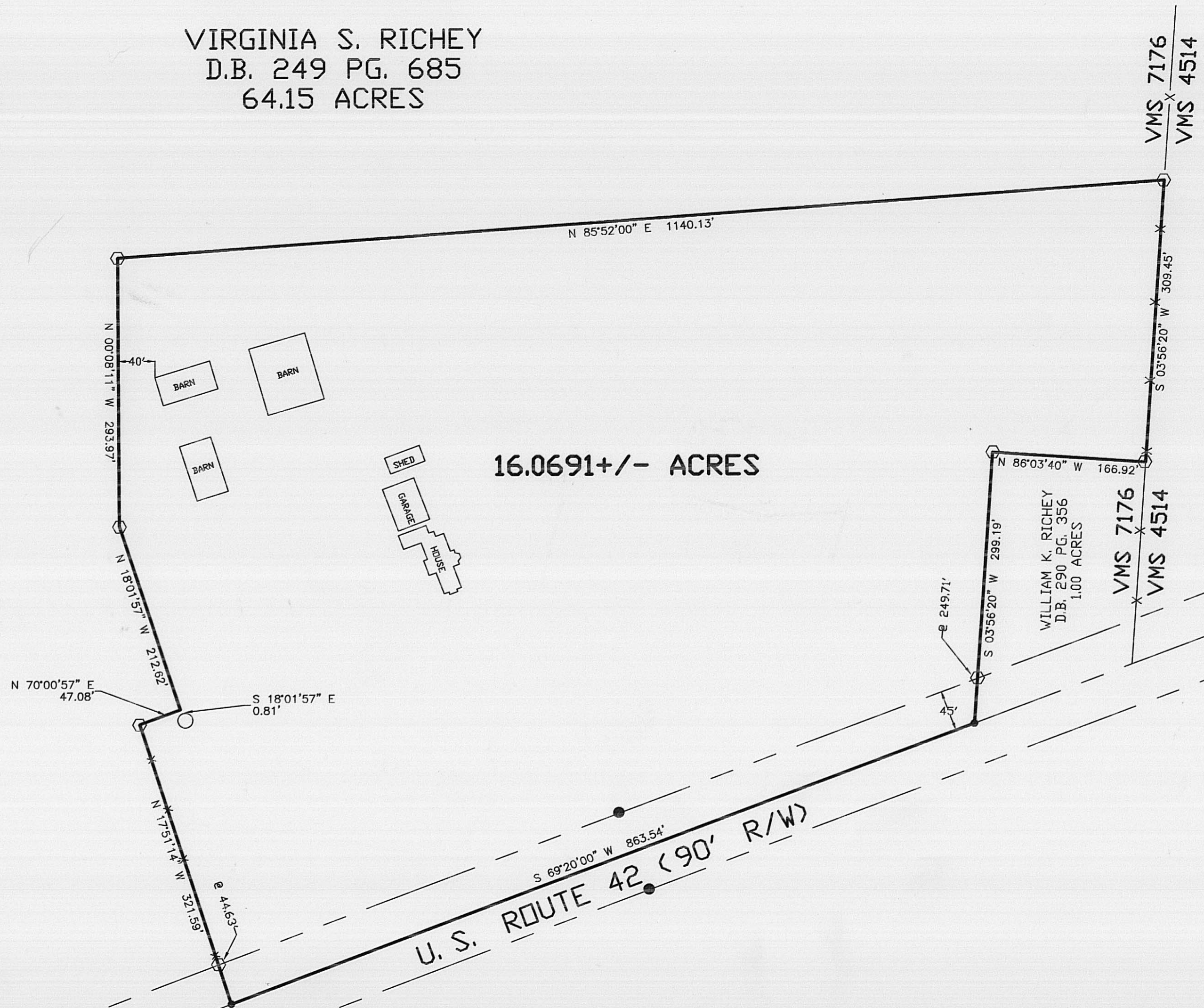


DEED REFERENCE

VIRGINIA S. RICHEY
D.B. 249 PG. 685
64.15 ACRES

BEARINGS ARE BASED ON THE C OF
US 42 (N69°20'E) AS DESCRIBED IN
DEED BOOK 249 PAGE 685

M.T.B. CORPORATION
D.B. 277 PG.635
127.8934 ACRES



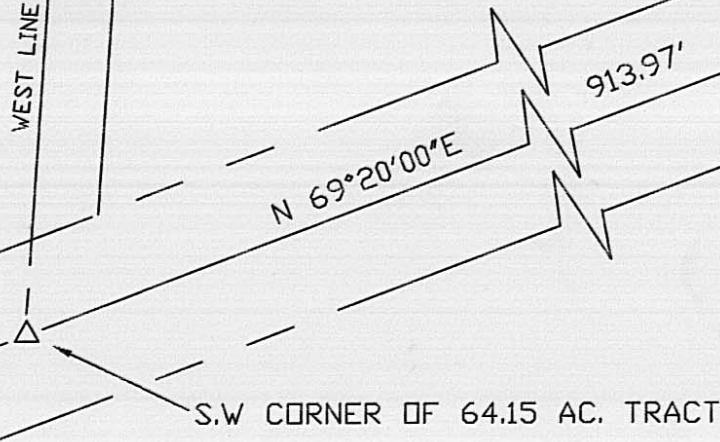
WEST LINE OF ROAD
BONNER RD. (CR 145) (33'R/W)

U.S. ROUTE 42 (90' R/W)

LEGEND

- △ RAILROAD SPIKE (FOUND)
- 8"Ø METAL FENCE POST (FOUND)
- CONC. R/W MONUMENT (FOUND)
- MAG. NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**SURVEY OF 16.0690± ACRES,
VMS 7176, PAINT TOWNSHIP, MADISON COUNTY,
STATE OF OHIO,
SURVEYED FOR BILL RICHEY**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 3-25-99

DATE DRAWN: 3-25-99	SCALE : 1" = 100'	CREW: FILE
JOB # S990312	100' 50' 0 100'	DWN. BY: EM, RC
F. B. # FILE		CK. BY:

The following described 16.0691 acre tract is situated in the State of Ohio, Madison County, Paint Township V.M.S. 7176 and being part of a 64.15 acre tract conveyed to Virginia S. Richey by Deed Book 249 Page 685 and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of U.S. 42 (90 foot right-of-way) with the West line of Bonner Road (County Road 145) (33 foot right-of-way) said railroad spike being the southwest corner of said 64.15 acre tract;

Thence, with the centerline of U.S. 42 North 69 deg. 20 min. 00 sec. East a distance of 913.97 feet to a mag nail set in said centerline at the true point of beginning;

Thence, across said 64.15 acre tract the following five courses:

- 1) North 17 deg. 51 min. 14 sec. West, passing an iron pin and cap set at 44.63 feet, a total distance of 321.59 feet to an iron pin and cap set
