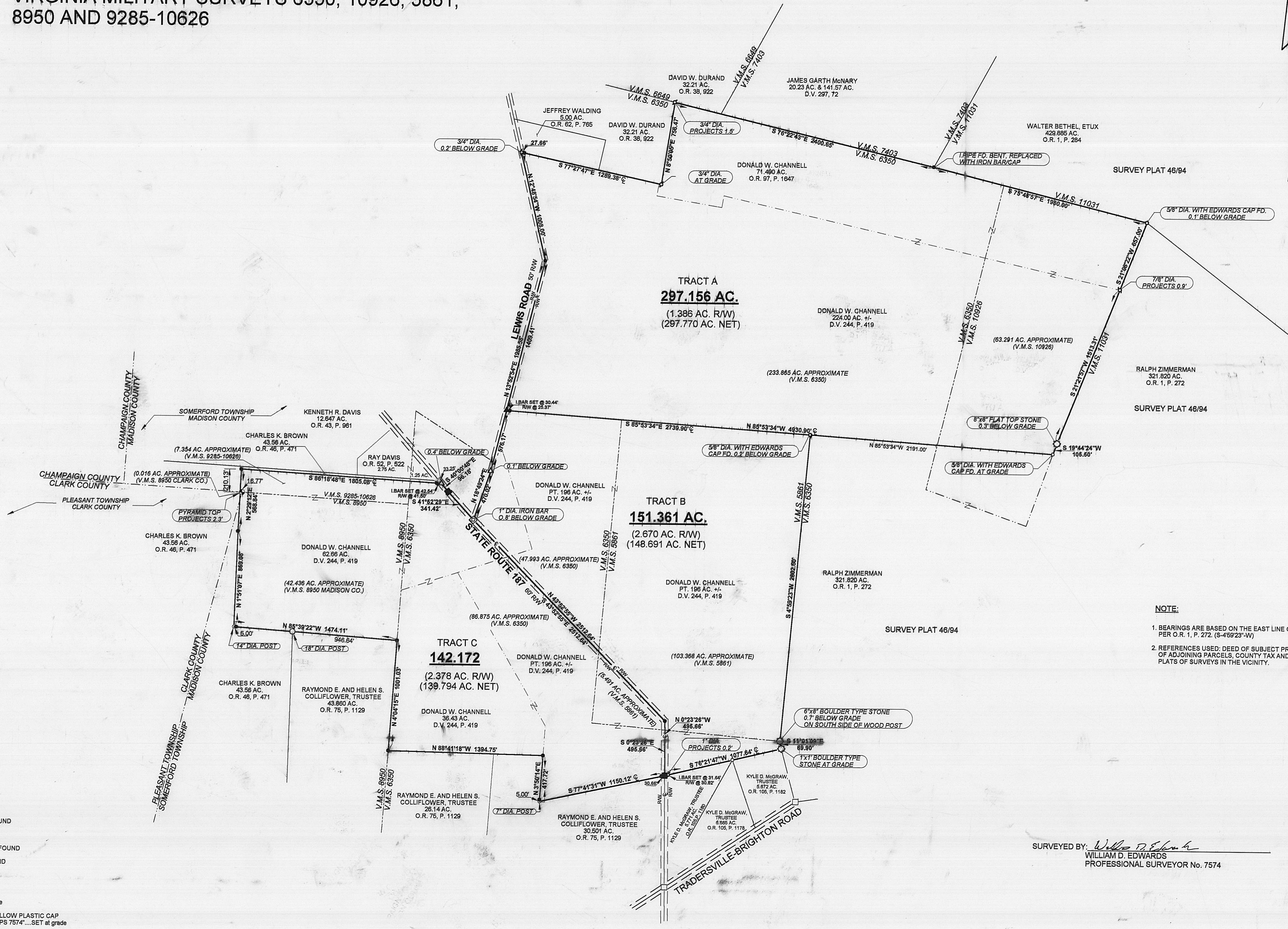


PLAT SHOWING SURVEY AND DIVISION OF CHANNELL'S TRACTS SITUATE IN SOMERFORD TOWNSHIP, MADISON COUNTY, OHIO, AND BEING A PART OF VIRGINIA MILITARY SURVEYS 6350, 10926, 5861, 8950 AND 9285-10626

