

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

DEED REFERENCE

- MTB CORPORATION
D.B. 295 PG. 834
- (A) 307.874 AC. (TRACT 1) (313.97 ORIG. AC.)
 - (B) 29.474 AC. (TRACT 2) (31.474 ORIG. AC.)
 - (C) 55.83 AC. (TRACT 3) (55.883 ORIG. AC.)
(51.6414 AC. TODATE)
 - (D) 121.1083 AC. (TRACT 4) (141.307 ORIG. AC.)
- MTB CORPORATION
D.R. 46 PG. 939
2.8186 AC.

LEGEND

- WOOD CORNER FENCE POST FOUND
 - ★ IRON PIN & AL. CAP STAMPED "7759 KLEINGERS" FOUND
 - ▲ MONUMENT ASSEMBLY
 - 3/4" IRON PIPE (FOUND) (NO CAP)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - 1/2" DIA. SOLID IRON PIN (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - RAIL ROAD SPIKE
 - MAGNETIC NAIL
 - 5/8" 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 NE MT. STERLING, OHIO 43143 PH. (614) 869-3811

PLAT OF
**121.0019, 54.5741, & 337.9384 ACRES,
VMS 5801, 8373/9485, UNION &
DEERCREEK TOWNSHIP, MADISON
COUNTY, STATE OF OHIO,
SURVEYED FOR MTB CORPORATION**

