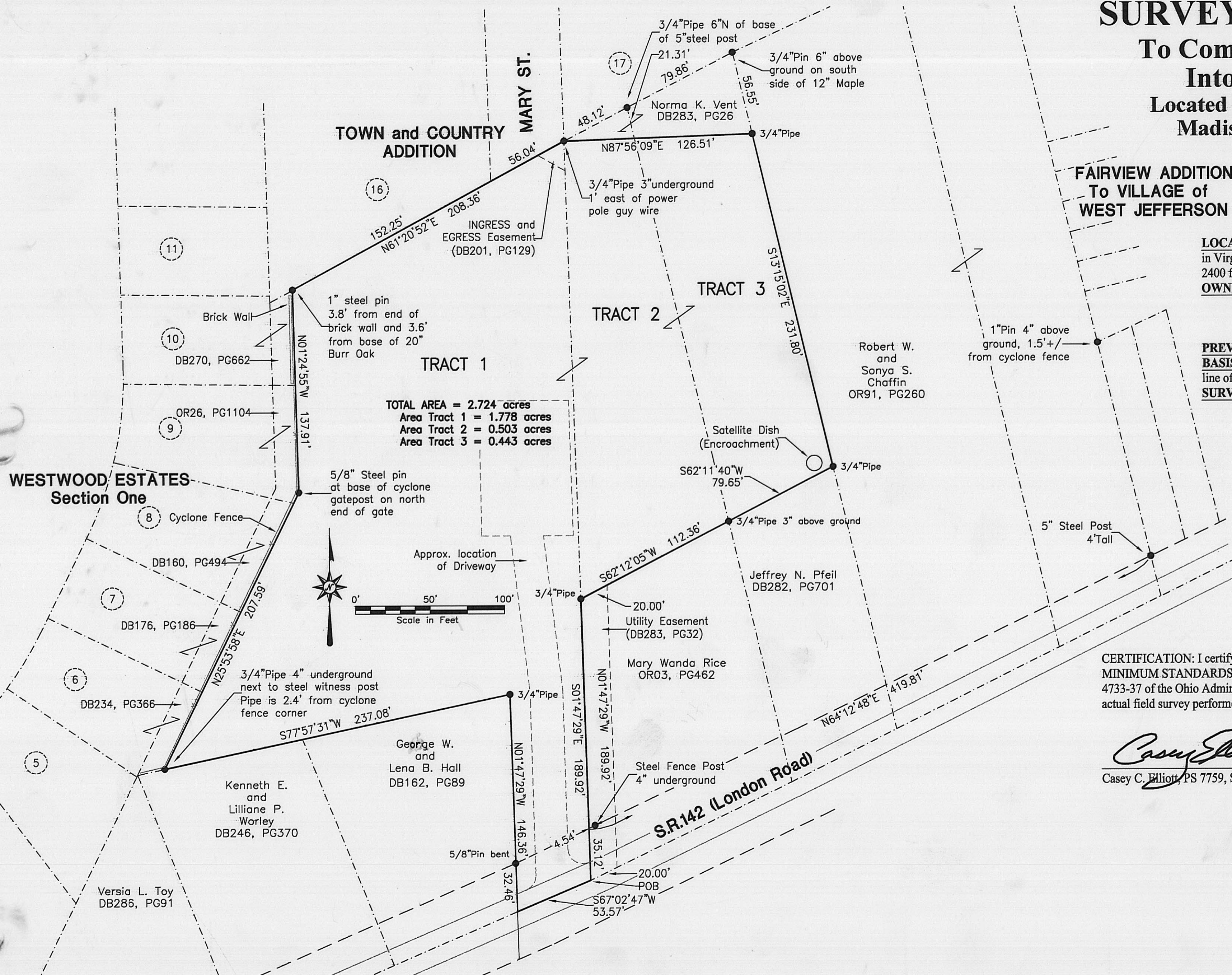


SURVEY of LOMAR ESTATES

To Combine Three Tracts of Land Into a 2.724 Acre Property

Located in the Village of West Jefferson Madison County, Ohio VMS 8480



FAIRVIEW ADDITION
To VILLAGE of
WEST JEFFERSON

LOCATION: Located in the Village of West Jefferson, Madison County, Ohio, in Virginia Military Survey 8480. Located on State Route 142 approximately 2400 feet west of the intersection with U.S. 40 on the north side of S.R. 142.

OWNERS: Marcella Loveless
Myra D. Maggied
Martin Dennis Maggied and Susan E. Maggied
Mark Douglas Maggied and Kathleen M. Maggied

PREVIOUS DEED REFERENCE: Official Records 45, Pages 669-704
BASIS OF BEARING: The east line of TRACT 1 (Which is the extended east line of Mary Street) as established in Deed Book 201, Page 129.

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

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 May, 2000.

