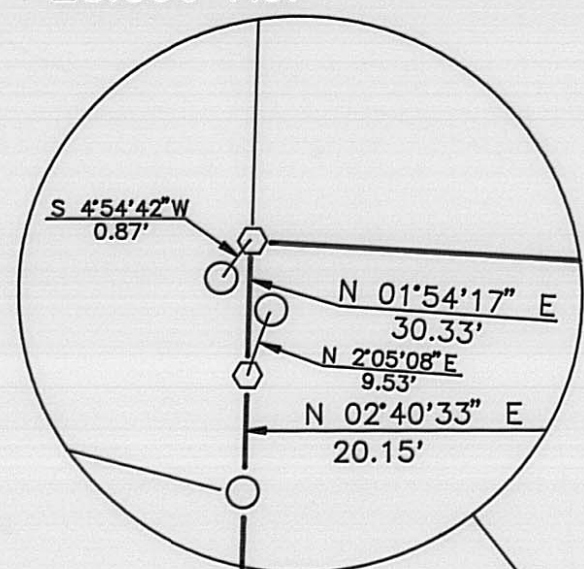


PAULINE CHRISTMAN
D.B. 213 PG. 391
28.396 AC.



CHARLES H. BROWN
D.B. 272 PG. 546
26.495 AC.

CHARLES D. REDDING
D.B. 272 PG. 253
73.00 AC.

35.9148+/- ACRES
(BY NEW SURVEY)



DEED REFERENCE
WILLIAM A. & BEVERLY J. BROWN
D.B. 272 PG. 544
68.7563 ORIG. ACRES

ACREAGE TODATE
(4.324 AC. BY TAX PARCEL #121)
(31.610 AC. BY TAX PARCEL #122)

LARRY E. SCHLOSSER,
ET.AL.
D.B. 224 PG. 193
89.615 AC.

14.722 AC.

S 88°17'40" E
60.00'
PRINGLE-BENJAMIN RD. CR65

25.04'
VMS 8423
VMS 12127
6.113 AC.

5.105 AC.

EUGENE W. & CHRISTINA A. SPENCER
O.R. 2 PG. 604
8.988 AC.

MARK L. & ELIZIBETH M. NEWMAN
D.B. 290 PG. 145
6.113 AC.

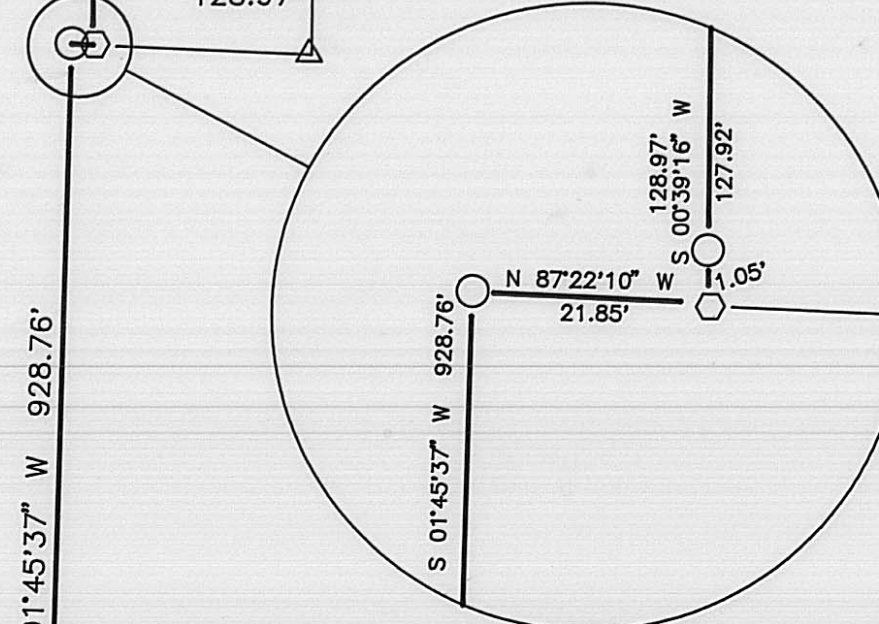
WILLIAM E. & JOYCE E. BOGGS
D.B. 284 PG. 802
9.210 AC.

