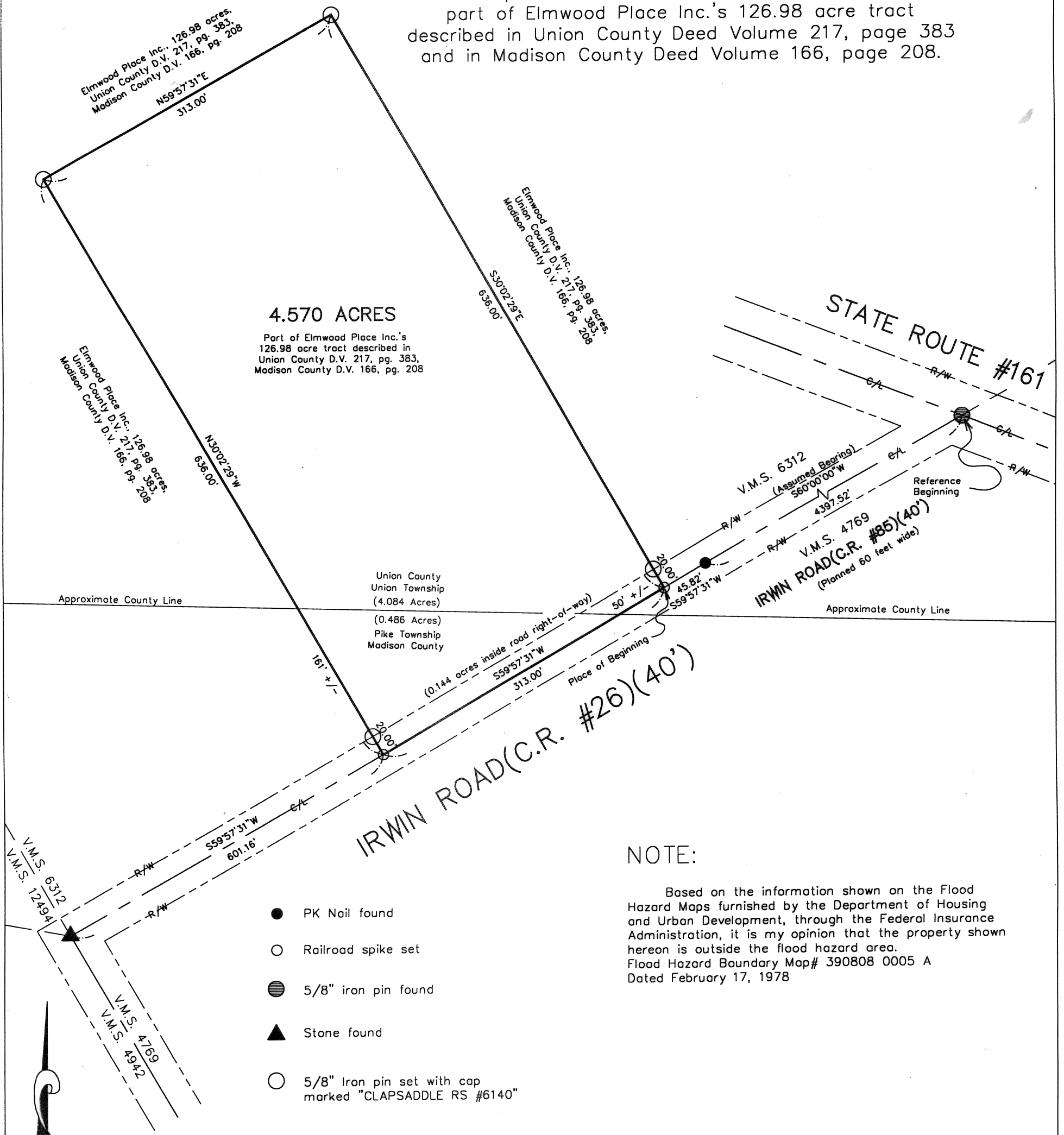


SURVEY FOR ELMWOOD PLACE INC.