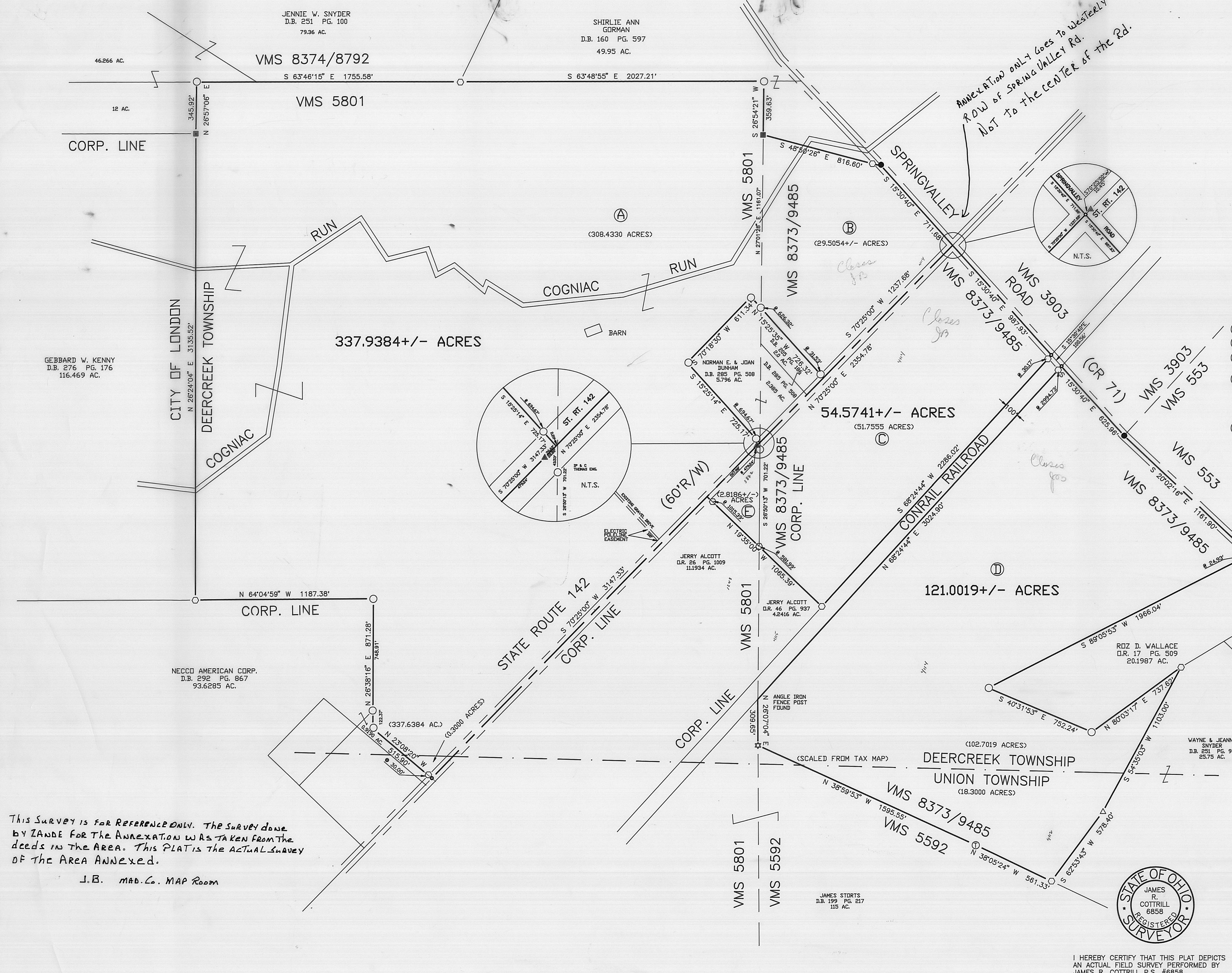
DATE: 2-17-97
JOB#S970116
F.B. #15

SCALE: 1" = 300'
300' 150' 0' 300'

CREW: JJ, BM, NM
DWN. BY: RC
CK. BY:



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #8858
DATE: 2-20-97



This Survey is for REFERENCE ONLY. The Survey done
by ZANDE FOR THE ANNEXATION WAS TAKEN FROM THE
DEEDS IN THE AREA. THIS PLAT IS THE ACTUAL SURVEY
OF THE AREA ANNEXED.

J.B. MAD. Co. MAP ROOM

Description of 54.5741 acre tract
Surveyed for MTB Corp.

The following described 54.5741 acre tract is situated in the State of Ohio, Madison County, Deercreek Township, City of London, V.M.S. 5801 and 8373/9485, and being all that remains of a 55.83 acre tract (Tract Three) conveyed to MTB Corp. by Deed Book 295 Page 834 and all of a 2.8186 acre tract conveyed to MTB Corp. by Official Record 46 page 939 and being more particularly described as follows:

Beginning at a magnetic nail set at the intersection of the centerline of State Route 142 (60 foot right-of-way) with the original centerline of Spring Valley Road (County Road 71) (60 foot right-of-way) said magnetic nail bears South 70 deg. 25 min. 00 sec. East a distance of 10.45 feet from a centerline monument assembly found at the intersection of said centerline of State Route 142 with the centerline of pavement of Spring Valley Road as it exists today;

Thence, with the original centerline of Spring Valley Road South 15 deg. 30 min. 40 sec. East a distance of 987.93 feet to a magnetic nail set in said centerline in the North line of Conrail (100 foot right-of-way);

Thence, with said North line South 68 deg. 24 min. 44 sec. West, passing an iron pin and cap set at 30.17 feet, a total distance of 2286.02 feet to an iron pin and cap set at the Southeast corner of 4.2416 acre tract conveyed to Jerry Alcott by Official Record 46 Page 937;

Thence, with the East line of said 4.2416 acre tract also the East line of a 11.1934 acre tract also conveyed to Jerry Alcott by Official Record 26 Page 1009 North 19 deg. 35 min. 00 sec. West, passing an iron pin and cap previously set at the Northern most corner of said 4.2416 acre tract and MTB Corp. 2.8186 acre tract at 581.99 feet, also passing an iron pin and cap set at 1015.39 feet, a total distance of 1065.39 feet to a point in the centerline of State Route 142;

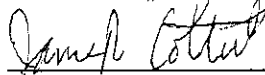
Thence, with said centerline North 70 deg. 25 min. 00 sec. East passing a centerline monument assembly at 479.24 feet, also passing the Northeast corner of said MTB's 2.8186 acre tract at 507.98 feet, a total distance of 2354.78 feet returning to the point of beginning containing 54.5741 acres more or less of which 2.8186 acres is all of said 2.8186 acre tract and 51.7555 acres is all that remains of said 55.83 acre tract;

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 Feb. 17, 1997 by James R. Cottrill registration #6858.


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

Description of 121.0019 acre tract
Surveyed for MTB Corp.

