

- (A) Bertha S. Beathard, Trustee
Beathard Family Trust
Deed Book 291, Page 777
- (B) Robert N. Smith
Official Records 55, Page 48

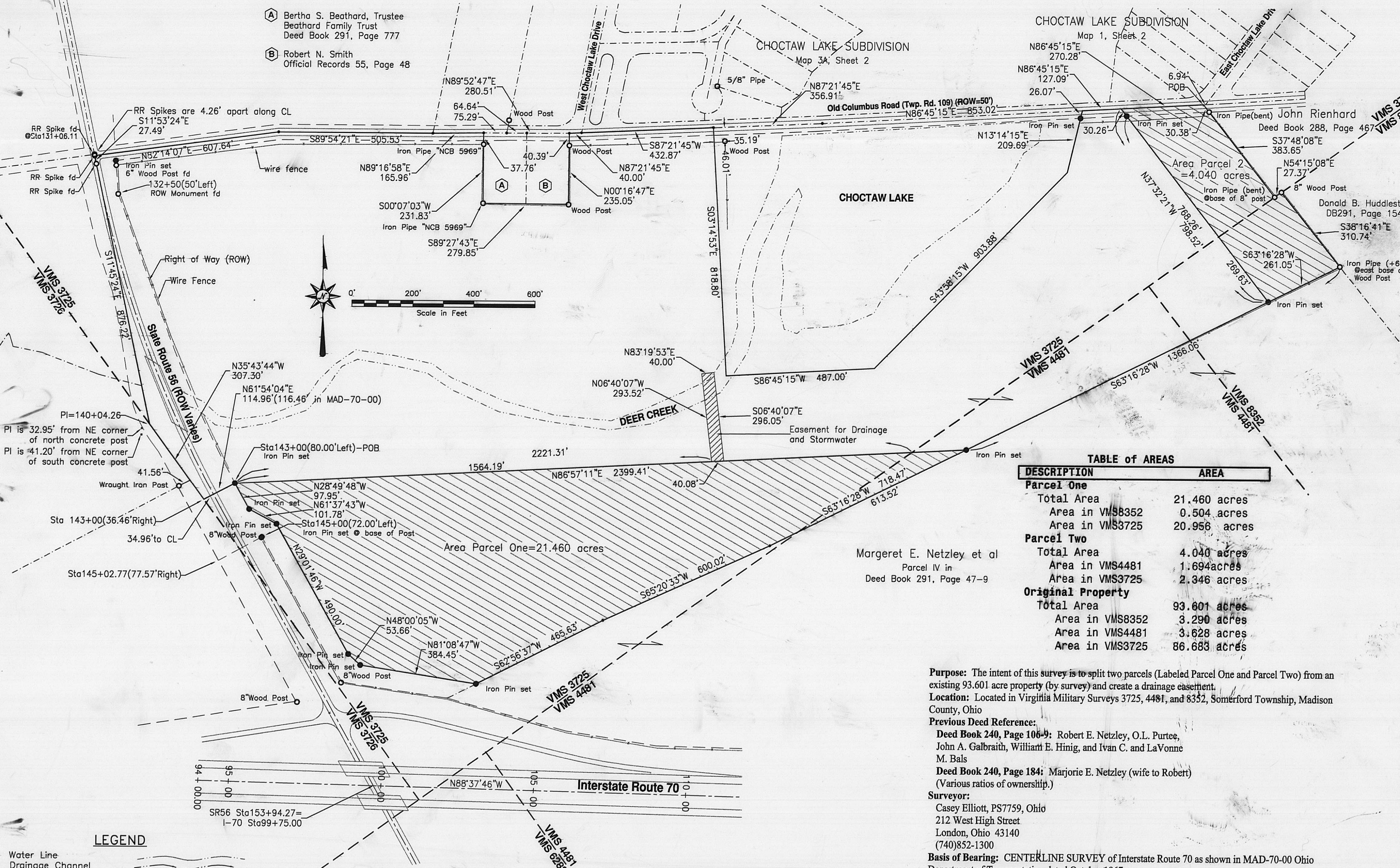


TABLE of AREAS

| DESCRIPTION | AREA |
|--------------------------|--------------|
| Parcel One | |
| Total Area | 21.460 acres |
| Area in VMS8352 | 0.504 acres |
| Area in VMS3725 | 20.956 acres |
| Parcel Two | |
| Total Area | 4.040 acres |
| Area in VMS4481 | 1.694 acres |
| Area in VMS3725 | 2.346 acres |
| Original Property | |
| Total Area | 93.601 acres |
| Area in VMS8352 | 3.290 acres |
| Area in VMS4481 | 3.628 acres |
| Area in VMS3725 | 86.683 acres |

