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PLAT OF SURVEY OF 20.013 ACRES (PARCEL 1), 20.013 ACRES (PARCEL 2) AND 20.014 ACRES (PARCEL 3) FOR P. & D. BUILDERS, INC.

BEING PART OF VIRGINIA MILITARY SURVEY 3762 AND PART OF VIRGINIA MILITARY SURVEY 6018, SOMERFORD TOWNSHIP, MADISON COUNTY, OHIO

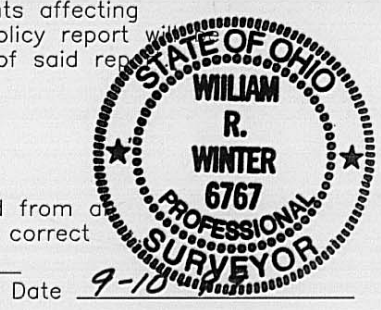
EXHIBIT "B"

The bearing system is based on the centerline of Val Wilson Road (T.R. 108) North 38° 23' 00" West, as recited in Deed Volume 270, Pages 171-174, and also recited in O.R. Volume 18, Page 873-877.

Note: This plat is not intended to show all easements affecting this tract. Easements, if any, contained in a title policy report will be shown upon request when accompanied by a copy of said report.

We hereby certify that the above plat was prepared from a actual survey and to the best of our knowledge is correct

William R. Winter
 Registered Surveyor No. 6767



Date 9-10-99

PROJECT NUMBER	95-101-G
DATE	9-10-99
DRAWN BY	WRW
CHECKED BY	J. FABER
PROJECT MANAGER	J. FABER

DESCRIPTION OF A 20.013 ACRE TRACT (PARCEL 1) FOR

P. & D. BUILDERS, INC.

Situated in the Township of Somerford, County of Madison, State of Ohio, located in Virginia Military Survey Numbers 3762 and 6018 and being 20.013 acres out of an original 60.052 acre tract (Deed, being 60.04 acres-survey), conveyed to P. & D. Builders, Inc. in Official Record Volume 18, Page 873 and 877 and being more particularly described as follows:

Commencing for reference at a railroad spike found at the intersection of the centerlines of Old Columbus Road (County Road 109) and Val Wilson Road (Township Road 108);

Thence, North 38° 33' 00" West, along the centerline of said Val Wilson Road, a distance of 1863.38' to a railroad spike found at the southwesterly corner of said 60.052 acre tract, being the northwesterly corner of a 20.600 acre tract conveyed to Steven D. Hearst and Loree K. Hearst in Official Record Volume 24, Page 972, being the True Place of Beginning;

Thence, North 38° 33' 00" West, continuing along the centerline of said Val Wilson Road, and the westerly line of said 60.052 acre tract, a distance of 421.00 feet to a railroad spike found, being an angle point and being the intersection with the common line between Virginia Military Survey Numbers 3762 and 6018;

Thence, North 38° 23' 00" West, continuing along the centerline of said Val Wilson Road, and the westerly line of said 60.052 acre tract, a distance of 280.73 feet to a railroad spike set;

Thence, leaving said centerline, North 51° 36' 02" East, through said 60.052 acre tract (passing over an iron pin set at 30.00 feet), a total distance of 1292.57 feet to an iron pin set on the easterly line of said 60.052 acre tract, being on the westerly line of the remainder of an original 149.835 acre tract (Deed) conveyed to Robert J. Fralick and Dawn M. Fralick in Official Record Volume 69, Page 316;

Thence, South 36° 02' 49" East, along the easterly line of said 60.052 acre tract, being the westerly line of the remainder of said original 149.835 acre tract, a distance of 320.25 feet to an iron pin set on said Virginia Military Survey Line, being a common corner between said 60.052 acre tract and the remainder of said original 149.835 acre tract;

Thence, South 53° 21' 29" West, along said Virginia Military Survey Line, being a common line between said 60.052 acre tract and the remainder of said original 149.835 acre tract, a distance of 60.50 feet to an iron pin set at a common corner between said 60.52 acre tract and the remainder of said original 149.835 acre tract;

Thence, South 36° 05' 19" East, along the easterly line of said 60.052 acre tract, being the westerly line of the remainder of said original 149.835 acre tract, a distance of 380.83 feet to an iron pin set at the southeasterly corner of said 60.052 acre tract, being the northeasterly corner of said 20.600 acre tract;

Thence, South 51° 27' 15" West, along the southerly line of said 60.052 acre tract, being the northerly line of said 20.600 acre tract (passing over an iron pin set at 1172.57 feet), a total distance of 1202.57 feet to the True Place of Beginning:

Containing 20.013 acres, more or less, there being 11.142 acres in Virginia Military Survey Number 3762 and 8.871 acres in Virginia Military Survey Number 6018.