The following described 121.0019 acre tract is situated in the State of Ohio, Madison County, Deercreek and Union Townships, V.M.S. 8373/9485, and being all of a 121.1083 acre tract (Tract Four) conveyed to MTB Corp. by Deed Book 295 Page 834 and being more particularly described as follows:

Beginning at a centerline assembly monument found in the centerline of State Route 142 (60 foot right-of-way) with the centerline of pavement as now exists of Spring Valley Road (county road 71)(60 foot right-of-way);

Thence with the centerline of State Route 142 South 70 deg. 25 min. 00 sec. East a distance of 10.45 feet to a magnetic nail set at the Northeast corner of a 55.83 acre tract (Tract 3) also conveyed to MTB Corp. by Deed Book 295 Page 834 said magnetic nail is also at the intersection of said State Route 142 with the original centerline of Spring Valley Road;

Thence, with the original centerline of Spring Valley Road and the East line of said 55.83 acre tract South 15 deg. 30 min. 40 sec. East, passing an magnetic nail set in the North line of Conrail (100 foot right-of-way) at 987.93 feet, a total distance of 1088.49 feet to a magnetic nail set in said centerline at the intersection of said centerline with the South line of Conrail said magnetic nail also being the true point of beginning;

Thence, continuing with the original centerline South 15 deg. 30 min. 40 sec. East a distance of 625.96 feet to a railroad spike set at an angle point in said centerline corner to V.M.S. 3903 and 553;

Thence, continuing with said centerline and the line between V.M.S. 553 and 8373/9485 South 20 deg. 02 min. 16 sec. East a distance of 1161.90 feet to a magnetic nail set in said centerline in the North line of a 20.1987 acre tract conveyed to Roz D. Wallace by Official Record 17 Page 509;

Thence, with said 20.1987 acre tract the following three courses:

1) South 89 deg. 05 min. 53 sec. West, passing a 3/4 inch iron pipe found at 24.93 feet, a total distance of 1966.04 feet to a 3/4 inch iron pipe found

2) South 40 deg. 31 min. 53 sec. East a distance of 752.24 feet to a 3/4 inch iron pipe found

3) North 80 deg. 03 min. 17 sec. East a distance of 737.62 feet to an iron pin and cap set corner to a 25.75 acre tract conveyed to Wayne and Jeanne Snyder by Deed Book 251 Page 98;

Thence, with said 25.75 acre tract the following two courses:

1) South 54 deg. 35 min. 03 sec. West a distance of 1103.00 feet to a corner stone found

2) South 62 deg. 53 min. 43 sec. West a distance of 578.40 feet to an iron pin and cap set in the Northeast line of a 115 acre tract conveyed to James Storts by Deed Book 199 Page 217;

Thence, with said 115 acre tract the following three courses:

1) North 38 deg. 05 min. 24 sec. West a distance of 561.33

feet to a 3/4 inch T bar and cap found

2) North 38 deg. 59 min. 53 sec. West a distance of 1595.55 feet to an iron pin and aluminium cap stamped 7759 Klengers (found) in the line between V.M.S. 5801 and 5592;

3) With said V.M.S. line North 26 deg. 07 min. 04 sec. East a distance of 309.65 feet to a angle iron fence post found in the South line of Conrail;

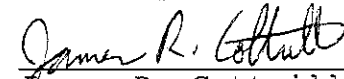
Thence, with said line North 68 deg. 24 min. 44 sec. East, passing an iron pin and cap set at 2994.73 feet, a total distance of 3024.90 feet returning to the true point of beginning containing 121.0019 acres more or less, of which 102.7019 acres is in Deercreek Township, and 18.3000 acres is in Union Townships (township lines scaled from tax map).

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.

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This description is based on a field survey performed Feb. 17, 1997 by James R. Cottrill registration #6858.


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

Description of 337.9384 acre tract
Surveyed for MTB Corp.

The following described 337.9384 acre tract is situated in the State of Ohio, Madison County, Deercreek and Union Townships, V.M.S. 5801,8373/9485, and being all that remains of a 307.874 acre tract (First Tract) and all that remains of a 29.474 acre tract (Tract Two) both conveyed to MTB Corporation by Deed Book 295 Page 834 and being more particularly described as follows:

Beginning at a magnetic nail set at the intersection of the centerline of State Route 142 (60 foot right-of-way) with the original centerline of Spring Valley Road (County Road 71)(60 foot right-of-way) said magnetic nail bears South 70 deg. 25 min. 00 sec. East a distance of 10.45 feet from a centerline monument assembly found at the intersection of the centerline of pavement of Spring Valley Road with the centerline of State Route 142 said magnetic nail also being the southeast corner of said 29.474 acre tract;

