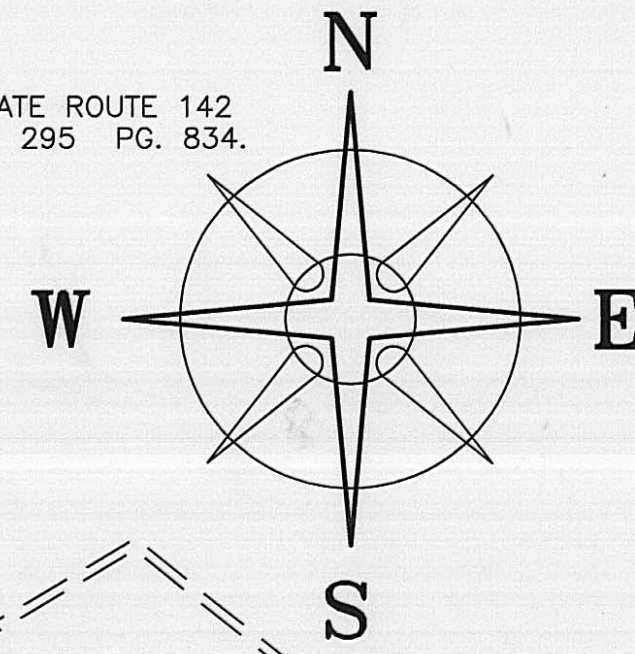


BEARINGS BASED ON THE C OF STATE ROUTE 142
(N 70°25'E) AS DESCRIBED IN D.B. 295 PG. 834.



DEED REFERENCE

MTB CORP.
D.B. 295 PG. 834
307.874 ACRES
(313.97 ORIG. AC.)

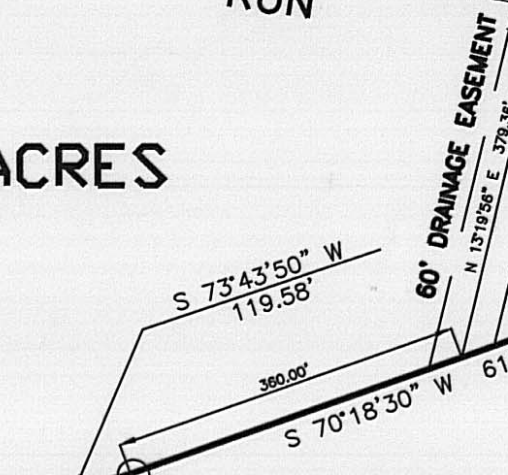


100' CONSERVATION
COGNAC

BARN

21.0108 +/- ACRES

AREA
RUN



NORMAN E. & JOAN
DUNHAM
D.B. 285 PG. 508
5.796 AC.

2.0000 +/- ACRES

VMS 5801
VMS 8373/9485

NOTE

2.0000± ACRE TRACT IS TO BECOME PART OF
AND CONTINGENT TO DUNHAM'S 5.796 ACER TRACT
AS DESCRIBED IN D.B. 285 PG. 508.

SPRINGVALLEY ROAD

STATE ROUTE 142 (60'R/W)

LEGEND

- 3/4" IRON PIPE (FOUND)
- △ C MONUMENT ASSEMBLY (FOUND)
- ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