Margeret E. Netzley et al
Parcel IV in
Deed Book 291, Page 47-9

Purpose: The intent of this survey is to split two parcels (Labeled Parcel One and Parcel Two) from an existing 93.601 acre property (by survey) and create a drainage easement.
Location: Located in Virginia Military Surveys 3725, 4481, and 8352, Somerford Township, Madison County, Ohio

Previous Deed Reference:
Deed Book 240, Page 106-9: Robert E. Netzley, O.L. Purtee, John A. Galbraith, William E. Hinig, and Ivan C. and LaVonne M. Bals
Deed Book 240, Page 184: Marjorie E. Netzley (wife to Robert) (Various ratios of ownership.)

Surveyor:
Casey Elliott, PS7759, Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

Basis of Bearing: CENTERLINE SURVEY of Interstate Route 70 as shown in MAD-70-00 Ohio Department of Transportation dated October 1967.

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in February, 2000.



Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

February 18, 2000

LEGEND

- Water Line
- Drainage Channel
- Tree and Treeline
- Road Centerline
- Property Line (offsite)
- Property Line
- Right of Way
- Exg. Fence
- Existing Monument
- Proposed or New Monument
- Pins set are 5/8" rebar w/ ID caps stamped ELLIOTT PS7759

**A Description for Two Parcels Split From
and a Drainage Easement Across**

A 93.601 Acre Property

Located in Somerford Township, Madison County, Ohio

This description is for **PARCEL ONE** and **PARCEL TWO** split from (and a drainage easement across) a 93.601 acre (93.703 acres by previous deed) property in the name of Robert E. Netzley, O.L.Purtee, John A. Galbraith, William E. Hinig and Ivan C. and LaVonne M. Bals (Deed Book 240, Page 106-9 of the Madison County Recorder's records) and Marjorie E. Netzley (wife to Robert) (Deed Book 240, Page 184) located on the southeast corner State Route 56 and Old Columbus Road (Township Road 109, Right of Way 50 feet) in Virginia Military Survey (VMS) 3725, 4481, and 8352, in Somerford Township, Madison County, Ohio; said splits are further described as follows:

PARCEL ONE:

- Beginning at a railroad spike found at the intersection of Old Columbus Road (east) and State Route 56, said railroad spike is S11°53'24"E, 4.26 feet from a railroad spike found at the intersection of the west leg of Old Columbus Road and State Route 56 at Station 131+06.11 of the centerline survey of State Route 56 (Ohio Department of Transportation MAD 56-2.46 0261);
- Thence S11°53'24"E, 27.49 feet, along the centerline of State Route 56 to a railroad spike found;
- Thence S11°45'24"E, 876.22 feet, along the State Route 56 survey to a point, said point is located at the Point of Intersection of the old centerline of State Route 56 at station 140+04.26 and is 32.95 feet from the northeast corner of the north concrete gate post of the Somerford Township Cemetery and 41.20 feet from the northeast corner of the south gatepost;
- Thence S35°43'44"E, 307.30 feet, to a point located at Station 143+00, 36.46 feet right of the centerline of State Route 56 (ODOT MAD-70-00, sheet 39/41);
- Thence N61°54'04"E, 114.96 feet (116.46 feet in ODOT MAD-70-00) to a pin set at the **TRUE POINT OF BEGINNING OF PARCEL ONE**, said point is 80.00 feet left of Station 143+00 of State Route 56;
- Thence N86°57'11"E, 2399.41 feet, into the said 93.601 acre property to a pin set on the north line of a property in the name of Marjorie E. Netzley et al. (Parcel IV in Deed Book 291, Page 47-9), passing from VMS 3725 into VMS 4481 at 2221.31 feet;
- Thence S63°16'28"W, 718.47 feet, along the north line of the said Marjorie E. Netzley property, passing back into VMS 3725 at 613.52 feet, to a point;
- Thence S65°20'33"W, 600.02 feet, to a point;
- Thence S62°56'37"W, 465.63 feet, to an iron pin set in the north line of the said Marjorie E. Netzley property and the easternmost corner of a property labeled Parcel No.3, State Parcel No.6A-WD, (deeded to the State of Ohio in Deed Volume 226, Page 197-224 (See page 200 and 201);
- Thence following the east line of the said Parcel No. 3 for four calls:
 - Thence N81°08'47"W, 384.45 feet, to a pin set;
 - Thence N48°00'05"W, 53.66 feet to a pin set;
 - Thence N29°01'46"W, 490.00 feet, to a pin set;
 - Thence N61°37'43"W, 101.78 feet, to a pin set;
- Thence N28°49'48"W, 97.95 feet, along the east right of way of State Route 56 (note that the recorded description of Parcel No.3 does not include any area within the right of way of State Route 56 while the drawings (Centerline Survey Plat, Interstate Route 70, MAD-70-0.00) include the right of way) to the **TRUE POINT OF BEGINNING OF PARCEL ONE**.