- 2) North 70 deg. 00 min. 57 sec. East a distance of 47.08 feet to a point said point bears North 18 deg. 01 min. 57 sec. West a distance of 0.81 feet from a 8 inch diameter metal fence post found
- 3) North 18 deg. 01 min. 57 sec. West a distance of 212.62 feet to an iron pin and cap set
- 4) North 00 deg. 08 min. 11 sec. West a distance of 293.97 feet to an iron pin and cap set
- 5) North 85 deg. 52 min. 00 sec. East a distance of 1140.13 feet to an iron pin and cap set in the West line of a 127.8934 acre tract conveyed to M.T.B. Corporation by Deed Book 277 Page 635 said line is also the line between V.M.S. 7176 and 4514;

Thence, with said line South 03 deg. 56 min. 20 sec. West a distance of 309.45 feet to an iron pin and cap set at the Northeast corner of 1.00 acre tract conveyed to William K. Richey by Deed Book 290 Page 356;

Thence, with said 1.00 acre tract the following two courses:

- 1) North 86 deg. 03 min. 40 sec. West a distance of 166.92 feet to an iron pin and cap set
- 2) South 03 deg. 56 min. 20 sec. West passing an iron pin and cap set at 249.71 feet, a total distance of 299.19 feet to a mag nail set in the centerline of U.S. 42.

Thence, with said centerline South 69 deg. 20 min. 00 sec. West a distance of 863.54 feet returning to the point of beginning containing 16.0691 acres more or less.

Bearings are based on the centerline of U.S. 42 (North 69 deg. 20 min. East) as described in Deed Book 249 Page 685.

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 March 25, 1999 by James R. Cottrill Registration #6858.