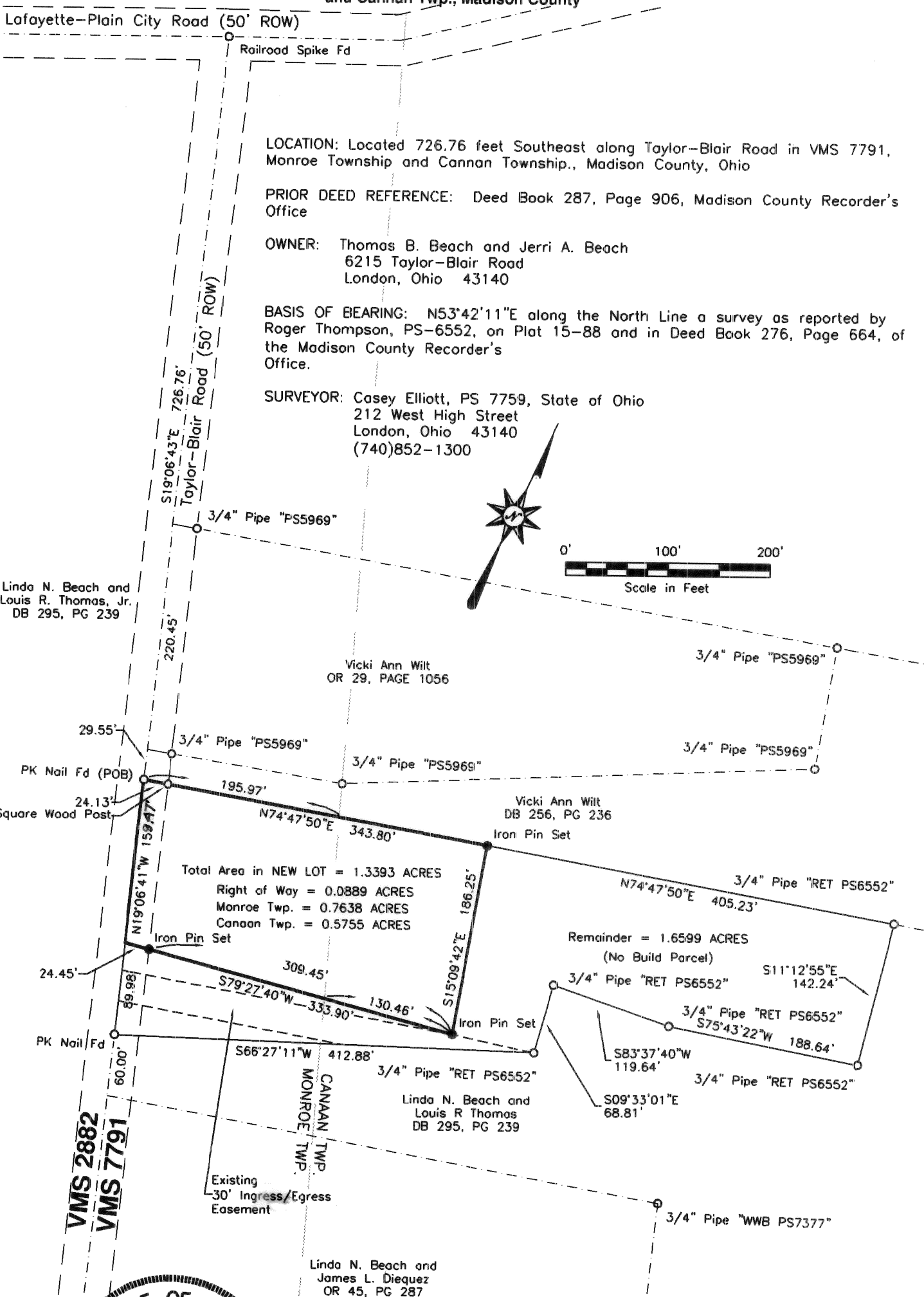


**EXHIBIT "B"**

**PLAT OF A 1.3393 ACRE LOT SPLIT**

From a 3.1015 Acre Property  
 Located in VMS 7791, Monroe Twp.  
 and Cannan Twp., Madison County