Thence, with the centerline of State Route 142 South 70 deg. 25 min. 00 sec. West a distance of 1237.68 feet to the southeast corner of a 2.00 acre tract conveyed to Norman E. and Joan Dunham by Deed Book 205 Page 186;

Thence, with the East line of said 2.00 acre tract North 15 deg. 25 min. 35 sec. West passing a 3/4 inch iron pipe found at 31.53 feet, also passing a 3/4 inch iron pipe found at the southeast corner of a 5.796 acre tract also conveyed to Norman E. and Joan Dunham by Deed Book 285 Page 508 at 626.32 feet, a total distance of 726.32 feet to a 3/4 inch iron pipe found;

Thence, with the following two lines of said 5.796 acre tract

1) South 70 deg. 18 min. 30 sec. West a distance of 611.34 feet to a 3/4 inch iron pipe found

2) South 15 deg. 25 min. 14 sec. East, passing a 3/4 inch iron pipe found at 694.67 feet a total distance of 725.17 feet to a point in the centerline of State Route 142 said point is also in the corporation line of the City of London;

Thence, with said line South 70 deg. 25 min. 00 sec. West, passing a centerline monument assembly found at 26.60 feet, a total distance of 3147.33 feet to a magnetic nail found at the southeast corner of a 0.9190 acre tract conveyed to Necco American Corporation by Deed Book 292 Page 867;

Thence, with the East line of said 0.9109 acre tract and the corporation North 23 deg. 08 min. 20 sec. West, passing an iron pin and cap set at 30.00 feet, a total distance of 515.90 feet to a 3/4 inch iron pipe found

Thence, continuing with a line of said 0.9190 acre tract also said corporation line North 26 deg. 38 min. 16 sec. East, passing a 3/4 inch iron pipe found at the southeast corner of a 93.6285 acre tract conveyed to Necco American Corp. by Deed Book 292 Page 867 at 122.37 feet, a total distance of 871.28 feet to a 3/4 inch iron pipe found

Thence, continuing with said corporation line and a line of said 93.6285 acre tract North 64 deg. 04 min. 59 sec. West a distance of 1187.38 feet to an iron pin and cap set at the southern most corner of 116.469 acre tract conveyed to Gebbard W. Kenny by Deed Book 276 Page 176;

Thence, with the East line of said 116.469 acre tract, also said corporation line North 26 deg. 24 min. 04 sec. East a distance of 3135.52 feet to a wood corner fence post found corner to said corporation line and at the southern most corner of 12 acre tract conveyed to Jennie W. Snyder by Deed Book 251 Page 100;

Thence, with the southeast line of said 12 acre tract North 26 deg. 57 min. 06 sec. East a distance of 345.92 feet to a 3/4 inch iron pipe found in the South line of 46.266 acre tract conveyed to Jennie W. Snyder by Deed Book 251 Page 100;

Thence, with said line South 63 deg. 46 min. 15 sec. East, passing the western most corner of 79.37 acre tract conveyed to Jennie W. Snyder by Deed Book 251 Page 100 a total distance of 1755.58 feet to an iron pin and cap set at the western most corner of a 49.95 acre tract conveyed to Shirly Ann Gorman by Deed Book 160 Page 597;

Thence, with the following three lines of said 49.95 acre tract;

1) South 63 deg. 48 min. 55 sec. East a distance of 2027.21 feet to a 3/4 inch iron pipe found

2) South 26 deg. 54 min. 21 sec. West a distance of 359.63 feet to a wood fence post found

3) South 48 deg. 50 min. 26 sec. East, passing an iron pin and cap set at 760.75 feet, a total distance of 816.60 feet to a railroad spike found in the centerline of Spring Valley Road;

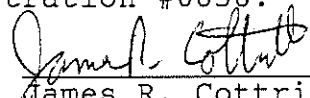
Thence, with the original centerline of Spring Valley Road South 15 deg. 30 min. 40 sec. East a distance of 711.68 feet returning to the point of beginning containing 337.9384 acres more or less, of which 29.5054 acres is all of said 29.474 acre tract and 308.4330 acres is all of said 307.874 acre tract also 0.3000 acres is in Union Township and 337.6384 acres is in Deercreek Township.

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

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