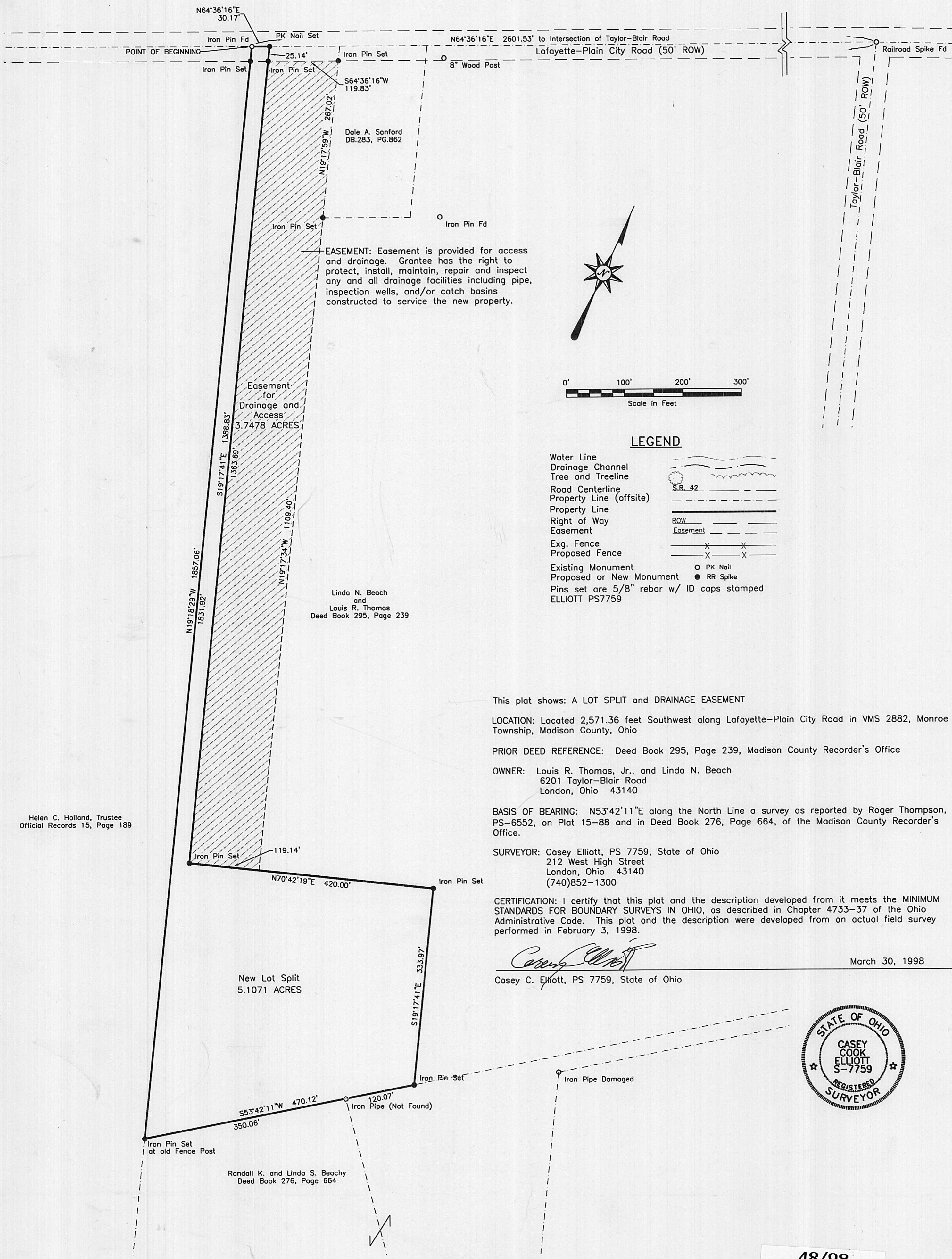


**PLAT OF A 5.1071 Acre LOT SPLIT
And Drainage Easement
Located in VMS 2882, Monroe Twp., Madison County**



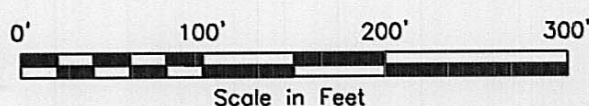
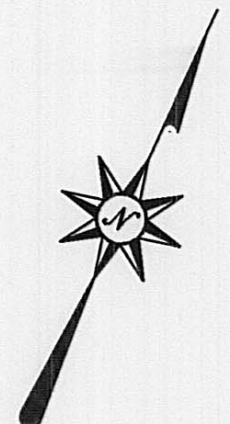
EASEMENT: Easement is provided for access and drainage. Grantee has the right to protect, install, maintain, repair and inspect any and all drainage facilities including pipe, inspection wells, and/or catch basins constructed to service the new property.

