

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

DEED REFERENCE

CLARENCE E. & LEONA E.
SCHLOSSER JT. LVS.
D.B. 286 PG. 491 (MADISON COUNTY)
D.B. 323 PG. 128 (PICKAWAY COUNTY)

24.675 AC. (SECOND TRACT)
169.27 AC. (THIRD TRACT)
(6.95 AC. IN PIC.CO.)
(162.32 AC. IN MAD.CO.)

60.929 AC. (FIRST PART OF FOURTH TRACT)
50.631 AC. (SECOND PART OF FOURTH TRACT)
69.125 AC. (FIFTH TRACT)
13.825 AC. (SIXTH TRACT)
30.90 AC. (SEVENTH TRACT)
0.29255 AC. (EIGHTH TRACT)

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

D.B. 256 PG. 771
92.6944 AC.

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

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

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

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

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.

CLYDE E. & JANET
HENRY
D.B. 292 PG. 220
225.0749 AC.

THOMAS D. & FLORENCE L.
MUSSELMAN
D.B. 232 PG. 326
117.021 AC.

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

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

DARYL L. & MARION A.
SCHLOSSER
D.B. 246 PG. 728
5.001 AC.

VICTOR H. McCALL
D.B. 31 PG. 629
61.987 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.

NOTE

VMS & TOWNSHIP LINES ARE SCALED FROM MADISON COUNTY TAX MAPS

JAMES R. COTTRILL P.S.

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

PLAT OF
VMS 13816/13138, 5190, 6782, 8870,
13817, 5766, & 5461, TOWNSHIPS OF
FAIRFIELD & PLEASANT IN MADISON
COUNTY, & DARBY TOWNSHIP OF
PICKAWAY COUNTY, STATE OF OHIO.

DATE: 2-3-97 JOB#S970113 FB #15	SCALE: 1" = 300' 300' 150' 0' 300'	CREW: JJ, BM, NM DWN. BY: RC CK. BY: RC
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I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 2-3-97

SCALE 1"=100'

SCALE 1"=100'

Description of 165.0769 acre tract
Surveyed for Schlosser Estate

The following described 165.0769 acre tract is situated in the State of Ohio, Darby Township of Pickaway County, and Pleasant and Fairfield Townships in Madison County, V.M.S. 5461, 13817, 5766, and 8870 and being part of a 169.27 acre tract (Third Tract) conveyed to Clarence E. and Leona E. Schlosser Jt. Lvs. by Deed Book 286 Page 491 in Madison County and Deed Book 323 Page 128 in Pickaway County and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Nioga-Toops Road (33 foot right-of-way) (County Road 60) said magnetic nail is at the intersection of the centerline of said road in a bridge over Opossum Run said PK nail bears South 48 deg. 36 min. 38 sec. West a distance of 1245.50 feet from a iron pin found at the intersection of said Nioga-Toops Road with the centerline of Big Plain-Circleville Road said PK nail being the Northwest corner of a 10.1000 acre tract conveyed to Linda E. Lyerla by Official Record 1 Page 645 in Pickaway County;

Thence, with the centerline of Opossum Run the following five courses:

- 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
- 5) South 42 deg. 43 min. 29 sec. East, passing the Southwest corner of said 10.1 acre tract also being the Northern West corner of a 23.77 acre tract conveyed to Clyde E. 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 a 41.2 acre tract conveyed to Richard M. Howard by Deed Book 270 Page 639 in Pickaway County and Deed Book 250 Page 42 in Madison County;

Thence, with the following two lines of said 41.2 acre tract

- 1) South 48 deg. 26 min. 35 sec. West passing an iron pin and cap set at 100.00 feet, also passing the Madison Pickaway County line at 548.04 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 Madison Pickaway County Line at 1665.89 feet, a total distance of 2320.79 feet to a record corner stone found in the North line of a 10.3754 acre tract conveyed to Philip P. Brown by Deed Book 331 Page 479 Pickaway County;

Thence, with the North line of said 10.3754 acre tract South 67 deg. 19 min. 33 sec. West passing a county stone also being the Northeast corner of 26.4703 acre tract conveyed to Joseph C. and Vicky L. Haugen by Deed Book 292 Page 556 at 200.69 feet, a total distance of 418.57 feet to an iron pin and cap set;