N 00°45'24" E 1760.73'
S 00°45'24" W 1631.67'

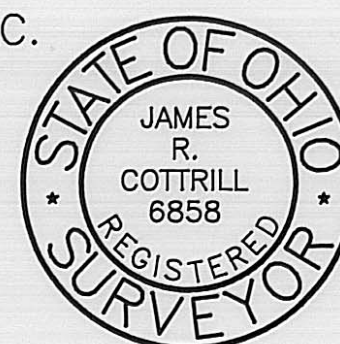
668.16'

3.10' 403.69'
S 86°30'05" E 628.75'

S 00°39'16" W 128.97'

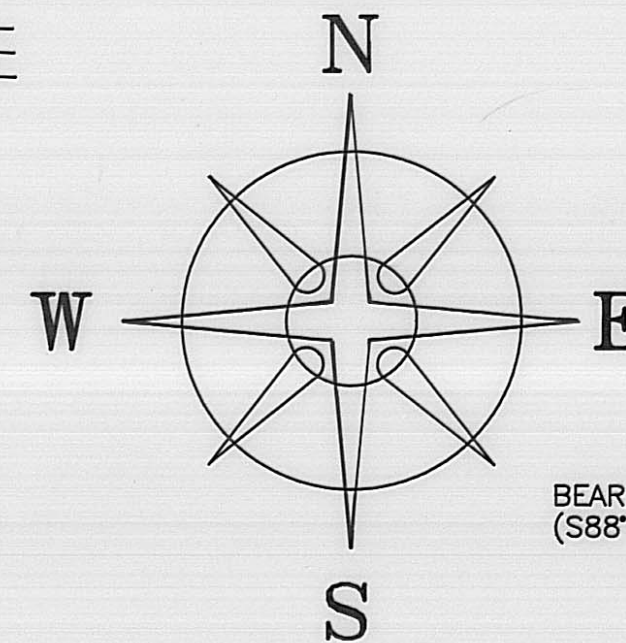


AUTTIE HOWARD JR. ET.AL.
D.B. 224 PG. 182
51.67 AC.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 4-23-97



BEARINGS BASED ON THE C OF PRINGLE-BENJAMIN ROAD
(S88°17'40"E) AS DESCRIBED IN DB 272 PG. 544.

VMS ACREAGE

VMS LINES SCALED FORM MAD.CO. TAX MAP

0.3344± AC. VMS 8423
0.5872± AC. VMS 12127
34.9932± AC. VMS 6285/13258

LEGEND

- IRON PIPE (FOUND)
- SOLID IRON PIN (FOUND)
- △ WOOD FENCE POST (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

39 - 97

JAMES R. COTTRILL P.S.

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

35.9148± ACRES, VMS 8423,
12127, 6285-13258, FAIRFIELD
TOWNSHIP, MADISON COUNTY
OHIO. SURVEYED FOR WILLIAM BROWN

DATE DRAWN:
4-23-97
JOB #S970416
F. B. # 15

SCALE : 1" = 200'
200' 100' 0 200'

CREW: JJ, EM
DWN. BY: RC
CK. BY: RC

Situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 8423, 12127, and 6285-13258, and being all that remains of a 68.7563 acre tract conveyed to William A. and Beverly J. Brown by Deed Book 272 Page 544 and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Pringle-Benjamin Road (County Road 65) no right-of-way width established said iron pin is at the Northwest corner of said 68.7563 acre tract and the Northeast corner of a 26.495 acre tract conveyed to Charles H. Brown by Deed Book 272 Page 546;

