tract also conveyed to Martin L. Perry Etal by Official Record 3 Page 1079;

Thence, with said 8.043 acre tract North 58 deg. 09 min. 55 sec. East a distance of 589.46 feet to a wood fence post found at the Southeast corner of said tract;

Thence, with the East line of said 8.043 acre tract North 32 deg. 37 min. 14 sec. West passing a wood fence post found at the southeast corner of a 20.689 acre tract conveyed to Helen Elizabeth Perry by Deed Book 197 Page 395 at 704.22 feet, a total distance of 1984.18 feet to an iron pin and cap set in the Southeast line of 110 acre tract conveyed to Dean and Faith Marshall by Deed Book 211 Page 445;

Thence, with said South line North 63 deg. 19 min. 21 sec. East passing the northern corner common to said 60.929 acre and 50.631 acre tracts also being the southwest corner of 49.65 acre tract conveyed to William S. Hartford Etal. by Deed Book 278 Page 356 at 657.81 feet, a total distance of 1599.63 feet to an iron pin and cap set at the northwest corner of Terry's 53.10 acre tract;

Thence, with the West line of said 53.10 acre tract South 32

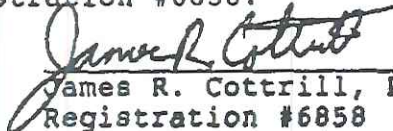
deg. 41 min. 10 sec. East, passing an iron pin and cap set at 2726.66 feet, a total distance of 2751.66 feet to the point of beginning containing 110.2021 acres more or less, of which 60.0138 acres is all of said 60.929 acre tract and 50.1883 acres is all of said 50.631 acre tract;

Bearings are based on the centerline of Nioga-Toops Road (North 47 deg. 36 min. East) as described in Deed 282 Page 491.

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 Feb. 3, 1997 by James R. Cottrill registration #6858.

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

Description of 89.9241 acre tract  
Surveyed for Harold E. Cupp & Robert E. Ruble

The following described 89.9241 acre tract is situated in the State of Ohio, Madison County, Fairfield and Pleasant Townships, V.M.S. 5190 and 6782, and being part of a 114.8472 acre tract conveyed to Harold E. Cupp & Robert E. Ruble by Official Record 52 Page 450 in Madison County, and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe found in the centerline of Nioga Toops Road (County Road 60) (33 foot right-of-way) said pipe is the Northwest corner of said 114.8472 acre tract and also the northeast corner of a 10.002 acre tract conveyed to Michael F. and Kathryn A. Bergman by Deed Book 265 Page 299 said pipe is also the southeast corner of 110.2021 acre tract conveyed to Harold E. Cupp and Robert E. Ruble by Official Record 52 Page 450 said pipe also being the southwest corner of a 53.10 acre tract conveyed to Majorie Terry Et.al. by Deed Book 155 Page 336;

Thence, with the centerline of Nioga Toops Road North 58 deg. 34 min. 55 sec. East a distance of 659.36 feet to a magnetic nail set in said centerline;

Thence, across said 114.8472 acre tract the following two new courses:

1) South 32 deg. 36 min. 44 sec. East, passing an iron pin and cap set at 25.00 feet, also passing the line between Fairfield and Pleasant Township also being the line between V.M.S. 5190 and 6782 at 1034.09 feet, a total distance of 1752.85 feet, to an iron pin and cap set

2) North 58 deg. 34 min. 55 sec. East a distance of 595.20 feet to an iron pin and cap previously set at the Northwest corner of a 26.4703 acre tract conveyed to Joseph C. and Vicky L. Haugen by Deed Book 292 Page 556 said iron pin and cap is also the southwest corner of a 165.0769 acre tract conveyed to Harold E. Cupp and Robert E. Ruble by Official Record 52 Page 450;

Thence, with the East line of said 114.8472 acre tract South 32 deg. 47 min. 00 sec. East, passing a 5/8 inch rebar and yellow plastic cap stamped PKM 5883 found at the Northwest corner of a 26.4278 acre tract conveyed to Edward L. Pamela S. Glenn Hazelett by Official Record 4 Page 1178 at 331.76 feet, also passing a 5/8 inch diameter rebar and yellow plastic cap stamped PKM 5883 found at the Northwest corner of a 25.0749 acre tract conveyed to Clyde E. and Janet Henry by Deed Book 292 Page 220 a total distance of 1176.33 feet to an iron pin and cap set at the northern most corner of a 117.021 acre tract conveyed to Thomas O. and Florence L. Musselman by Deed Book 232 Page 326;

Thence, with the North line of said 117.021 acre tract South 57 deg. 35 min. 15 sec. West a distance of 1289.16 feet to an iron pin and cap set at the eastern most corner of 13.83 acre tract conveyed to Steven R. and Mary G. Butts by Deed Book 262 Page 407;

Thence, with the East line of said 13.83 acre tract North 32 deg. 35 min. 45 sec. West a distance of 943.60 feet to an iron pin and cap set;

Thence, with the North line of said 13.83 acre tract and another 13.83 acre tract also conveyed to Steven R. and Mary G. Butts by Deed Book 262 Page 407 South 57 deg. 53 min. 03

sec. West a distance of 1271.42 feet to an iron pin and cap set in the East line of a 65.69 acre tract conveyed to Steven R. and Mary G. Butts by Deed Book 262 Page 407;

Thence, with said East line North 32 deg. 32 min. 06 sec. West a distance of 947.24 feet to a wood corner fence post found in the south line of a 30.198 acre tract conveyed to Michael F. and Kathryn A. Bergman by Deed Book 265 Page 299 said wooden fence post is also in the line between Fairfield and Pleasant Township and V.M.S. 5190 and 6782;

Thence, with said line North 57 deg. 21 min. 16 sec. East a distance of 1301.18 feet to a wood corner fence post found at the southeast corner of said Bergman's 10.002 acre tract;

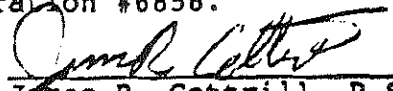
Thence, with the East line of said 10.002 acre tract North 32 deg. 36 min. 44 sec. West passing an iron pin and cap set at 1023.21 feet, a total distance of 1048.21 feet returning to the point of beginning containing 89.9241 acres more or less of which 15.7563 acres is in V.M.S. 5190 and Fairfield Township, and 74.1678 acres is in V.M.S. 6782 and Pleasant Township.

Bearings are based on the centerline of Nioga Toops Road (North 47 deg. 36 min. East) as described in Deed Book 286 Page 491 of Madison County.

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 1, 1997 by James R. Cottrill registration #6858.

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