Thence, continuing 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 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 said iron pin and cap being the East line of a 69.125 acre tract (Fifth Tract) conveyed to Clarence E. and Leona E. Schlosser by Deed Book 286 Page 491 in Madison County;

Thence, with said East line North 32 deg. 47 min. 00 sec. West a distance of 731.51 feet to an iron pin and cap set at the Eastern most corner of a 30.90 acre tract (Seventh Tract) also conveyed to Clarence E. and Leona E. Schlosser Jt. Lvs. by Deed Book 286 Page 491 in Madison County;

Thence, with the East line of said 30.90 acre tract North 27 deg. 36 min. 25 sec. West, passing an iron pin and cap set at 998.47 feet, a total distance of 1023.47 feet to an iron pin found at an angle point in the centerline of Nioga-Toops Road

Thence, with the centerline of Nioga-Toops Road the following three courses:

1) North 47 deg. 36 min. 00 sec. East a distance of 1686.26 feet to an iron pin found

2) North 42 deg. 06 min. 19 sec. East a distance of 1574.35 feet to a 3/4 inch iron pipe found

3) North 56 deg. 34 min. 51 sec. East a distance of 0.76 feet to an iron pin and cap set

Thence, across said 169.27 acre tract the following three new 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 and iron pin and cap set at 317.68 feet, a total distance of 338.22 feet to a magnetic nail set 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 an iron pin found

2) North 48 deg. 18 min. 21 sec. East a distance of 301.70 feet to the point of beginning containing 165.0769 acres more or less of which 7.1328 acres is in Pickaway County and 157.9441 acres is in Madison County, also 3.2479 acres is in Fairfield Township of Madison County, 154.6962 acres is in Pleasant Township of Madison County, see plat for V.M.S. acreage breakdown.

Subject to a 25 foot drainage easement from the Southeast corner of a 3.1534 acre tract as shown on plat accompanying this description.

Also with the benefit of a 25 foot drainage easement that extends from the Southwest corner of the here-in-above described 165.0769 acre tract to the centerline of Childers Higgins Ditch #58 and being more particularly described as follows:

The easement is tangent to an right of the following described baseline:

Beginning at an iron pin and cap set at the Southwest corner of the here-in-above described 165.0769 acre tract

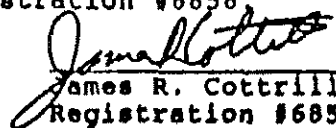
Thence, South 47 deg. 41 min. 18 sec. West a distance of 303.45 feet to a point in the centerline of Childers Higgins Ditch #58 and being the western terminous of said drainage easement;

Bearings are based on the centerline of Nioga-Toops Road (North 47 deg. 36 min. East) as described in Deed Book 286 Page 491)(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 Feb. 3, 1997 by James R. Cottrill registration #6858.


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

Description of 114.8472 acre tract
Surveyed for Schlosser Estate

The following described 114.8472 acre tract is situated in the State of Ohio, Madison County, Fairfield and Pleasant Townships, V.M.S. 5190 and 6782 and being all of a 30.90 acre tract (Seventh Tract) and all of a 0.29255 acre tract (eighth Tract) and all of a 69.125 acre tract (Fifth Tract) and also all of a 13.825 acre tract (Sixth Tract) all conveyed to Clarence E. and Leona E. Schlosser Jr. Lvs. by Deed Book 286 Page 491 in Madison County and being more particularly described as follows:

Beginning at a 3/4 inch pipe found in the centerline of Nioga-Toops Road (33 foot right-of-way) (County Road 60) said 3/4 inch pipe being at the Northwest corner of said 30.90 acre tract also being at 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 said Nioga-Toops Road the following two courses:

1) North 58 deg. 34 min. 55 sec. East a distance of 869.80 feet to an iron pin found at the Northwest corner of said 0.29255 acre tract