Said **PARCEL ONE** contains 21.460 acres of which 0.504 acres are in VMS 8352 and 20.956 acres are in VMS 3725.

PARCEL TWO:

- Beginning at a railroad spike found at the intersection of Old Columbus Road (east) and State Route 56, said railroad spike is S11°53'24"E, 4.26 feet from a railroad spike found at the intersection of the west leg of Old Columbus Road and State Route 56 at Station 131+06.11 of the centerline survey of State Route 56 (Ohio Department of Transportation MAD 56-2.46 0261);
- Thence following the centerline of Old Columbus Road (Township Road 109, 50 foot right of way) for twelve calls:
 - Thence N82°14'07"E, 607.64 feet, to a point;
 - Thence S89°54'21"E, 505.53 feet, to a point;
 - Thence N89°16'58"E, 165.96 feet, to a point at the northwest corner of a lot in the name of The Beathard Family Trust (Deed Book 291, Page 777);
 - Thence N89°52'47"E, 280.51 feet, to a point, passing the northeast corner of the said Beathard Trust Lot at 139.93 feet to the northeast corner for a lot in the name of Robert N. Smith (Official Records 55, Page 487);
 - Thence N87°21'45"E, 829.78 feet, passing the intersection of West Choctaw Drive at 40.00 feet and a northeast corner of the said 93.601 acre property at 472.87 feet to a point;

- Thence N86°45'15"E, 1250.39 feet, passing a northwest corner of the said 93.601 acre property at 853.02 feet, to the **TRUE POINT OF BEGINNING of PARCEL TWO**, said point is 6.94 feet west of the intersection of East Choctaw Lake Drive and is the extreme northeast corner of the said 93.601 acre property;
 - Thence S37°48'08"E, 383.65 feet, along the west line of a property in the name of John Reinhard (Deed Book 288, Page 467) to an iron pipe (bent) found at the southwest base of an 8" wood post, said pipe is on the line between VMS 3725 and VMS 8352;
 - Thence N54°15'08"E, 27.37 feet, along the VMS line to the base of a wood post;
 - Thence S38°16'41"E, 310.74 feet, along the west line of a property in the name of Donald B. Huddleston (Deed Book 291, Page 154) to an iron pipe 6" above the ground found at the northeast base of a 6" wood post;
 - Thence S63°16'28"W, 261.05 feet, along a wire fence and the north line of the said Marjorie E. Netzley et al. (Parcel IV in Deed Book 291, Page 47-9) property to an iron pin set;
 - Thence N37°32'21"W, 798.52 feet, passing from VMS 8352 to VMS 3725 at 269.63 feet and passing an iron pin set in the south right of way of Old Columbus Road at 768.26 feet, to a point in the centerline of Old Columbus Road;
 - Thence N86°45'15"E, 270.28 feet, along the centerline of Old Columbus Road to the **TRUE POINT OF BEGINNING of PARCEL TWO**.
- Said PARCEL TWO has 4.040 acres of which 1.694 acres are in VMS 8352 and 2.346 acres are in VMS 3725

DRAINAGE EASEMENT:

A 40 foot wide easement for surface and subsurface drainage and stormwater is located along the north line of PARCEL ONE in a swale and extends to Deer Creek. It is described as follows:

- Beginning at the **TRUE POINT OF BEGINNING of PARCEL ONE**;
- Thence N86°57'11"E, 1564.19 feet, along the north line of said PARCEL ONE to the **west line of the said easement**;
- Thence N06°40'07"W, 293.52 feet,
- Thence N83°19'53"E, 40.00 feet, to a point;
- Thence S06°40'07"E, 296.05 feet, to a point in the north line of said PARCEL ONE;
- * Thence S86°57'11"W, 40.08 feet, to the **west line of the easement**.

* The easement and parcels described herein are subject to all easements and rights of way of record. The Basis of Bearing is the **CENTERLINE SURVEY** for Interstate Route 70 as shown in MAD-70-00 dated October 1967 and referenced in Deed Book 226, Page 197-224. This description is based on an actual survey performed on February 9 and 10, 2000, by Casey Elliott, Professional Land Surveyor S-7759, State of Ohio. All pins set are 5/8" iron rebar with plastic ID caps stamped **ELLIOTT PS-7759**. This survey, description, and the plat meet the **MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO**, as described in Chapter 4733-37 of the Ohio Administrative Code.