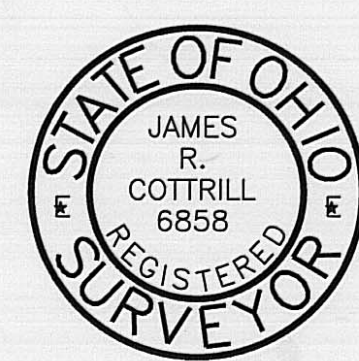
NOTE

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE
CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR
REPLACEMENT OR REMOVAL OF WATER, STORM SEWERS,
SURFACE DRAINAGE, ELECTRIC, GAS, TELEPHONE OR OTHER
UTILITY LINES OR SERVICES, AND FOR REMOVAL OF ANY AND
ALL TREES OR OTHER OBSTRUCTIONS FOR THE USE OF SAID
UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE
PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED
AS SUCH FOREVER. EASEMENTS ARE RESERVED WHERE
INDICATED AS SUCH ON PLAT FOR PUBLIC UTILITIES BELOW THE
GROUND.
WITHIN THIS EASEMENT, NO STRUCTURE, PLANTING, FENCING,
CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED
TO REMAIN WHICH MAY OBSTRUCT, RETARD, THE OPERATION OF
THE STORM SEWER.

100' ELEC. POLE EASEMENT

ALONG EXISTING GRAVEL DRIVE
TEMP. 50' INGRESS/EGRESS EASEMENT

20' SANITARY EASEMENT



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 9-10-98

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

21.0108 & 2.0000 ACRES, VMS
5801, DEERCREEK TWP., MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR THE M.T.B. CORP.

DATE DRAWN: 5-26-98	SCALE: 1" = 200'	CREW: JJ MW
JOB #S980514	200' 100' 0 200'	DWN. BY: RC
F. B. # 19		CK. BY:

Description of 21.0108 acre tract
Surveyed for MTB Corp.

The following described 21.0108 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, V.M.S. 5801, and being part of a 307.874 acre tract conveyed to MTB Corporation by Deed Book 295 Page 834 and being more particularly described as follows:

Beginning at the centerline intersection of Spring Valley Road with the centerline of State Route 142 (60 foot right-of-way)

Thence, with the centerline of State Route 142 South 70 deg. 25 min. 00 sec. West, passing the Southeast corner of a 2.0 acre tract conveyed to Norman E. and Joan Dunham by Deed Book 205 Page 186 at 1237.68 feet, also passing the southwest corner of a 5.796 acre tract also conveyed to Norman E. and Joan Dunham by Deed Book 285 page 508 at 1849.01 feet, also passing a centerline right-of-way monument found at 1875.61 feet, a total distance of 1968.89 feet, to the true point of beginning;

Thence, continuing with the centerline of State Route 142 South 70 deg. 25 min. 00 sec. West, a distance of 60.16 feet to a point in said centerline;

Thence, across said 307.874 acre tract the following 8 courses:

- 1) North 15 deg. 25 min. 14 sec. West, passing an iron pin and cap set at 30.08 feet, a total distance of 735.58 feet to an iron pin and cap set
- 2) South 73 deg. 43 min. 50 sec. West a distance of 482.80 feet to an iron pin and cap set
- 3) North 16 deg. 16 min. 09 sec. West, passing an iron pin and cap set at 1137.00 feet, a total distance of 1278.52 feet to a point in the centerline of Cogniac Run;
- 4) North 48 deg. 14 min. 16 sec. East with the centerline of said run a distance of 44.32 feet
- 5) South 31 deg. 16 min. 37 sec. East with said run a distance of 282.15 feet
- 6) South 69 deg. 36 min. 39 sec. East with said run a distance of 673.67 feet
- 7) South 80 deg. 13 min. 36 sec. East with said run a distance of 757.26 feet
- 8) South 02 deg. 42 min. 40 sec. East, passing an iron pin and cap set at the south bank of said run at 30.00 feet, a total distance of 261.17 feet to a 3/4 inch iron pipe found at the northeast corner of said Dunham's 5.796 acre tract

Thence, with the North line of said 5.796 acre tract South 70 deg. 18 min. 30 sec. West a distance of 611.34 feet, to a 3/4 inch iron pipe found at the northwest corner of said 5.796 acre tract;

Thence, across said 307.874 acre tract the following two new lines:

- 1) South 73 deg. 43 min. 50 sec. West a distance of 119.58 feet to an iron pin and cap set

2) South 15 deg. 25 min. 14 sec. East, passing an iron pin and cap set at 702.02 feet, a total distance of 732.10 feet returning to the true point of beginning containing 21.0108 acres more or less.