2) North 58 deg. 34 min. 34 sec. East passing the Eastern corner of said 0.29255 acre tract at 385.75 feet a total distance of 471.89 feet to an iron pin found at an angle point in said centerline said iron pin being the Northeast corner of a said 30.90 acre tract and the Northwest corner of a 169.27 acre tract (Third Tract) conveyed to Clarence E. and Leona E. Schlosser Jr. Lvs. by Deed Book 286 Page 491 in Madison County said iron pin also being common to V.M.S. 5190 and 6870 and on the line between Fairfield and Pleasant Townships;

Thence, with the line between said V.M.S. 6870 and 5190 and Fairfield and Pleasant Townships South 27 deg. 26 min. 25 sec. East, passing an iron pin and cap set at 25.00 feet, a total distance of 1023.47 feet to an iron pin and cap set corner to said township line and being the Northeast corner of a 69.125 acre tract ;

Thence, continuing with the line between V.M.S. 6870 and 6782 being the West line of said 169.27 acre tract South 32 deg. 47 min. 00 sec. East a distance of 731.51 feet to an iron pin and cap 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 Madison County;

Thence, with the West line of said 26.4703 acre tract South 32 deg. 47 min. 00 sec. East, passing the Northeast corner of said 13.825 acre tract at 239.30 feet, 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. and Pamela D. Glenn Hazlett by Official Record 4 Page 1178 at 331.76 feet, also passing a 5/8 inch rebar and yellow plastic cap stamped PKM 5883 found at the Northwest corner of a 225.0749 acre tract conveyed to Clyde E. and Janet Hunley by Deed Book 292 Page 220 at 1119.44 feet, a total distance of 1176.33 feet to an iron pin and cap set in the West line of said 225.0749 acre tract also being the Northern most corner of a 117.021 acre tract conveyed to Thomas D. and Florence L. Musselman by Deed Book 232 Page 326;

Thence, with the Northwest line of said 117.021 acre tract

South 57 deg. 35 min. 15 sec. West passing the southern corner common to said 13.825 and 69.125 acre tracts at 638.19 feet, a total distance of 1289.16 feet to an iron pin and cap set at the southeast corner of a 13.83 acre tract conveyed to Steven R. and Mary G. Butts by Deed Book 262 Page 407;

Thence, with 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, continuing with the Northwest line of said 13.83 acre tract South 57 deg. 53 min. 03 sec. West, passing the Northern most corner of another 13.83 acre tract conveyed to Steven R. and Mary G. Butts by Deed Book 262 Page 407 a total distance of 1271.42 feet to an iron pin and cap set in the East line of a 66.60 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 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;

Thence, with the Southeast line of a 10.002 and 10.003 and 3.0562 and said 30.198 acre tracts all conveyed to Michael F. and Kathryn A. Bergman by Deed Book 265 Page 299 North 37 deg. 21 min. 16 sec. East a distance of 1301.18 feet to a wood fence post found at the Southeast corner of said 10.002 acre tract said wood fence post also being the Southwest corner of a said 30.90 acre tract;

Thence, with the line between said 10.002 acre and 30.90 acre tracts 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 114.8472 acres more or less, of which 13.7511 acres is all of said 13.825 acre tract and 70.3044 acres is all of said 69.125 acre tract and 30.4996 acres is all of said 30.90 acre tract and 0.2921 acres is all of said 0.29255 acre tract, and (84.0585 acres in V.M.S. 6702 Pleasant Township, and 30.7917) acres in V.M.S. 5190 in Fairfield Township.

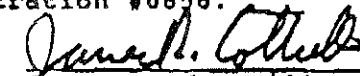
Bearings are based on the centerline of Nioga-Toops Road (North 47 deg. 36 min. East) as described in Deed Book 286 Page 491 (Madison County).

Subject to a 25 foot drainage easement as shown on plat accompanying this description.