Subject, however, to all easements, restrictions and rights-of-way of record, if any.

The bearing system is based on the centerline of Val Wilson Road (Township Road 108) North 38° 23' 00" West, as recited in Deed Volume 270, Pages 171-174, and also recited in Official Record Volume 18, Page 873-877.

The above description is based on and referenced to a survey plat (Exhibit "B") entitled "Plat of Survey of 20.013 acres (Parcel 1), 20.013 acres (Parcel 2), and 20.014 acres (Parcel 3), for P. & D. Builders, Inc." dated September 10, 1999 by Stults and Associates, Inc.

All iron pins set are 5/8" diameter solid iron pins with yellow plastic caps stamped "Stults & Assoc."

All references herein are to records in the Recorder's Office, Madison County, Ohio.


William R. Winter
Registered Surveyor No: 6767



DESCRIPTION OF A 20.013 ACRE TRACT (PARCEL 2) FOR P&D BUILDERS, INC.

Situated in the Township of Somerford, County of Madison, State of Ohio, located in Virginia Military Survey Number 6018 and being 20.013 acres out of an original 60.052 acre tract (Deed being 60.04 acres-survey) conveyed to P & D Builders, Inc. in Official Record Volume 18, Page 873-877 and being more particularly described as follows:

Commencing for reference at a railroad spike found at the intersection of the centerlines of Old Columbus Road (County Road 109) and Val Wilson Road (Township Road 108);

Thence, North 38 deg. 33' 00" West, along the centerline of said Val Wilson Road, (passing over a railroad spike found at 1863.38 feet at the southwesterly corner of said 60.052 acre tract, being the northwesterly corner of a 20.600 acre tract conveyed to Steven D. Hearst and Loree K. Hearst in Official Record Volume 24, Page 972, a total distance of 2284.38 feet to a railroad spike found, being an angle point and being the intersection with the common line between the Virginia Military Survey Numbers 3762 and 6018;

Thence, North 38 deg. 23' 00" West, continuing along the centerline of said Val Wilson Road, and the westerly line of said 60.052 acre tract, a distance of 280.73 feet to a railroad spike set, being the True Place of Beginning.

Thence, North 38 deg. 23' 00" West, continuing along the centerline of said Val Wilson Road and the westerly line of said 60.052 acre tract, a distance of 279.43 feet to a railroad spike set;

Thence, leaving said centerline and through said 60.052 acre tract the following three (3) courses and distances:

Course 1- North 51 deg. 36' 02" East (passing over an iron pin set at 30.00 feet), a total distance of 789.81 feet to an iron pin set;

Course 2- North 38 deg. 24' 30" West, a distance of 966.29 feet to an iron pin set;

Course 3- North 54 deg. 14' 58" East, a distance of 553.54 feet to an iron pin set on the easterly line of said 60.052 acre tract, being the westerly line of a 111.369 acre tract conveyed to Lowell C. Meckler and Marcia Meckler in Deed book 229, Page 190;

Thence, South 36 deg. 02' 49" East, along the easterly line of said 60.052 acre tract, being the westerly line of said 111.369 acre tract and the westerly line of the remainder of an original 149.835 acre tract (Deed) conveyed to Robert J. Fralick and Dawn M. Fralick in Official Record Volume 69, Page 316 (passing over a T-bar with cap found at 638.94 feet, being the southwesterly corner of said 111.369 acre tract, being the northwesterly corner of the remainder of said 149.835 acre tract), a total distance of 1221.17 feet to an iron pin set;

Thence, South 51 deg. 36' 02" West, through said 60.052 acre tract (passing over an iron pin set at 1262.57 feet), a total distance of 1292.57 feet to the True Place of Beginning,

Containing 20.013 acres, more or less.

Subject, however, to all easements, restrictions and rights-of way of record, if any.

