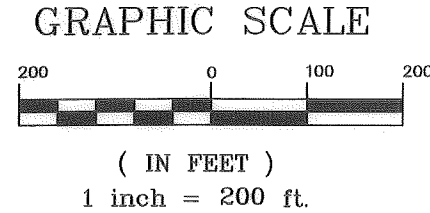


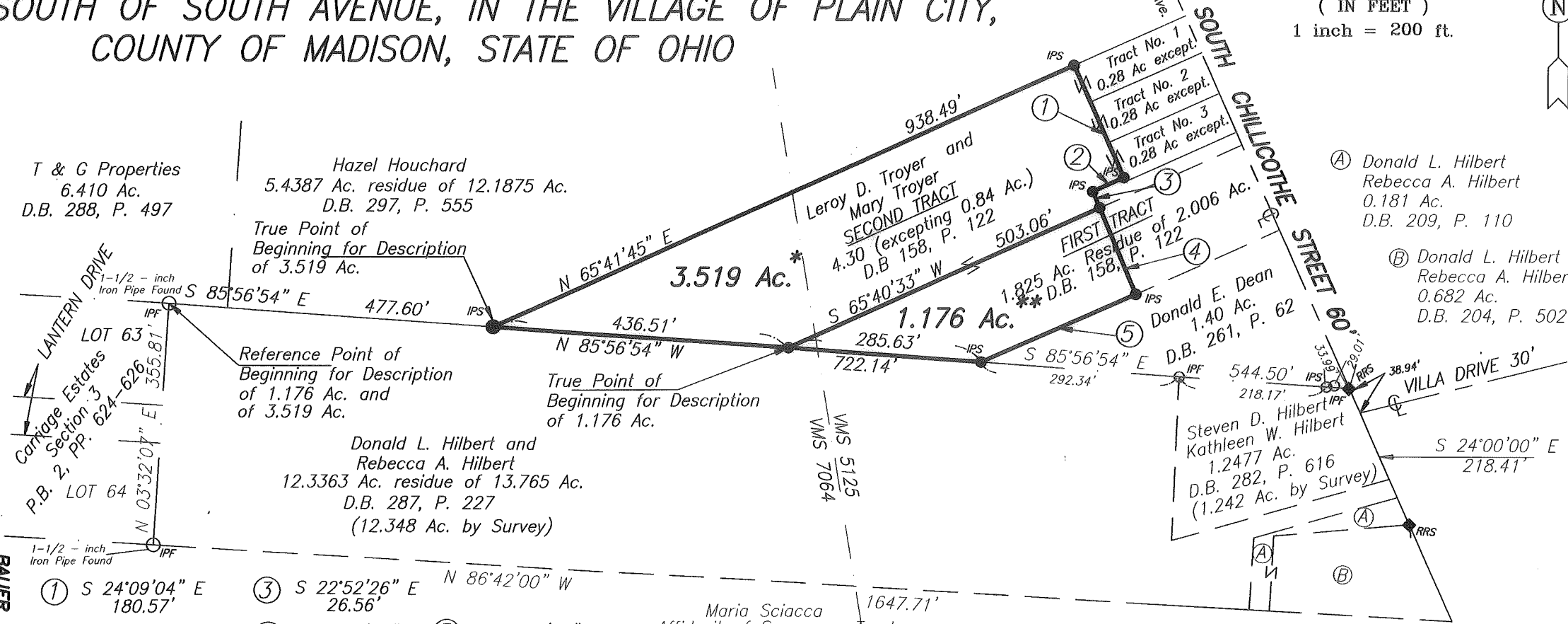
**BOUNDARY SURVEY MAP OF 3.519 ACRES AND 1.176 ACRES OF LAND LOCATED WEST OF SOUTH CHILLICOTHE STREET AND SOUTH OF SOUTH AVENUE, IN THE VILLAGE OF PLAIN CITY, COUNTY OF MADISON, STATE OF OHIO**



255 GREEN MEADOWS DRIVE SOUTH P.O. BOX 370 POWELL, OHIO 43065

**BAUER, DAVIDSON & MERCHANT, INC.**  
CONSULTING ENGINEERS

**PLAT APPROVED**  
LEGEND  
 ○ IPF = 3/4" Iron pipe found  
 ● IPS = 3/4" Iron pipe set  
 ◆ RRS = Railroad Spike Set



- ① S 24°09'04" E 180.57'
- ② S 65°40'33" W 50.14'
- ③ S 22°52'26" E 26.56'
- ④ S 22°52'26" E 137.87'
- ⑤ S 66°09'18" W 248.27'

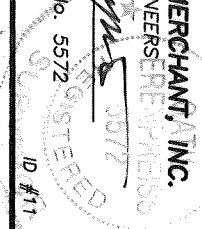
\* Situated in the State of Ohio, County of Madison, Village of Plain City, being in Virginia Military Survey No. 5125 and Virginia Military Survey No. 7064, containing 3.519 acres of land, more or less, said 3.519 acres being part of that 3.46 acre residue of that 4.30 acre tract of land referred to as SECOND TRACT and described in the deed to Leroy D. Troyer and Mary Troyer, of record in Deed Book 158, Page 122, Recorder's Office, Madison County, Ohio.