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 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 Nioqa-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 P. and Kathryn A. Bergman by Deed Book 265 Page 299;

Thence, with the centerline of Nioqa-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;

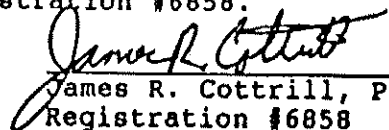
Thence, with the West line of said 53.10 acre tract South 32 deg. 41 min. 10 sec. East, passing an iron pin and cap set at 2726.66 feet, a total distance of 2751.66 feet to the point of beginning containing 110.2021 acres more or less, of which 60.0138 acres is all of said 60.929 acre tract and 50.1883 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 23.4484 acre tract
Surveyed for Schlosser Estate

The following described 23.4484 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5190 and 13816/13138 and being all that remains of a 24.675 acre tract (Second Tract) 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 railroad spike set in the centerline of Nioga-Toops Road said railroad spike is at the Southeast corner of a 1.00 acre tract conveyed to David Norman by Deed Book 245 Page 257 said railroad spike is also corner to said 24.675 acre tract;

Thence, with the East line of said 1.00 acre tract North 34 deg. 39 min. 34 sec. West, passing a T bar and cap found at 20.86 foot, a total distance of 411.51 feet to a 3/4 inch iron pipe found at the Southeast corner of a 5.00 acre tract conveyed to David Norman by Deed Book 245 Page 257;

Thence, with said 5.00 acre tract the following two courses:

1) North 34 deg. 44 min. 01 sec. West, a distance of 683.44 feet to an iron pin and cap set

2) South 57 deg. 49 min. 35 sec. West a distance of 301.20 feet to a 3/4 inch iron pipe found in the Northeast line of a 61.987 acre tract conveyed to Victor H. McCall by Official Record 31 Page 629 said iron pipe is also in the line between Fairfield and Pleasant Townships;

Thence, with said township line and the line of said 61.987 acre tract the following two courses:

1) North 31 deg. 48 min. 25 sec. West a distance of 931.08 feet to an iron pin and cap set

2) South 49 deg. 03 min. 30 sec. West a distance of 537.10 feet to a 3/4 inch iron pipe found at the Southeast corner of 80.523 acre tract conveyed to William Karn by Deed Book 247 Page 747

Thence, with the East line of said 80.523 acre tract North 24 deg. 35 min. 54 sec. West a distance of 1093.23 feet to a 3/4 inch iron pipe found in the South 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 a distance of 624.87 feet to an iron pin and cap set at the Northwest corner of 14.976 acre tract conveyed to Martin L. Perry Etal. by Official Record 3 Page 1079;

Thence, with the West line of said 14.976 acre tract and a new line across said 24.675 acre tract South 34 deg. 46 min. 08 sec. East a distance of 2604.57 feet to a wood fence post found at the Northwest corner of a 2.06 acre tract conveyed to Harold Sturgill by Deed Book 175 Page 59;

Thence, with the West line of said 2.06 acre tract and continuing with a new line across said 24.675 acre tract South 34 deg. 33 min. 23 sec. East, passing and iron pin and cap set at 340.32 feet, a total distance of 365.32 feet to a magnetic nail set in the centerline of Nioga-Toops Road;

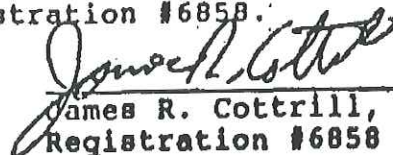
Thence, with said centerline South 57 deg. 49 min. 35 sec. West a distance of 24.80 feet to the point of beginning containing 23.4484 acres more or less, of which 5.4958 acres is in V.M.S. 5190 and 17.9526 acres is in V.M.S. 13816/13138.

Bearings are based on the centerline of Nioga-Toops Road (North 47 deg. 36 min. 00 sec. East) as described in Deed Book 286 Page 491 of a 169.27 acre tract (third tract).

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 3.1534 acre tract :
Surveyed for Schlosser

The following described 3.1534 acre tract is situated in the State of Ohio, Madison County, Fairfield and Pleasant Township, V.M.S. 5461, 13817, and 5766, and being part of a 169.27 acre tract (Third Tract) conveyed to Clarence E. and Leona E. Schlosser Jt. Lvs. by Deed Book 286 Page 491 in Madison County and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of Nioga-Toops Road (33 foot right-of-way)(County Road 60) with the centerline of Big-Plain Circleville Road;

Thence, with the centerline of Nioga-Toops Road South 48 deg. 36 min. 38 sec. West a distance of 1245.50 feet to a Pk nail found at the Northeast corner of said 169.27 acre tract;