DESCRIPTION OF A 20.014 ACRE TRACT (PARCEL 3) FOR

P. & D. BUILDERS, INC.

Situated in the Township of Somerford, County of Madison, State of Ohio, located in Virginia Military Survey Number 6018 and being 20.014 acres out of an original 60.052 acre tract (Deed, being 60.04 acres survey), conveyed to P. & D. Builders, Inc. in Official Record Volume 18, Page 873-877 and being more particularly described as follows:

Commencing for reference at a railroad spike found at the intersection of the centerlines of Old Columbus Road (County Road 109) and Val Wilson Road (Township Road 108);

Thence, North 38° 33' 00" West, along the centerline of said Val Wilson Road, (passing over a railroad spike found at 1863.38 feet at the southwesterly corner of said 60.052 acre tract, being the northwesterly corner of a 20.600 acre tract conveyed to Steven D. Hearst and Loree K. Hearst in Official Record Volume 24, Page 972) a total distance of 2284.38 feet to a railroad spike found, being an angle point and being the intersection with the common line between the Virginia Military Survey Numbers 3762 and 6018;

Thence, North 38° 23' 00" West, continuing along the centerline of said Val Wilson Road, and the westerly line of said 60.052 acre tract, a distance of 560.16 feet to a railroad spike set, being the True Place of Beginning.

Thence, North 38° 23' 00" West, continuing along the centerline of said Val Wilson Road and the westerly line of said 60.052 acre tract, a distance of 60.00 feet to a railroad spike found at a northwesterly corner of said 60.052 acre tract, being the southwesterly corner of a 5.027 acre tract (Parcel 4) conveyed to Randy Daugherty and Laurie Daugherty in Deed Book 295, Page 254;

Thence, North 51° 36' 02" East, along a northerly line of said 60.052 acre tract, being the southerly line of said 5.027 acre tract (Parcel 4) (passing over an iron pin set at 30.00 feet), a total distance of 729.79 feet to an iron pin found at a corner of said 60.052 acre tract, being the southeasterly corner of said 5.027 acre tract (Parcel 4);

Thence, North 38° 24' 30" West, along a westerly line of said 60.052 acre tract, being the easterly line of said 5.027 acre tract (Parcel 4), the easterly line of a 5.027 (Parcel 3) acre tract conveyed to Randy Daugherty and Laurie Daugherty in Deed Book 295, Page 254, the easterly line of a 5.027 acre tract conveyed to Robb C. Meade and Lora J. Paul in Deed Book 288, Page 623, and an easterly line of a 5.002 acre tract conveyed to Ron J. Lucas in Official Record Volume 99, Page 2386, a distance of 1175.94 feet to an iron pin found;

Thence, North 35° 25' 23" West, along a westerly line of said 60.052 acre tract, being an easterly line of said 5.002 acre tract, a distance of 323.01 feet to an iron pin found at a northwesterly corner of said 60.052 acre tract, being a northeasterly corner of said 5.002 acre tract and being on the southerly line of a 24.998 acre tract conveyed to Waldon Toops, Jr. and Grace E. Toops, in Official Record Volume 97, Page 324;

Thence, North 54° 09' 40" East, along the northerly line of said 60.052 acre tract, being the southerly line of said 24.998 acre tract, a distance of 1841.98 feet to the center of an 18" walnut tree at the northeasterly corner of said 60.052 acre tract, being on a westerly line of a 111.369 acre tract conveyed to Lowell C. Meckler and Marcia Meckler in Deed Book 229, Page 190, and being on the common line between Virginia Military Survey Numbers 6018 and 6014;

Thence, South 36° 44' 46" East, along an easterly line of said 60.052 acre tract, a westerly line of said 111.369 acre tract, and along said Virginia Military survey line, a distance of 330.90 feet to a ½" pipe found at a corner of said 60.052 acre tract, being a corner of said 111.369 acre tract;

Thence, South 54° 14' 58" West, along a line common to both the said 60.052 acre tract and said 111.369 acre tract, a distance of 1224.94 feet to a ½" pipe found at a common corner to both the said 60.052 acre tract and said 111.369 acre tract;

Thence, South 36° 02' 49" East, along an easterly line of said 60.052 acre tract, being a westerly line of said 111.369 acre tract, a distance of 261.58 feet to an iron pin set;

Thence, through said 60.052 acre tract the following three (3) courses and distances;

Course 1) South 54° 14' 58" West, a distance of 553.54 feet to an iron pin set;

Course 2) South 38° 24' 30" East, a distance of 966.29 feet to an iron pin set;

Course 3) South 51° 36' 02" West, a distance of 789.81 feet to the True Place of Beginning.

Containing 20.014 acres, more or less.


Subject, however, to all easements, restrictions and rights-of-way of record, if any.

The bearing system is based on the centerline of Val Wilson Road (Township Road 108) North 38° 23' 00" West, as recited in Deed Volume 270, Pages 171-174, and also recited in Official Record Volume 18, Page 873-877.

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William R. Winter
Registered Surveyor No. 6767

