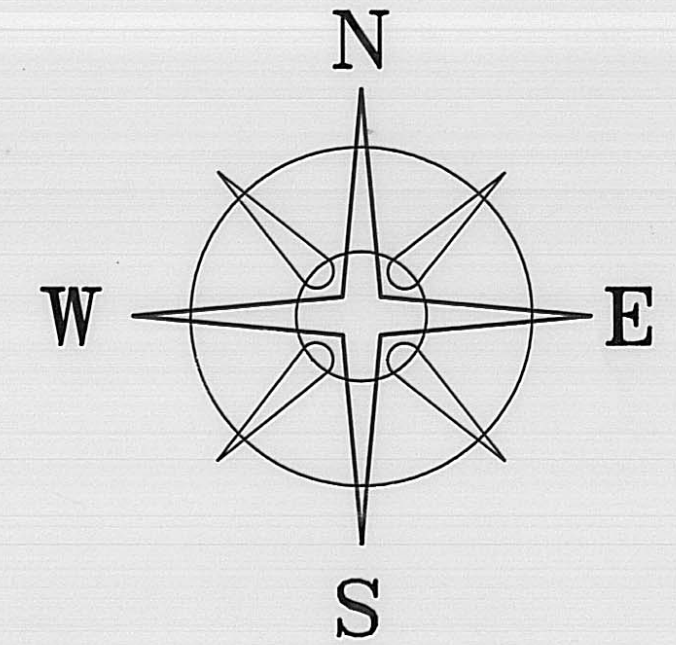


DEED REFERENCE

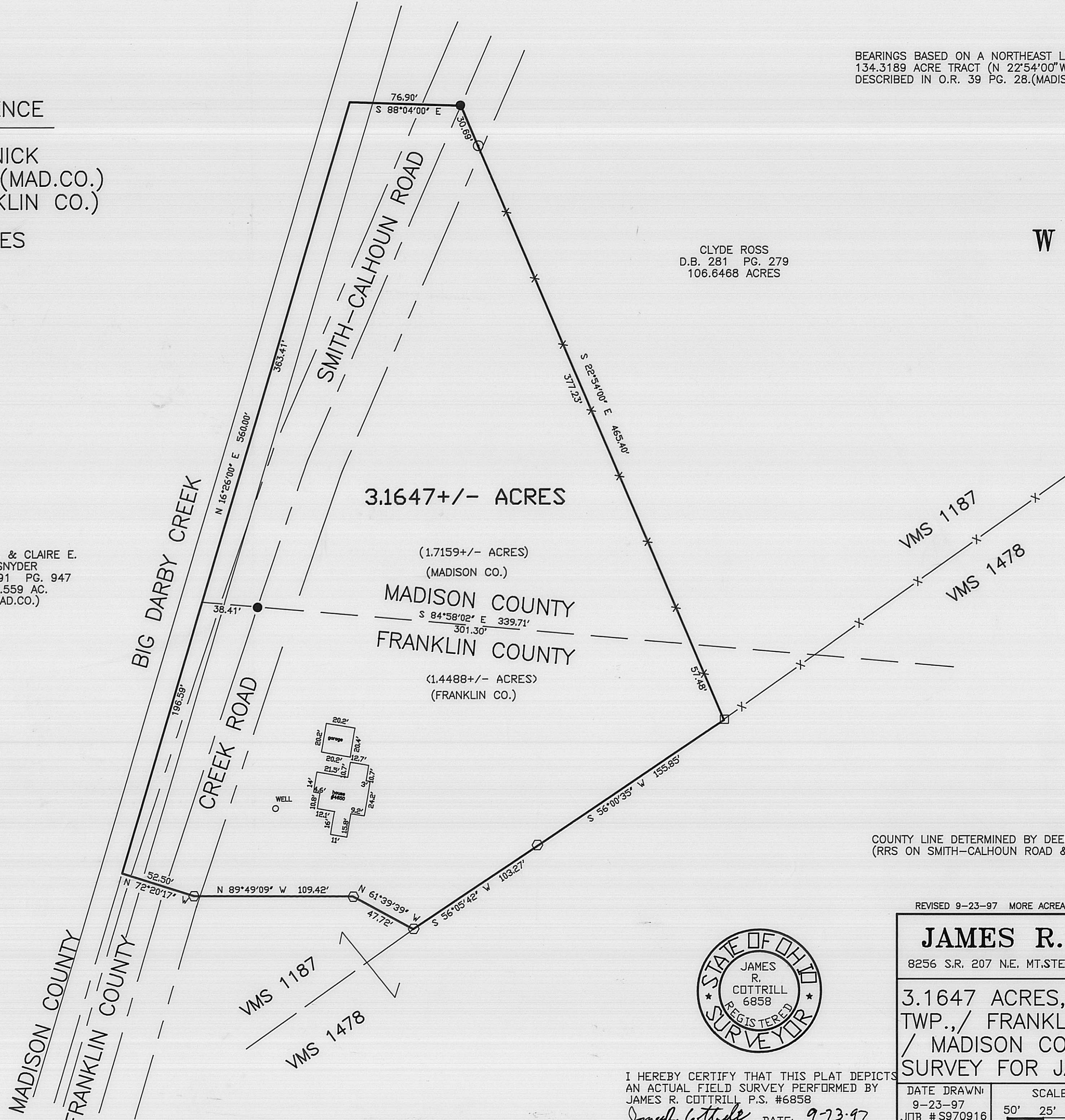
JAMES D. KNICK
 O.R. 39 PG. 28 (MAD.CO.)
 24518 I06 (FRANKLIN CO.)
 134.3189 ACRES

