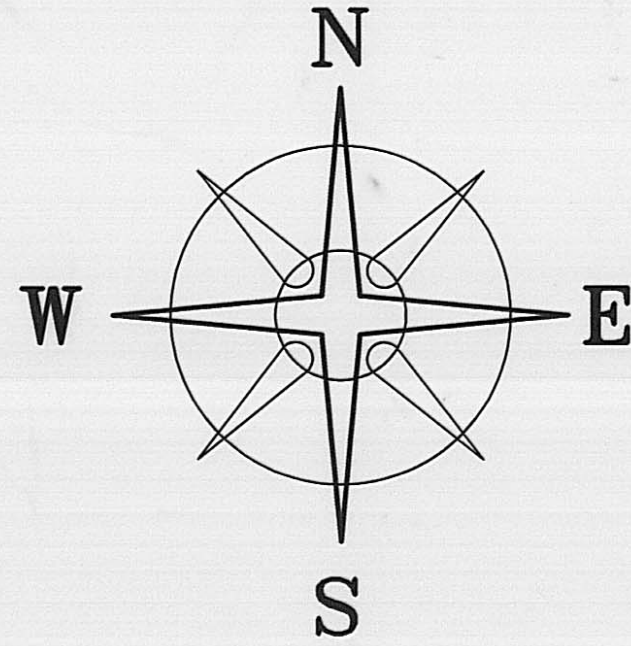


NOTE

TRACT (B) IS SUBJECT TO A BLANKET INGRESS/EGRESS EASEMENT AS DESCRIBED IN D. R. 17, PG. 203.



BEARING BASED ON THE NORTH RIGHT OF WAY LINE OF THE B & O RAIL ROAD (N 47°10' E) AS DESCRIBED IN VOLUME 256 PAGE 755.

WINCUP, HOLDINGS L. P.
9.60 ACRES
VOL. 30 PG. 149

N 71°42'03" E 810.15'
739.55'

R/W 30'
E 30'
R/W

BLOCK BLDG.

2.8147+/- ACRES (A)

2.9074+/- ACRES

0.0927+/- ACRES (B)

DEED REFERENCE

OHIO FARM BUREAU DEVELOPMENT CORP.

VOL. 256 PG. 755

(A) TRACT ONE
2.80 ACRES

(B) TRACT TWO
0.095 ACRE

ADJOINING PROPERTY

(C) JOSEPH WAYNE & CHRISTINA LYNN
BLUNT
VOL. 17 PG. 203
0.100 ACRE

(D) PETE E. FOLLROD
VOL. 232 PG. 470
0.100 ACRE

(E) ROBERT L. COLLINS
VOL. 21 PG. 1013
.219 ACRE

LEGEND

- IRON PIPE (FOUND)
- ⊕ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

REVISED 8-23-99

80-99

JAMES R. COTTRILL P.S.

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

SURVEY OF 2.9074± ACRES,
VILLAGE OF MT. STERLING,
MADISON COUNTY, OHIO.
SURVEYED FOR DAVE KOHLI.



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

James R. Cottrill DATE: 6-26-99

DATE DRAWN:
6-3-99
JOB #S990601
F. B. # 22

SCALE: 1"=50'
50' 25' 0 50'

CREW: RC, MW
DWN. BY: EJ
CK. BY: JRC



The following described 2.9074 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, and being all of a 2.80 acre tract (Tract One) and all of a 0.095 acre tract (Tract Two) conveyed to Ohio Farm Bureau Development Corp. by Volume 256 Page 755 and being more particularly described as follows:

Beginning at an iron pipe found in the east edge of a 16.5 foot alley said iron pipe being the southwest corner of a 9.60 acre tract conveyed to Wincup Holdings L.P. by Volume 30 Page 149 said pipe also being the northwest corner of said 0.095 acre tract;

Thence, with the South line of said 9.60 acre tract North 71 deg. 42 min. 03 sec. East, passing an iron pin and cap set at the northeast corner of said 0.095 acre tract at 70.60 feet, a total distance of 810.15 feet to an iron pin and cap set corner to said 9.60 acre tract and in the North line of B & O Railroad (60 foot right-of-way)

Thence, with said right-of-way line South 47 deg. 10 min. 00 sec. West a distance of 798.51 feet to an iron pin and cap set at the southeast corner of a .219 acre tract conveyed to Robert L. Collins by Volume 21 page 1013;

Thence, with the West line of said 2.80 acre tract North 20 deg. 34 min. 05 sec. West, passing the southeast corner of 16.5 foot alley at 127.52 feet, also passing the southeast corner of a 0.100 acre tract conveyed to Pete E. Follrod by Volume 232 Page 470 at 144.05 feet, also passing the southeast corner of a 0.100 acre tract conveyed to Joseph Wayne and Christina Lynn Blunt by Volume 17 Page 203 a total distance of 276.45 feet to an iron pin and cap set at the northeast corner of said Blunt's 0.100 acre tract;

Thence, with the North line of said Blunt's 0.100 acre tract South 65 deg. 43 min. 45 sec. West a distance of 66.64 feet to an iron pin and cap set in the East line of said 16.5 foot alley also being the southeast corner of Third Avenue (30 foot right-of-way)

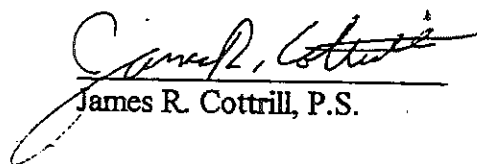
Thence, with said line North 24 deg. 16 min. 16 sec. West a distance of 62.61 feet returning to the point of beginning containing 2.9074 acres more or less, of which 2.8147 acres is all of said 2.80 acre tract and 0.0927 acres is all of said 0.095 acre tract;

Bearings are based on the North right-of-way line of the B & O Railroad (North 47 deg. 10 min. East) as described in Volume 256 Page 755.

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 June 3, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.