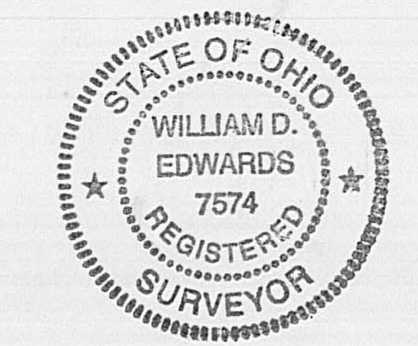
SCALE: 1" = 500'

DATE: MARCH 7, 2000



NOTE:
 1. BEARINGS ARE BASED ON THE EAST LINE OF V.M.S. 5861 PER O.R. 1, P. 272. (S-46923'-W)
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.

- LEGEND**
- ▲ = RAILROAD SPIKE.....FOUND
 - = IRON BAR.....FOUND
 - ◊ = IRON PIPE.....FOUND
 - ◻ = MONUMENT BOX.....FOUND
 - = CONCRETE MONUMENT.....FOUND
 - = STONE MONUMENT.....FOUND
 - = CONCRETE CORNER POST.....FOUND
 - = WOOD CORNER POST.....FOUND
 - = PK NAIL.....FOUND
 - = MAG NAIL.....SET at grade
 - ▲ = RAILROAD SPIKE.....SET at grade
 - = 5/8"x2" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PB 7574".....SET at grade
 - = INDICATES APPROXIMATE V.M.S. LINE
 - - - = INDICATES APPROXIMATE ORIGINAL TRACT LINES



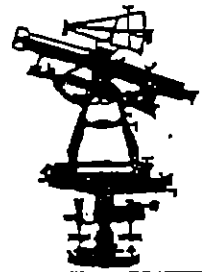
SURVEYED BY: *William D. Edwards*
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574

DONALD W. CHANNELL	
EDWARDS SURVEYING	
110 SOUTH MAIN STREET URBANA, OHIO 43078 (937-653-6508)	
SOMERFORD TOWNSHIP, MADISON COUNTY, OHIO VIRGINIA MILITARY SURVEYS 6350, 10926, 5861, 8950 AND 9285-10626.	
JOB NO. 2324.2AK DATE 03/07/2000	Sheet 1 of 1 Sheets

128-2000



EDWARDS SURVEYING
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URBANA, OHIO 43078
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LEGAL DESCRIPTION FOR CHANNELL'S 297.156 ACRE TRACT

Being situate in the State of Ohio, County of Madison, Township of Somerford, and being a part of Virginia Military Surveys 6350 and 10926, and being more particularly described as follows:

Beginning for reference at a 1" diameter iron bar found at 0.8' below grade at the intersection of the centerline of State Route 187 (60' right-of-way) and Lewis Road (50' right-of-way);

thence with the centerline of said Lewis Road the following two (2) courses:

- 1) N-18°49'24"-E, 470.02'(feet) to a railroad spike found at 0.1' below grade;
- 2) N-13°52'54"-E, 576.17'(feet) to a railroad spike set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence continuing with the centerline of Lewis Road, N-13°52'54"-E, 1409.41'(feet) to an iron bar set;

thence continuing with the centerline of Lewis Road, N-12°48'54"-W, 1008.00'(feet) to a 3/4" diameter iron pipe found at 0.2' below grade at the Southwest corner of a 5.00 acre tract conveyed to Jeffery Walding by Deed recorded in Official Record 62, Page 765 of the Madison County Records;

thence with the South line of said Walding's 5.00 acre tract and with the South line of a 32.21 acre tract conveyed to David W. Durand by Deed recorded in Official Record 38, Page 922 of the Madison County Records, S-77°27'47"-E, 1289.38'(feet) to a 3/4" diameter iron pipe found at a Southeast corner of said Durand's 32.21 acre tract, passing for reference an iron bar set on the right-of-way line of Lewis Road at 27.66'(feet);

thence with an East line of said Durand's 32.21 acre tract, N-8°50'05"-E, 756.47'(feet) to a 3/4" diameter iron pipe found projecting 1.5' above grade on the Northerly line of Virginia Military Survey 6350;