\*\* Situated in the State of Ohio, County of Madison, Village of Plain City, being in Virginia Military Survey No. 5125 and Virginia Military Survey No. 7064, containing 1.176 acres of land, more or less, said 1.176 acres being part of that 1.825 acre residue of that 2.006 acre tract of land referred to as FIRST TRACT and described in the deed to Leroy D. Troyer and Mary Troyer, of record in Deed Book 158, Page 122, Recorder's Office, Madison County, Ohio.

We hereby state that the foregoing description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in March of 1999.

The bearings shown on the above map correspond to the bearing of N 24°00'00" W as given for the centerline of South Chillicothe Street and described in the deed to Donald L. Hilbert and Rebecca A. Hilbert, of record in Deed Book 287, Page 227, Recorder's Office, Madison County, Ohio.

BY *[Signature]*  
Gatis Erenpreiss  
Professional Surveyor No. 5572



Situated in the State of Ohio, County of Madison, Village of Plain City, being in Virginia Military Survey No. 5125 and Virginia Military Survey No. 7064, containing 3.519 acres of land, more or less, said 3.519 acres being all of that 3.46 acre residue of that 4.30 acre tract of land referred to as SECOND TRACT and described in the deed to Leroy D. Troyer and Mary Troyer, of record in Deed Book 158, Page 122, Recorder's Office, Madison County, Ohio, said 3.519 acres being more particularly described as follows:

Beginning, for reference, at a 1-1/2 inch diameter iron pin found at a northwesterly corner of that 12.3363 acre residue of that 13.765 acre tract of land described in the deed to Donald L. Hilbert and Rebecca A. Hilbert, of record in Deed Book 287, Page 227, said iron pipe being in the southerly line of that 6.410 acre tract of land described in the deed to T&G Properties, of record in Deed Book 288, Page 497, the same being a northeasterly corner of Lot 63, as said Lot 63 is shown and delineated upon the recorded plat of Carriage Estates Section 3, of record in Plat Book 2, Pages 624, 625 and 626, all being of record in the Recorder's Office, Madison County, Ohio; thence S 85°56'54"E, with the northerly line of said 12.3363 acre residue, in part, with a southerly line of said 6.410 acres and, in part, with a southerly line of that 5.4387 acre residue of that 12.1875 acre tract of land described in the deed to Hazel Houchard, of record in Deed Book 297, Page 555, Recorder's Office, Madison County, Ohio, a distance of 477.60 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning at the westernmost corner of said Troyer SECOND TRACT, the same being a southeasterly corner of said 5.4387 acre residue;

Thence, from said true point of beginning, N 65°41'45"E, with a northwesterly line of said Troyer SECOND TRACT and with a southeasterly line of said 5.4387 acre tract, a distance of 938.49 feet to a 3/4-inch (I.D.) iron pipe set at the northernmost corner of said SECOND TRACT, the same being at the westernmost corner of that 0.28 acre exception referred to as Tract No. 1 and as described in the deed to said Leroy D. Troyer and Mary Troyer (D.B. 158, P. 122);

Thence S 24°09'04"E, with a northeasterly line of said Troyer SECOND TRACT, in part with a southwesterly line of said Tract No. 1, in part with a southwesterly line of that 0.28 acre exception referred to as Tract No. 2 and described in the deed to Leroy D. Troyer and Mary Troyer (D.B. 158, P. 122) and in part with a southwesterly line of that 0.28 acre exception referred to as Tract No. 3 and described in the deed to said Leroy D. Troyer and Mary Troyer (D.B. 158, P. 122), a distance of 180.57 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S 65°40'33"W, a distance of 50.14 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S 22°52'26"E, a distance of 26.56 feet to a 3/4-inch (I.D.) iron pipe set in a southeasterly line of said Troyer SECOND TRACT, the same being in a northwesterly line of that 1.825 acre residue of that 2.006 acre tract of land referred to as the FIRST TRACT and described in the deed to said Leroy D. Troyer and Mary Troyer (D.B. 158, P. 122);