Thence, continuing with said centerline the following two courses:

1) South 48 deg. 18 min. 21 sec. West a distance of 301.70 feet to an iron pin found

2) South 56 deg. 34 min. 51 sec. West a distance of 423.33 feet to a magnetic nail set in said centerline said magnetic nail being the true point of beginning;

Thence, across said 169.27 acre tract the following three new courses:

1) South 31 deg. 13 min. 03 sec. East, passing an iron pin and cap set at 20.54 feet, a total distance of 338.22 feet to an iron pin and cap set

2) South 61 deg. 20 min. 20 sec. West a distance of 422.37 feet to an iron pin and cap set,

3) North 33 deg. 46 min. 20 sec. West passing iron pin and cap set at 270.39 feet, a total distance of 302.94 feet to an iron pin and cap set in the centerline of said Nioga-Toops Road;

Thence, with said centerline North 56 deg. 34 min. 51 sec. East a distance of 435.77 feet returning to the true point of beginning containing 3.1534 acres more or less, of which 1.1748 acres is in Fairfield Township and 1.9786 acres is in Pleasant Township also 1.1748 acres is in V.M.S. 5766 and 1.4466 acres is in V.M.S. 13817 and 0.5320 acres is in V.M.S. 5461.

With the benefit of a 25 foot drainage easement said easement extends from the Southeast corner of the here-in-above described 3.1534 acre tract to the centerline of Opossum Run and being more particularly described as being adjacent to and 25 feet left of the following described baseline:

Beginning at an iron pin and cap set at the Southeast corner of the here-in-above described 3.1534 acre tract

Thence, North 64 deg. 38 min. 15 sec. East a distance of 564.20 feet to the centerline of Opossum Run and the eastern terminous of said 25 foot drainage easement;

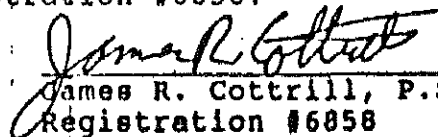
Bearings are based on the centerline of Nioga-Toops Road (North 47 deg. 36 min. East) as described in Deed Book 286

Page 491)(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 Feb. 3, 1997 by James R. Cottrill registration #6858.


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

Description of 0.0488 acre tract
(Deed Overlap)

The following described 0.0488 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5190 and being originally part of a 24.675 acre tract (Second Tract) conveyed to Clarence E. and Leona E. Schlosser Jt. Lvs. by Deed Book 286 Page 491 said 0.0488 acre tract is also part of a 2.06 acre tract conveyed to Harold Sturgill by Deed Book 175 Page 59 and being more particularly described as follows:

Beginning at a magnetic nail set in the centerline of Nioga-Toops Road (County Road 60) (33 foot right-of-way) said magnetic nail being at the southeast corner of said 24.675 acre tract and the southwest corner of said 2.06 acre tract;

Thence, with the West line of said 2.06 acre tract and a new line through said 24.675 acre tract North 34 deg. 33 min. 23 sec. East, passing an iron pin and cap set at 25.00 feet a total distance of 365.32 feet to a wood fence post found at the Northwest corner of said 2.06 acre tract, also being the southwest corner of a 14.976 acre tract conveyed to Martin L. Perry Etal. by Official Record 3 Page 1079;

Thence, with the line between said 14.976 and 2.06 acre tracts also with a new line across said 24.675 acres North 58 deg. 32 min. 11 sec. East a distance of 11.65 feet to the East line of said 24.675 acre tract said point also being the West line of the original 45 acre tract conveyed to Helen Elizabeth Perry by Deed Book 197 Page 395;

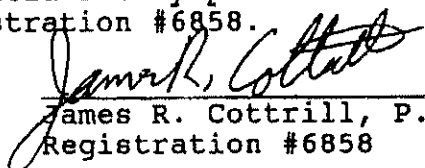
Thence, with the line between said 24.675 and 45 acre tracts South 32 deg. 43 min. 46 sec. East, a distance of 364.88 feet returning to the point of beginning containing 0.0488 acres more or less.

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

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