With the benefit of a 100 foot conservatory area as shown on the plat attached, also with the benefit of a temporary 50 foot ingress egress easement as shown on plat attached.

Subject to and with the benefit of a 60 foot drainage easement for said 21.0108 acre tract said 60 foot drainage easement extends from the northwest line of Norman E. and Joan Dunham's 5.796 acre tract through the centerline of Cogniac Run and is tangent to and 30 feet left and right of the following described centerline:

Beginning at a point in the northwest line of said 5.796 acre tract said point bears North 70 deg. 18 min. 30 sec. East a distance of 360.00 feet, from a pipe found at the northwest corner of said 5.796 acre tract;

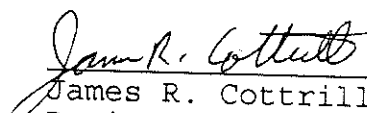
Thence, across said 21.0108 acre tract North 13 deg. 19 min. 56 sec. East a distance of 379.36 feet to a point in the centerline of said Cogniac Run also being in the North line of said 21.0108 acre tract also being the northern terminus of said 60 foot drainage easement;

Bearings are based on the centerline of State Route 142 (North 70 deg. 25 min. East) as described in Deed Book 295 Page 834.

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 26, 1998 by James R. Cottrill registration #6858.


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

Description of 2.0000 acre tract
Surveyed for MTB Corp.

The following described 2.0000 acre tract is situated in the State of Ohio, Madison County, Deer Creek Township, V.M.S. 5801, and being part of a 307.874 acre tract conveyed to MTB Corporation by Deed Book 295 Page 834 and being more particularly described as follows:

Beginning at the Southwest corner of a 5.796 acre tract conveyed to Norman E. and Joan Dunham by Deed Book 285 Page 508 said corner also being the centerline of State Route 142 (60 foot right-of-way);

Thence, with the West line of said 5.796 acre tract North 15 deg. 25 min. 14 sec. West, passing a 3/4 inch iron pipe found at 30.50 feet, a total distance of 725.17 feet to a 3/4 inch iron pipe found at the Northwest corner of said 5.796 acre tract;

Thence, across said 307.874 acre tract the following two new lines

1) South 73 deg. 43 min. 50 sec. West a distance of 119.58 feet to an iron pin and cap set

2) South 15 deg. 25 min. 14 sec. East, passing an iron pin and cap set at 702.02 feet a total distance of 732.10 feet to a point in the centerline of State Route 142;

Thence, with said centerline North 70 deg. 25 min. 00 sec. East a distance of 119.88 feet, returning to the point of beginning containing 2.0000 acres more or less.

The here-in-above described 2.0000 acres is to become part of and contingent to Dunham's 5.796 acre tract.

Subject to and with the benefit of a 25 foot drainage easement said easement extends from the Northwest right-of-way line of State Route 142 tangent and southwest of the Northeast line of the here-in-above described 2.0000 acre tract and being tangent to and 25 feet left of the following described baseline:

Beginning at the intersection of the Northwest right-of-way line of State Route 142 (60 foot right-of-way) with the Northeast line of the here-in-above described 2.0000 acre tract also being the southwest line of said Norman Dunham's 5.796 acre tract said point bears North 15 deg. 25 min. 14 sec. West a distance of 30.08 feet from the eastern most corner of said 2.0000 acre and the southern most corner of 5.796 acre tract;

Thence, North 15 deg. 25 min. 14 sec. West along the line between said 2.0000 and 5.796 acre tracts a distance of 400.06 feet to the northern terminus of said 25 foot drainage easement;

Bearings are based on the centerline of State Route 142 (North 70 deg. 25 min. East) as described in Deed Book 295 Page 834.

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 26, 1998 by James R. Cottrill registration #6858.


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