BEARINGS BASED ON A NORTHEAST LINE OF KNICKS'
 134.3189 ACRE TRACT (N 22°54'00"W) AS
 DESCRIBED IN O.R. 39 PG. 28.(MADISON CO.)



CLYDE ROSS
 D.B. 281 PG. 279
 106.6468 ACRES

GARY E. & CLAIRE E.
 SNYDER
 D.B. 291 PG. 947
 23.559 AC.
 (MAD.CO.)

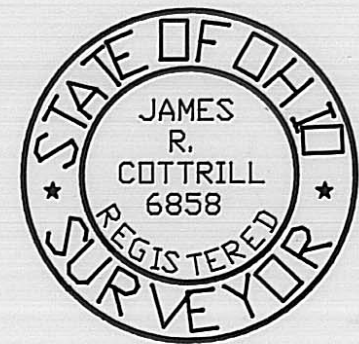


LEGEND

- ⊙ NAIL SET IN TOP OF WOOD FENCE POST
 - 5/8" Ø REBAR & YELLOW PLASTIC
 - 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.

COUNTY LINE DETERMINED BY DEEDS AND MONUMENTS FOUND
 (RRS ON SMITH-CALHOUN ROAD & DISK ON HAYDEN RUN ROAD)

REVISED 9-23-97 MORE ACREAGE



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

3.1647 ACRES, VMS 1187, BROWN TWP., / FRANKLIN CO., CANAAN TWP., / MADISON CO., STATE OF OHIO.
 SURVEY FOR JAMES KNICK

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 9-23-97

DATE DRAWN: 9-23-97 JOB # S970916 F. B. # 17	SCALE: 1" = 50' 50' 25' 0' 50'	96-98
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The following described 3.1647 acre tract is situated in the State of Ohio, Canaan Township in Madison County, and Brown Township in Franklin County, V.M.S. 1187, and being part of a 134.3189 acre tract conveyed to James D. Knick by Official Record 39 Page 28 in Madison County and Volume 24518 Page 106 in Franklin County and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Smith-Calhoun Road said railroad spike being the corner to said 134.3189 acre tract and also being the Northwest corner of 106.6468 acre tract conveyed to Clyde Ross by Deed Book 281 Page 279 in Madison County;

Thence, with the West line of said 106.6468 acre tract South 22 deg. 54 min. 00 sec. East, passing a nail set in the top of wood fence post at 30.69 feet, also passing the line between Madison and Franklin County at 407.92 feet, a total distance of 465.40 feet to an iron pin at the southern most corner of said 106.6468 acre tract said iron pin is also in the line between V.M.S. 1187 and 1478;

Thence, with said V.M.S. line and two new lines across said 134.3189 acre tract:

- 1) South 56 deg. 00 min. 35 sec. West a distance of 155.85 feet to an iron pin and cap set
- 2) South 56 deg. 05 min. 42 sec. West a distance of 103.27 feet to an iron pin and cap set

Thence, across said 134.3189 acre tract the following three new courses:

- 1) North 61 deg. 39 min. 39 sec. West a distance of 47.72 feet to an iron pin and cap set
- 2) North 89 deg. 49 min. 09 sec. West a distance of 109.42 feet to an iron pin and cap set
- 3) North 72 deg. 20 min. 17 sec. West a distance of 52.50 feet to a point in the East line of a 23.559 acre tract conveyed to Gary E. and Claire E. Snyder by Deed Book 291 Page 947 in Madison County said point also being in the line between Madison and Franklin County and in the centerline of Big Darby Creek;

Thence, with said line North 16 deg. 26 min. 00 sec. East, passing the corner of Madison and Franklin County at 196.59 feet, a total distance of 560.00 feet to a point in the centerline of Big Darby Creek also in the East line of said 23.559 acre tract also being the northwest corner of said 134.3189 acre tract

Thence, with the North line of said 134.3189 acre tract South 88 deg. 04 min. 00 sec. East a distance of 76.90 feet returning to the point of beginning containing 3.1647 acres more or less, of which 1.7159 acres is in Madison County, and 1.4488 acres is in Franklin County.


Bearings are based on the Northeast line of Knick's 134.3189 acre tract (North 22 deg. 54 min. 00 sec. West as described in Official Record 39 Page 28 in 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 Sept. 23, 1997 by James R. Cottrill registration #6858.


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