Thence S 65°40'33"W, with a southeasterly line of said Troyer SECOND TRACT and with a northwesterly line of said Troyer FIRST TRACT, a distance of 503.06 feet to a 3/4-inch (I.D.) iron pipe set in the northerly line of said 12.3363 acre residue at a southeasterly corner of said Troyer SECOND TRACT, the same being a southwesterly corner of said Troyer FIRST TRACT;

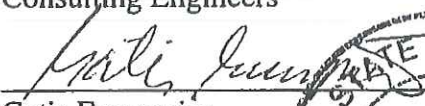
Thence N 85°56'54"W, with a southerly line of said Troyer SECOND TRACT and with the northerly line of said 12.3363 acre residue, a distance of 436.51 feet to the true point of beginning and containing 3.519 acres of land, more or less.

Subject to a rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in March of 1999.

The bearings given in the foregoing description correspond to the bearing of N 24°00'00"W as given for the centerline of Chillicothe Street and described in the deed to Donald L. Hilbert and Rebecca A. Hilbert, of record in Deed Book 287, Page 227, Recorder's Office, Madison County, Ohio .

BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers

  
Gatis Erenpreiss  
Professional Surveyor No. 5572



Situated in the State of Ohio, County of Madison, Village of Plain City, being in Virginia Military Survey No. 5125 and Virginia Military Survey No. 7064, containing 1.176 acres of land, more or less, said 1.176 acres being part of that 1.825 acre residue of that 2.006 acre tract of land referred to as FIRST TRACT and described in the deed to Leroy D. Troyer and Mary Troyer, of record in Deed Book 158, Page 122, Recorder's Office, Madison County, Ohio, said 1.176 acres being more particularly described as follows:

Beginning, for reference, at a 1-1/2 inch diameter iron pipe found at a northwesterly corner of that 12.3363 acre residue of that 13.765 acre tract of land described in the deed to Donald L. Hilbert and Rebecca A. Hilbert, of record in Deed Book 287, Page 227, said iron pipe being in the southerly line of that 6.410 acre tract of land described in the deed to T&G Properties, of record in Deed Book 288, Page 497, the same being a northeasterly corner of Lot 63, as said Lot 63 is shown and delineated upon the recorded plat of Carriage Estates Section 3, of record in Plat Book 2, Pages 624, 625 and 626, all being of record in the Recorder's Office, Madison County, Ohio; thence S 85°56'54"E, with the northerly line of said 12.3363 acre residue, in part, with a southerly line of said 6.410 acres, and in part, with a southerly line of that 3.46 acre residue of that 4.30 acre tract of land referred to as SECOND TRACT and described in the deed to said Leroy D. Troyer and Mary Troyer (D.B. 158, P. 122) and, in part, with a southerly line of that 5.4387 acre residue of that 12.875 acre tract of land described in the deed to Hazel Houchard, of record in Deed Book 297, Page 555, both being of record in the Recorder's Office, Madison County, Ohio, a distance of 914.11 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning at the westernmost corner of said Troyer FIRST TRACT, the same being a southeasterly corner of said Troyer SECOND TRACT;

Thence, from said true point of beginning N65°40'33"E, with a northwesterly line of said Troyer FIRST TRACT and with a southeasterly line of said Troyer SECOND TRACT, a distance of 503.06 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S22°52'26"E, crossing said Troyer FIRST TRACT, a distance of 137.86 feet to a 3/4-inch (I.D.) iron pipe set in the southeasterly line of said Troyer FIRST TRACT, the same being in a northwesterly line of that 1.40 acre tract of land described in the deed to Donald E. Dean, of record in Deed Book 261, Page 62, Recorder's Office, Madison County, Ohio;

Thence S66°09'18"W, with a southeasterly line of said Troyer FIRST TRACT, and with a northwesterly line of said 1.40 acre tract, a distance of 248.27 feet to a 3/4-inch (I.D.) iron pipe set at a southeasterly corner of said FIRST TRACT, the same being at the westernmost corner of said 1.40 acre tract and in the northerly line of said 12.3363 acre residue tract;

Thence N85°56'54"W, with a southerly line of said Troyer FIRST TRACT and with the northerly line of said 12.3363 acre residue, a distance of 285.63 feet to the true point of beginning and containing 1.176 acre of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc., in March of 1999.

The bearings given in the foregoing description correspond to the bearing of N24°00'00"W as given for the centerline of Chillicothe Street and described in the deed to Donald L. Hilbert and Rebecca A. Hilbert, of record in Deed Book 287, Page 227, Recorder's Office, Madison County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers

By

*Gatis Erenpreiss*  
Gatis Erenpreiss

Professional Surveyor No. 5572 5572