Thence, with said centerline South 88 deg. 17 min. 40 sec. East a distance of 60.00 feet to an iron pin found in said centerline at the Northwest corner of 6.113 acre tract conveyed to Eugene W. and Christina A. Spencer by Official Record 2 Page 604;

Thence, with the West line of said 6.113 acre tract also with the West line of a 8.988 acre tract also conveyed to Eugene W. and Christina A. Spencer by Official Record 2 Page 604 South 00 deg. 45 min. 24 sec. West, passing an iron pin found at the West corner to common to said 6.113 and 8.988 acre tracts at 668.16 feet, a total distance of 1631.67 feet to an iron pin and cap set at the southwest corner of said 8.988 acre tract;

Thence, with the south line of said 8.988 acre tract also the south line of 6.113 acre tract conveyed to Mark L. and Elizabeth M. Newman by Deed Book 290 Page 145 South 86 deg. 30 min. 05 sec. East, passing an iron pipe found at 3.10 feet, also passing the southern corner common to said 8.988 acre tract and 6.113 acre tracts at 403.69 feet, a total distance of 628.75 feet to an iron pin and cap set in the West line of a 9.210 acre tract conveyed to William E. and Joyce E. Boggs by Deed Book 284 page 802;

Thence, with said West line South 00 deg. 39 min. 16 sec. West passing an iron pipe found at 127.92 feet a total distance of 128.97 feet to an iron pin and cap set in the North line of a 51.67 acre tract conveyed to Auttie Howard Jr. et.al by Deed Book 224 Page 182;

Thence, with said 51.67 acre tract the following two courses:

- 1) North 87 deg. 22 min. 10 sec. West a distance of 21.85 feet to an iron pipe found
- 2) South 01 deg. 45 min. 37 sec. West a distance of 928.76 feet to an iron pipe found at the Northeast corner of a 14.722 acre tract conveyed to Larry E. Schlosser et.al. by Deed Book 224 Page 193;

Thence, with the North line of said 14.722 acre tract and also the North line of a 89.615 acre tract also conveyed to Larry E. Schlosser et.al. by Deed Book 224 Page 193 North 86 deg. 47 min. 42 sec. West a distance of 1478.51 feet to a iron pipe found in the East line of a 73.00 acre tract conveyed to Charles D. Redding by Deed Book 272 Page 253;

Thence, with the East line of said 73.00 acre tract North 01 deg. 41 min. 08 sec. East a distance of 884.46 feet to a iron pipe found at the Northeast corner of said 73.00 acre tract also being the southeast corner of a 28.396 acre tract conveyed to Pauline Christman by Deed Book 213 Page 391;

Thence, with the East line of said 28.396 acre tract the following two courses:

- 1) North 02 deg. 40 min. 33 sec. East a distance of 20.15 feet to an iron pin and cap set (a iron pipe bears North 02 deg. 05 min. 08 sec. East a distance of 9.53 feet)

2) North 01 deg. 54 min. 17 sec. East a distance of 30.33 feet to an iron pin and cap set at the southwest corner of said Brown's 26.495 acre tract (an iron pipe bears South 04 deg. 54 min. 42 sec. West a distance of 0.87 feet from said iron pin and cap)

Thence, with the following two courses of said 26.495 acre tract:

1) South 86 deg. 29 min. 08 sec. East a distance of 812.34 feet to an iron pipe found

2) North 00 deg. 45 min. 24 sec. East a distance of 1760.73 feet returning to the point of beginning containing 35.9148 acres more or less, of which 0.3344 acres is in V.M.S. 8423 and .5872 +/- acres is V.M.S. 12127 and 34.9932 acres +/- is in V.M.S. 6285-13258, V.M.S. lines are scaled from County Tax Map)

Bearings are based on the centerline of Pringle-Benjamin Road (South 88 deg. 17 min. 40 sec. East) as described in Deed Book 272 Page 544.

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 Apr. 17, 1997 by James R. Cottrill registration #6858.