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

May 8, 2000



EXHIBIT "A"
Description of the LOMAR ESTATES Property
In West Jefferson, Ohio

This description is for a property consisting of three tracts combined into one property in the name of Marcella Loveless, Myra D. Maggied, Martin Dennis and Susan E. Maggied, and Mark Douglas and Kathleen M. Maggied (Official Records 45, Pages 669-704 Madison County Recorder's records). The property is located in West Jefferson, Madison County, Ohio, in Virginia Military Survey 8480 (previously misreported as VMS 2836), south of the Town and Country Addition, east of Westwood Estates, Section One, and north of State Route 142 (London Road) 2400 feet +/- west of U.S. 40 and is further described as follows:

Beginning at THE TRUE POINT OF BEGINNING in the center of State Route 142, said point is (a) S64°12'48"W, 419.81 feet, then (b) S01°47'29"E, 35.12 feet, from a 5" steel fence post located in the north right-of-way of State Route 142 on the west line of the Fairview Addition to the Village of West Jefferson;

Thence S67°02'47"W, 53.57 feet, along the center of State Route 142 to a point;

Thence N01°47'29"W, 146.36 feet, passing a 5/8" steel pin found bent at 32.46 feet, along the east line of a property in the name of George W. and Lena B. Hall (Deed Book 162, Page 89) to a 3/4" iron pipe;

Thence S77°57'31"W, 237.08 feet, along the north line of said Hall and the north line of Kenneth E. and Lillian P. Worley (Deed Book 246, Page 370) to a 3/4" iron pipe found 4" underground marked by a steel witness post and located 2.4 feet from a 3" cyclone fence corner post;

Thence N25°53'58"E, 207.59 feet, along the east lines of four properties described in Deed Book 234, Page 366, Deed Book 176, Page 186, Deed Book 160, Page 494 and Official Records 26, Page 1104, to a 5/8" iron pin found at the base of the north gatepost of a cyclone fence;

Thence N01°24'55"W, 137.91 feet, along the east line of two properties described in Official Records 26, Page 1104, and Deed Book 270, Page 662, to a 1" steel pin found 3.8 feet from the north end of a brick wall and 3.6 feet west of a 20" diameter Burr Oak tree, said pin is in the south line of Lot 16, Town and Country Addition to the Village of West Jefferson;

Thence N61°20'52"E, 208.36 feet, along the south line of the said Lot 16 and the south end of Mary Street to a 3/4" iron pipe found in the east right-of-way of Mary Street approximately 1 foot east of two power pole guy wires, said pipe is also the northeast corner of TRACT 1;

Thence N87°56'09"E, 126.51 feet, along the south side of a property in the name of Norma K. Vent (Deed Book 283, Page 26) passing from TRACT 2 into TRACT 3 to a 3/4" iron pipe found, said pipe is S13°15'02"E, 56.55 feet, from a 3/4" iron pin that is 6" exposed found at the base of a 12" maple tree in the south line of Lot 17 of the Town and Country Addition;

Thence S13°15'02"E, 231.80 feet along the west line of a property in the name of Robert W. and Sonya S. Chaffin (Official Records 91, Page 260, to a 3/4" iron pipe found;

Thence S62°11'40"W, 79.65 feet, along the north line of a lot in the name of Jeffery N. Pfeil (Deed book 282, Page 701) to a 3/4" iron pipe found exposed 3";

Thence S62°12'05"W, 112.36 feet, along the north line of a lot in the name of Mary Wanda Rice (Official Records 03, Page 462) to a 3/4" iron pipe found;

Thence S01°47'29"E, 189.92 feet, passing into the right-of-way of SR142 at 154.80 feet, along the west line of the said Rice lot to the TRUE POINT OF BEGINNING.

There is a utility easement carried with 2.724 acre property (Deed Book 283, Page 32) that is described as follows:

Beginning at the TRUE POINT OF BEGINNING as described above;

Thence N01°47'29"W, 189.92 feet, along the west line of the said Rice lot to the said 3/4" iron pipe found;

Thence N62°12'05"E, 20.00 feet, along the north line of the said Rice Lot;

Thence S01°47'29"E, 189.92 feet, through the said Rice lot to the centerline of SR142;

Thence S67°02'47"W, 20.00 feet, to the TRUE POINT OF BEGINNING.

Said property is subject of all easements and rights of way of record (including an ingress and egress easement in Deed Book 201, Page 129) and contains 2.724 acres of which 1.778 acres is from TRACT 1, 0.503 acres is from TRACT 2 and 0.443 acres is from TRACT 3. The Basis of Bearings is the east line of TRACT 1 (which is the extended east line of Mary Street) as established in Deed Book 201, Page 129, in the Madison County Recorder's Office. This description is based on an actual survey performed on May 7, 2000, by Casey Elliott, PS7759, State of Ohio. No pins were set. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.