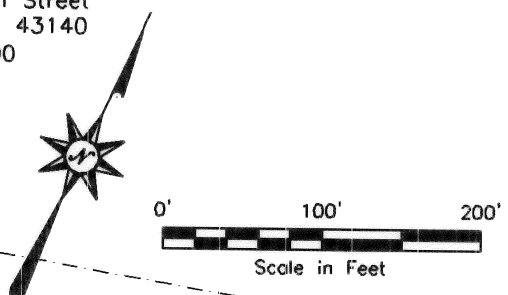
LOCATION: Located 726.76 feet Southeast along Taylor-Blair Road in VMS 7791, Monroe Township and Cannan Township., Madison County, Ohio

PRIOR DEED REFERENCE: Deed Book 287, Page 906, Madison County Recorder's Office

OWNER: Thomas B. Beach and Jerri A. Beach  
 6215 Taylor-Blair Road  
 London, Ohio 43140

BASIS OF BEARING: N53°42'11\"E along the North Line a survey as reported by Roger Thompson, PS-6552, on Plat 15-88 and in Deed Book 276, Page 664, of the Madison County Recorder's Office.

SURVEYOR: Casey Elliott, PS 7759, State of Ohio  
 212 West High Street  
 London, Ohio 43140  
 (740)852-1300



Linda N. Beach and  
 Louis R. Thomas, Jr.  
 DB 295, PG 239

Vicki Ann Wilt  
 OR 29, PAGE 1056

Vicki Ann Wilt  
 DB 256, PG 236

Linda N. Beach and  
 Louis R. Thomas  
 DB 295, PG 239

Linda N. Beach and  
 James L. Diequez  
 OR 45, PG 287

Total Area in NEW LOT = 1.3393 ACRES  
 Right of Way = 0.0889 ACRES  
 Monroe Twp. = 0.7638 ACRES  
 Cannan Twp. = 0.5755 ACRES

Remainder = 1.6599 ACRES  
 (No Build Parcel)



CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in February 3, 1998.

*Casey Elliott*

April 27, 1998

Casey C. Elliott, PS 7759, State of Ohio

**LEGAL DESCRIPTION**  
**For a 1.3393 Acre Property Split**  
**From a 3.1015 Acre Tract**  
**In VMS 7791, Monroe and Canaan Townships,**  
**Madison County, Ohio**

This is a description for a 1.3393 acre property split from a 3.1015 acre tract in the name Thomas B. Beach and Jerri A. Beach (Deed Book 287, Page 906) located in Virginia Military Survey 7791 in Monroe Township and Canaan Township and further described as follows (See Exhibit B):

Beginning at a PK Nail found in the center of Taylor-Blair Road, said point is S19°06'43"W, 726.76 feet, from a railroad spike found at the intersection of Lafayette-Plain City Road and Taylor-Blair Road, said PK Nail is the TRUE POINT OF BEGINNING;

Thence N74°47'50"E, 343.80 feet, along the north line of the said 3.1015 acre tract and the south line of a property in the name of Vicki Ann Wilt (Deed Book 256, Page 236) passing over a pin in the east Right of Way of Taylor-Blair Road at 24.13 feet and passing into Canaan Township at 195.97 feet, to an iron pin set;

Thence S15°09'42"E, 186.25 feet, into the said 3.1015 acre tract to an iron pin set;

Thence S79°27'40"W, 333.90, passing into Monroe Township at 130.46 feet and passing an iron pin set in the east Right of Way of Taylor-Blair Road set at 309.45 feet, to a point in the centerline of Taylor-Blair Road;

Thence N19°06'41"W, 159.47 feet, along the centerline of Taylor-Blair Road to the TRUE POINT OF BEGINNING.

Said new lot contains 1.3393 acres and is subject to all easements and rights of way of record. The Basis of Bearing for this description is the bearing of the north line of a property in the name of Randall K. and Linda S. Beachy as described by Roger E. Thompson, S-6552 State of Ohio, in Deed Book 276, Page 664. All pins set are 5/8" diameter steel bars capped with a plastic identification cap engraved with *Elliott, PS-7759*.

This description was prepared from an actual field survey performed on February 3, 1998, by Casey Elliott, Professional Surveyor S-7759, State of Ohio. The survey and description meets the minimum requirements of Chapter 4733-37 of the Ohio Administrative Code, *Minimum Standards for Boundary Surveys in the State of Ohio*.