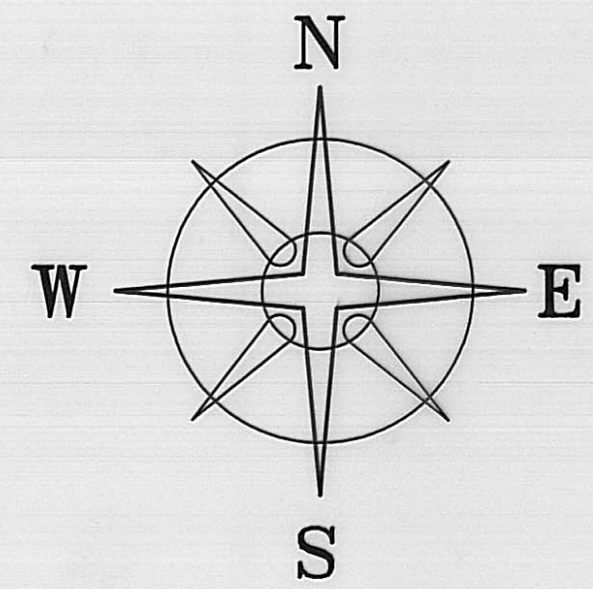


DETAIL "A"



BEARINGS BASED ON THE NORTH R/W LINE OF US 40 (S85°W) AS DESCRIBED IN OR. 25 PG. 117



DEED REFERENCE

L & E LIMITED CORP.
O.R. 25 PG. 117

(A) 32 ACRES
(PARCEL 1, FIRST TRACT) (704)

(B) 6.61 ACRES
(PARCEL 1, SECOND TRACT)

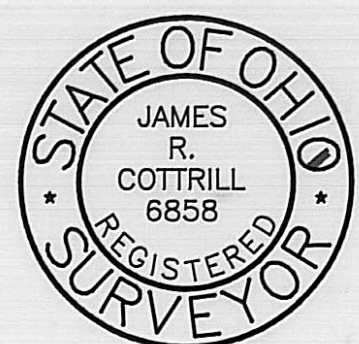
(C) 12 ACRES (PARCEL 2) (705)

DOROTHY RICHESON

(D) D.B. 279 PG. 458 (1307)
TRACT #2 1.00 ACRES

LEGEND

- 1/2" IRON PIPE (FOUND)
- 1 1/2" 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.
- (33) TAX PARCEL NUMBER



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 6-30-97

JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

14.7575 & 1.0000 ACRES, VMS 2678,
JEFFERSON TWP., MADISON COUNTY,
STATE OF OHIO.
SURVEYED FOR DIANNE BRADFORD

DATE DRAWN: 6-30-97	SCALE : 1" = 200'	CREW: JJ, EM
JOB #S970605	200' 100' 0 200'	DWN. BY: JJ
F. B. # 16		CK. BY:

The following described 1.000 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 2678, and being part of a 1.00 acre tract conveyed to Dorothy Richeson by Deed Book 279 Page 458 also being part of a 6.61 acre tract (Parcel One Second Tract) conveyed to L & E Limited Corp. by Official Record 25 Page 117 and being more particularly described as follows:

Beginning at an iron pin and cap set in the North right-of-way line of U.S. 40 (90 feet North and being perpendicular from the centerline of the East bound lane of said U.S. 40) said iron pin and cap bears North $85^{\circ}00'00''$ East a distance of 26.45 feet from a 1/2 inch iron pipe found at the southwest corner of said 1.00 acre tract said iron pin and cap also is North $85^{\circ}00'00''$ East a distance of 1418.62 feet from the intersection of said North right-of-way line with the centerline of Plain City-Georgesville Road;

Thence, with a new line across said 1.00 acre tract North $03^{\circ}20'28''$ West a distance of 290.51 feet to an iron pin and cap set in the North line of said 1.00 acre tract;

Thence, with said North line North $85^{\circ}00'00''$ East being parallel to the North right-of-way line of U.S. 40, passing the Northwest corner of said 1.00 acre tract at 112.99 feet, and continuing with a new line across said 6.61 acre tract a total distance of 150.00 feet to an iron pin and cap set;

Thence, continuing with a new line across said 6.61 acre tract South $03^{\circ}20'28''$ East a distance of 290.51 feet to an iron pin and cap set in the North right-of-way line of U.S. 40.

Thence, with said North right-of-way line South $85^{\circ}00'00''$ West, passing a 1/2 inch iron pipe found at the Southeast corner of said 1.00 acre tract at 26.45 feet, a total distance of 150.00 feet returning to the point of beginning CONTAINING 1.000 ACRES more or less, of which 0.7884 +/- acres is part of said 1.00 acre tract and 0.2116 +/- acres is part of said 6.61 acre tract.

Subject to a 50 foot gas line easement as recorded in Deed Book 127 Page 151.

Bearings are based on the North right-of-way line of U.S. 40 (South 85° West) as described in Official Record 25 Page 117.

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 30, 1997 by James R. Cottrill registration #6858.