State of Ohio, Counties of Union and Madison,
Townships of Union and Pike, V.M.S. 6312, being
part of Elmwood Place Inc.'s 126.98 acre tract
described in Union County Deed Volume 217, page 383
and in Madison County Deed Volume 166, page 208.



4.570 ACRES
Part of Elmwood Place Inc.'s
126.98 acre tract described in
Union County D.V. 217, pg. 383,
Madison County D.V. 166, pg. 208

Union County
Union Township
(4.084 Acres)
Pike Township
Madison County
(0.486 Acres)

NOTE:

Based on the information shown on the Flood Hazard Maps furnished by the Department of Housing and Urban Development, through the Federal Insurance Administration, it is my opinion that the property shown hereon is outside the flood hazard area. Flood Hazard Boundary Map# 390808 0005 A Dated February 17, 1978

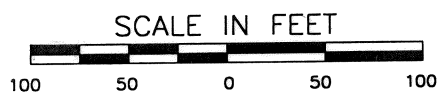
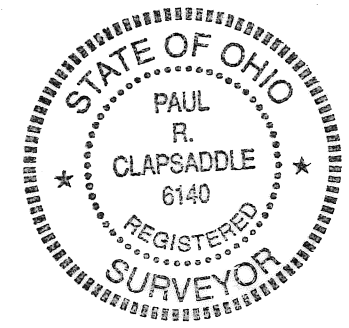
- PK Nail found
- Railroad spike set
- 5/8" iron pin found
- ▲ Stone found
- 5/8" Iron pin set with cap marked "CLAPSADDLE RS #6140"

Reference deeds shown hereon.

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned.

I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140



Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(513) 747-2599
(800) 745-2599
Paul R. Clapsaddle, P.E., P.S.

Filename: Elmwd998.dwg
Scale: 1" = 100'
Date: 9/18/98

123-99

The following described tract of land is situated in the State of Ohio, Counties of Union and Madison, Townships of Union and Pike, V.M.S. 6312, being part of Elmwood Place Inc.'s 126.98 acre tract described in Union County Deed Volume 217, page 383 and Madison County Deed Volume 166, page 208, and being more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found at the intersection of the centerline of State Route #161 with the centerline of Irwin Road (Union County Road #85, 40 feet wide) (planned 60 feet wide), said iron pin being in the southeast line of said V.M.S. 6312;

Thence South 60°00'00" West (assumed bearing) 4397.52 feet, following the centerline of Irwin Road and the southeast line of said V.M.S. 6312, to a PK nail found;

Thence South 59°57'31" West 45.82 feet, continuing along the centerline of Irwin Road and the southeast line of said V.M.S. 6312, to a railroad spike set in the southeast line of said 126.98 acre tract, said railroad spike marking the place of beginning;

Thence South 59°57'31" West 313.00 feet, following the centerline of Irwin Road, the southeast line of said V.M.S. 6312, and the southeast line of said 126.98 acre tract, passing at approximately 50 feet the south line of Union Township, Union County and the north line of Pike Township, Madison County, following the centerline of Irwin Road (Madison County Road #26) thereafter, to a railroad spike set;

Thence North 30°02'29" West 636.00 feet, departing from the centerline of Irwin Road, the southeast line of said V.M.S. 6312, entering said 126.98 acre tract, passing at 20.00 feet an iron pin set, and at approximately 161 feet the north line of Pike Township, Madison County, and the south line of Union Township, Union County, to an iron pin set;

Thence North 59°57'31" East 313.00 feet to an iron pin set;

Thence South 30°02'29" East 636.00 feet, passing at 616.00 feet an iron pin set, to the place of beginning, containing 4.570 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 4.570 acre tract, 4.084 acres are within Union Township, Union County, 0.486 acres are within Pike Township, Madison County, and 0.144 acres are within the road right-of-way of Irwin Road.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of September 1998. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.