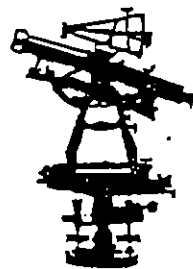
thence with the Northerly line of said Virginia Military Survey 6350 and with a Southerly line of said Durand's 32.21 acre tract and with the Southerly line of a tract conveyed to James Garth McNary by Deed recorded in Deed Volume 297, Page 72 of the Madison County Deed Records, S-76°22'43"-E, 2400.65'(feet) to an iron bar set replacing a bent iron pipe found at the Southwest corner of a 429.885 acre tract conveyed to Walter Bethel, by Deed recorded in Official Record 1, Page 284 of the Madison County Records;

thence with the South line of said Bethel's tract, S-75°48'57"-E, 1980.00'(feet) to a 5/8" diameter iron bar with "Edwards" cap found at 0.1' below grade at a Northwest corner of a 321.820 acre tract conveyed to Ralph Zimmerman by Deed recorded in Official Record 1, Page 272 of the Madison County Records;

thence with the bounds of said Zimmerman's 321.820 acre tract the following three (3) courses:



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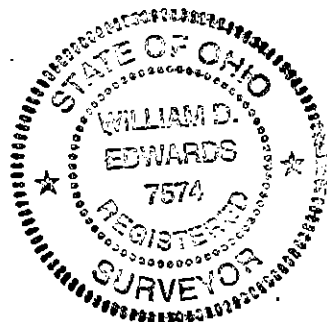
- 1) S-21°08'22"-W, 657.00'(feet) to a 7/8" diameter iron pipe found projecting 0.9' above grade;
- 2) S-21°21'57"-W, 1513.31'(feet) to an 8" x 8" flat top stone found 0.3' below grade;
- 3) S-19°44'24"-W, 105.50'(feet) to a 5/8" diameter iron bar with "Edwards" cap found at grade;

thence with the a North line of said Zimmerman's 321.820 acre tract and the North line thereof projected West, N-85°53'34"-W, 4930.90'(feet) to the place of beginning, passing for reference a 5/8" iron diameter bar with "Edwards" cap found at 0.2' below grade at a corner of said Zimmerman's 321.820 acre tract at 2191.00'(feet), and also passing for reference an iron bar set at 4900.46'(feet), and also passing for reference the right-of-way line of Lewis Road at 4905.53'(feet);

Containing a total of 297.156 acres, 1.386 acres of which is within the road right-of-way, approximately 233.865 acres of which is a part of Virginia Military Survey 6350, and approximately 63.291 acres of which is a part of Virginia Military Survey 10926, but being subject to the rights of all legal highways and all easements of records.

Being all of a 71.490 acre tract conveyed to Donald W. Channell by Deed recorded in Official Record 97, Page 1647 of the Madison County Records, and all of a 224 acre tract also conveyed to Donald W. Channell by Deed recorded in Deed Volume 244, Page 419 of the Madison County Deed Records.