Easement for Drainage and Access
3.7478 ACRES

Linda N. Beach and Louis R. Thomas
Deed Book 295, Page 239

New Lot Split
5.1071 ACRES

Randall K. and Linda S. Beachy
Deed Book 276, Page 664



LEGEND

- Water Line
- Drainage Channel
- Tree and Treeline
- Road Centerline
- Property Line (offsite)
- Property Line
- Right of Way
- Easement
- Exg. Fence
- Proposed Fence
- Existing Monument
- Proposed or New Monument
- Pins set are 5/8" rebar w/ ID caps stamped ELLIOTT PS7759

Helen C. Holland, Trustee
Official Records 15, Page 189

This plat shows: A LOT SPLIT and DRAINAGE EASEMENT

LOCATION: Located 2,571.36 feet Southwest along Lafayette-Plain City Road in VMS 2882, Monroe Township, Madison County, Ohio

PRIOR DEED REFERENCE: Deed Book 295, Page 239, Madison County Recorder's Office

OWNER: Louis R. Thomas, Jr., and Linda N. Beach
6201 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

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
Casey C. Elliott, PS 7759, State of Ohio

March 30, 1998



LEGAL DESCRIPTION
For a 5.1071 Acre Property Split
In VMS 2882, Monroe Township,
Madison County, Ohio

This is a description for a 5.1071 acre property split from a 96.25 acre tract in the name of Linda N. Beach and Louis R. Thomas (Deed Book 295, Page 239, First Tract) located in Virginia Military Survey 2882 in Monroe Township and further described as follows:

Beginning at a railroad spike found in the center of Lafayette-Plain City Road, said point is S64°36'16"W, 2,601.53 feet, from a railroad spike found at the intersection of Lafayette-Plain City Road and Taylor-Blair Road, said railroad spike is the TRUE POINT OF BEGINNING;

Thence N64°36'16"E, 30.17 feet, along the centerline of Lafayette-Plain City Road to a PK Nail set;

Thence S19°17'41"E, 1388.83 feet, into the said 96.25 acre tract to an iron pin set, passing an iron pin set at 25.14 feet, in the south Right of Way of Lafayette-Plain City Road;

Thence N70°42'19"E, 420.00 feet, to an iron pin set;

Thence S19°17'41"E, 333.97 feet, to an iron pin set in the north line of a property in the name of Randall K. and Linda S. Beachy (Deed Book 276, Page 664, Tracts I and II);

Thence S53°42'11"W, 470.12 feet, passing an iron pipe reported (missing) at 120.07 feet, to an iron pin set at the base of a broken wood fence post in the east line of a property in the name of Helen C. Holland, Trustee, (Official Records 15, Page 189);

Thence N19°18'29"W, 1,857.06 feet, along the east line of the said Holland property, passing an iron pin set at 1,831.92 feet in the south Right of Way of Lafayette-Plain City Road, to the TRUE POINT OF BEGINNING.

Said property contains 5.1071 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 the said Beachy property, as described by Roger 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*.

LEGAL DESCRIPTION
For a 3.7478 Acre Access/Drainage Easement
On a 96.25 Acre Property
In VMS 2882, Monroe Township,
Madison County, Ohio

This is a description for a 3.7478 acre *Access/Drainage Easement* on a 96.25 acre tract in the name of Linda N. Beach and Louis R. Thomas (Deed Book 295, Page 239, First Tract) located in Virginia Military Survey 2882 in Monroe Township and further described as follows:

Beginning at a railroad spike found in the center of Lafayette-Plain City Road, said point is S64°36'16"W, 2,601.53 feet, from a railroad spike found at the intersection of Lafayette-Plain City Road and Taylor-Blair Road;

Thence N64°36'16"E, 30.17 feet, along the centerline of Lafayette-Plain City Road to a PK Nail set;

Thence S19°17'41"E, 25.14 feet, to a point in the southeast Right of Way of Lafayette-Plain City Road at the TRUE POINT OF BEGINNING for the Easement;

Thence S19°17'41"E, 1363.69 feet, into the said 96.25 acre tract to an iron pin set;

Thence N70°42'19"E, 119.14 feet, to a point;

Thence N19°17'34"W, 1,109.40 feet, to and iron pin set at the southwest corner of a property in the name of Dale A. Sanford (Deed Book 283, Page 862);

Thence N19°17'59"W, 267.02 feet, along the west line of the said Sanford property to an iron pin set in the south Right of Way of Lafayette-Plain City Road;

Thence S64°36'16"W, 119.83 feet, along the south Right of Way of Lafayette-Plain City Road, to the TRUE POINT OF BEGINNING.

Said *Access/Drainage Easement* contains 3.7478 acres and is subject to all other easements and rights of way of record. The *Access/Drainage Easement* shall serve the 5.1071 acre property described in EXHIBIT A. 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*.