



The following described 98.2441 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 6517 and 10904/12364, and being all that remains of a 100.1797 acre tract conveyed to Ronald W. and Don W. Burke by Volume 251, Page 284 and being more particularly described as follows:

Beginning at a PK nail found in the centerline of State Route 56 (60 foot right-of-way) said PK nail being at the northwest corner of a 31.8203 acre tract conveyed to Kelley and Loise Lytta Manns by Volume 292, Page 827 said PK nail is also corner to said 100.1797 acre tract;

Thence, with said 31.8203 acre tract the following four courses:

- 1) South 22 deg. 43 min. 04 sec. West, passing an iron pin and cap previously set at 31.71 feet, a total distance of 1084.22 feet to an iron pin and cap previously set;
- 2) South 84 deg. 07 min. 25 sec. East a distance of 136.39 feet to a 15 inch square concrete fence post found;
- 3) South 12 deg. 52 min. 35 sec. West a distance of 329.68 feet to a 15 inch square concrete fence post found;
- 4) South 65 deg. 20 min. 54 sec. East a distance of 1071.32 feet to a 15 inch square concrete fence post found at the southeast corner of said 31.8203 acre also being in the West line of 52.959 acre tract conveyed to Robert L. Morris et.al. by Volume 285, Page 231;

Thence, with said West line South 24 deg. 38 min. 00 sec. West a distance of 1573.76 feet to a 15 inch square concrete fence post found at the northwest corner of a 134.96 acre tract conveyed to Frances J. and Thelma L. Holland by Deed Book 249, Page 698 said post is also in the line between V.M.S. 6517 and V.M.S. 10904/12364;

Thence, with the West line of said 134.96 acre tract South 22 deg. 02 min. 14 sec. West a distance of 1314.65 feet to a 15 inch square concrete fence post found in the North line of a 398.341 acre tract conveyed to M.T.R. Ltd. by Volume 258, Page 706 said post being the line between V.M.S. 10904/12364 and V.M.S. 8058;

Thence, with said V.M.S. line and the North line of said 398.341 acre tract North 84 deg. 11 min. 06 sec. West a distance of 824.35 feet to a one inch iron pipe and aluminum cap stamped NCB PS 5969 (found) at the southeast corner of a 48.000 acre tract conveyed to John and Janet Mast by Volume 251, Page 281;

Thence, with the East line of said 48.000 acre tract North 04 deg. 23 min. 00 sec. East a distance of 3420.24 feet to a one inch iron pipe and aluminum cap stamped NCB PS 5969 (found) in the South line of a 12.089 acre tract conveyed to Jeffrey Spitler by Volume 73, Page 115;

Thence, South 84 deg. 37 min. 45 sec. East, passing a 3/4 inch electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) at the southwest corner of a 9.115 acre tract conveyed to Bryant H. Riley, et.al. by Volume 283, Page 548 at 1.01 feet left of line at 210.09 feet, a total distance of 611.84 feet to a 15 inch concrete fence post (found) at the southeast corner of said 9.115 acre tract;

Thence, with the East line of said 9.115 acre tract North 22 deg. 43 min. 04 sec. East, passing a 1 inch iron pipe and aluminum cap stamped NCB PS 5969 (found) at 1091.57 feet, a total distance of 1124.46 feet to a point in the centerline of State Route 56;

Thence, with said centerline South 48 deg. 14 min. 42 sec. East a distance of 63.47 feet returning to the point of beginning containing 98.2441 acres more or less.

Bearings are based on the West line of Burke's 100.1797 acre tract (South 04 deg. 23 min. 00 sec West) as described in Volume 251, Page 284.

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 in diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed December 14, 1999 by James R. Cottrill Registration #6858.