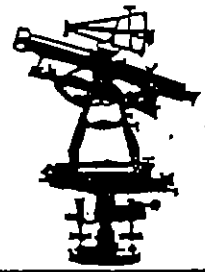
The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Survey No. 7574, March 7, 2000. All iron bars set are 5/8" x 30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the East line of Virginia Military Survey 5861 per Official Record 1, Page 272 of the Madison County Records. (S-4°59'23"-W)



William D. Edwards
Professional Surveyor No. 7574



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**LEGAL DESCRIPTION FOR CHANNELL'S 151.361 ACRE TRACT
TRACT B**

Being situate in the State of Ohio, County of Madison, Township of Somerford, and being a part of Virginia Military Surveys 6350 and 5861, and being more particularly described as follows:

Beginning at a 1" diameter iron bar found 0.8' below grade at the intersection of the centerlines of State Route 187 (60' right-of-way) and Lewis Road (50' right-of-way);

thence with the centerline of said Lewis Road the following two (2) courses:

- 1) N-18°49'24"-E, 470.02'(feet) to a railroad spike found 0.1' below grade;
- 2) N-13°52'54"-E, 576.17'(feet) to a railroad spike set;

thence S-85°53'34"-E, 2739.90'(feet) to a 5/8" diameter iron bar with "Edwards" cap found 0.2' below grade at a Northwest corner of a 321.820 acre tract conveyed to Ralph Zimmerman by Deed recorded in Official Record 1, Page 272 of the Madison County Records, also being at the Northeast corner of Virginia Military Survey 5861, passing for reference the right-of-way line of said Lewis Road 25.37', and also passing for reference an iron bar set at 30.44';

thence with the West line of said Zimmerman's tract and the East line of said Virginia Military Survey 5861, S-4°59'23"-W, 2802.60'(feet) to a 6" x 8" boulder stone found 0.7' below grade at the Southeast corner of said Virginia Military Survey 5861;

thence continuing with the Westerly line of said Zimmerman's tract, S-11°01'09"-E, 69.90'(feet) to a 1' x 1' stone found at the Northeast corner of a 5.672 acre tract conveyed to Kyle D. McGraw by deed recorded in Official Record 105, Page 1182 of the Madison County Records;

thence with the Northerly line of said McGraw's tract and with the Northerly line of a 5.771 acre tract also conveyed to Kyle D. McGraw by Deed recorded in Official Record 105, Page 1180 of the Madison County Records, S-76°21'47"-W, 1077.64'(feet) to a Mag Nail set on the centerline of the aforementioned State Route 187, passing for reference the right-of-way line of State Route 187 at 1046.82', and also passing for reference a 1" diameter iron bar found projecting 0.2' above grade at 1046.00';

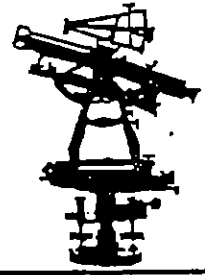
thence with the centerline of said State Route 187 the following two (2) courses:

- 1) N-0°23'26"-W, 495.66'(feet) to an iron bar set;
- 2) N-43°52'55"-W, 2512.64'(feet) to the place of beginning;

Containing at total of 151.361 acres, 2.670 acres of which are within the road right-of-way, approximately 103.368 acres of which is a part of Virginia Military Survey 5861, and approximately 47.993 acres of which is a part of Virginia Military Survey 6350, but being subject to the rights of all legal highways and all easements of records.



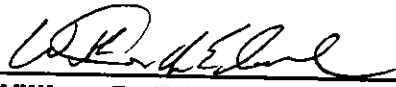
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URBANA, OHIO 43078
(937) 653-6508



Being a part of the same premises conveyed to Donald W. Channell by Deed recorded in Deed Volume 244, Page 419 of the Madison County Deed Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Survey No. 7574, March 7, 2000. All iron bars set are 5/8" x 30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the East line of Virginia Military Survey 5861 per Official Record 1, Page 272 of the Madison County Records. (S-4°59'23"-W)





William D. Edwards
Professional Surveyor No. 7574



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**LEGAL DESCRIPTION FOR CHANNELL'S 142.172 ACRE TRACT
TRACT C**

Being situate in the State of Ohio, Somerford Township of Madison County, and Pleasant Township of Clark County, and being a part of Virginia Military Surveys 6350, 8950, and 9285-10626, and being more particularly described as follows:

Beginning at a 1" diameter iron bar found 0.8' below grade at the intersection of the centerlines of State Route 187 (60' right-of-way) and Lewis Road (50' right-of-way);

thence with the centerline of said Sate Route 187 the following two (2) courses:

- 1) S-43°52'55"-E, 2512.64'(feet) to an iron bar set;
- 2) S-0°23'26"-E, 495.66'(feet) to a Mag Nail set at a Northeast corner of a 30.501 acre tract conveyed to Raymond E. and Helen S. Colliflower by Deed recorded in Official Record 75, Page 1129 of the Madison County Records;

thence S-77°41'31"-W, 1150.12'(feet) to a 7" diameter wood corner post found at a corner of said Colliflower's 30.501 acre tract, passing for reference an iron bar set on the right-of-way line of State Route 187 at 30.66'(feet);

thence continuing with the bounds of said Colliflower's 30.501 acre tract, N-3°50'14"-E, 417.72'(feet) to an iron bar set, passing for reference an iron bar set at 5.00'(feet);

thence with a North line of said Colliflower's 30.501 acre tract and with the North line of a 26.14 acre tract also conveyed to Raymond E. and Helen S. Colliflower by Deed recorded in Official Record 75, Page 1129 of the Madison County Records, N-88°41'18"-W, 1394.75'(feet) to an iron bar set on the West line of Virginia Military Survey 6350, also being on the East line of a 43.860 acre tract also conveyed to Raymond E. and Helen S. Colliflower by Deed recorded in Official Record 75, Page 1129 of the Madison County Records;

thence with the West line of said Virginia Military Survey 6350, N-4°04'15"-E, 1001.03'(feet) to an iron bar set at the Northeast corner of said Colliflower's 43.860 acre tract;

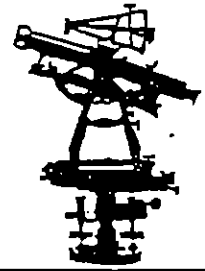
thence with the North line of said Colliflower's 43.860 acre tract and with a North line of a 43.56 acre tract conveyed to Charles K. Brown by Deed recorded in Official Record 46, Page 471 of the Madison County Records, N-85°39'22"-W, 1474.11'(feet) to a 14" diameter wood corner post found, passing for reference an iron bar set at 1469.11';

thence continuing with the bounds of said Brown's 43.56 acre tract the following three (3) courses:

- 1) N-1°51'07"-E, 869.08'(feet) to an iron bar set;
- 2) N-2°29'12"-E, 568.84'(feet) to an iron bar set;
- 3) S-86°18'48"-E, 1805.08'(feet) to a railroad spike found on the centerline of aforementioned State Route 187, passing for reference the right-of-way line of State Route 187 at 1763.58'(feet) and also passing for reference an iron bar set at 1762.54'(feet);



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thence with the centerline of State Route 187 the following two (2) courses:


- 1) S-40°00'48"-E, 96.18'(feet) to a Mag Nail set;
- 2) S-41°52'29"-E, 341.42'(feet) to the place of beginning;

Containing at total of 142.172 acres, 2.378 acres of which are within the road right-of-way, approximately 86.875 acres of which is a part of Virginia Military Survey 6350, approximately 42.436 acres of which is a part of Virginia Military Survey 8950, approximately 7.354 acres of which is a part of Virginia Military Survey 9285-10626, approximately 0.016 acre of which is a part of Virginia Military Survey 8950 in Pleasant Township of Clark County, and approximately 142.156 acres of which is a part of Somerford Township of Madison County, but being subject to the rights of all legal highways and all easements of records.

Being a part of the same premises conveyed to Donald W. Channell by Deed recorded in Deed Volume 244, Page 419 of the Madison County Deed-Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Survey No. 7574, March 7, 2000. All iron bars set are 5/8" x 30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the East line of Virginia Military Survey 5861 per Official Record 1, Page 272 of the Madison County Records. (S-4°59'23"-W)





William D. Edwards
Professional Surveyor No. 7574