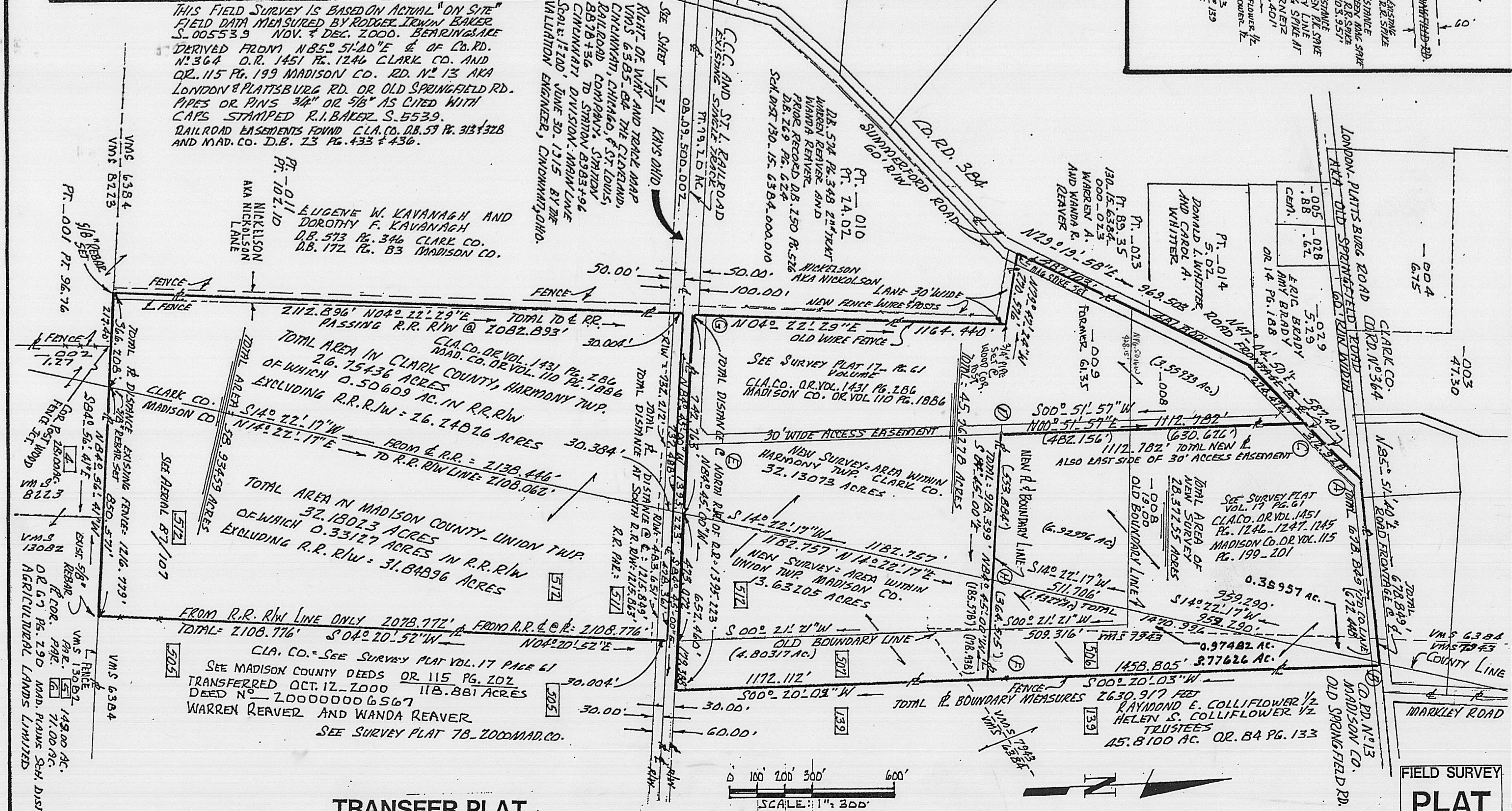


**Rodger Irwin Baker Dec. 19, 2000**  
 Ohio Registered Surveyor S-55539  
 1300 Plain City - Georgesville Road (South)  
 Galloway, Ohio 43119



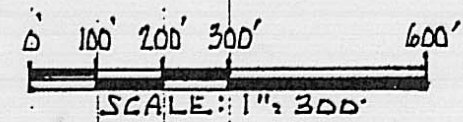
THIS FIELD SURVEY IS BASED ON ACTUAL "ON SITE" FIELD DATA MEASURED BY RODGER IRWIN BAKER NOV. & DEC. 2000. BEARINGS ARE DERIVED FROM N 85° 51' 40" E & OF CO. RD. N° 364 O.R. 1451 P. 1246 CLARK CO. AND OR. 115 P. 199 MADISON CO. RD. N° 13 AKA LONDON & PLATTSBURG RD. OR OLD SPRINGFIELD RD. PIPES OR PINS 3/4" OR 5/8" AS CITED WITH CAPS STAMPED R.I. BAKER S-55539. RAILROAD EASEMENTS FOUND CL.A. CO. DB. 57 P. 313 & 728 AND MAD. CO. D.B. 23 P. 433 & 436.



**LEGEND & SYMBOLS**  
 R/W = RIGHT OF WAY    CL = CENTERLINE  
 PL = PROPERTY LINE    F = FENCE  
 L = LAND HOOK - SAME OWNER  
 P = PIPE OR PIN, FOUND OR SET, AS NOTED  
 IF SET CAPS ARE THIS STAMPED R.I. BAKER S-55539

PLAT OF NEW LAND DIVISION IN VMS 6384 AND VMS 1943 IN MADISON COUNTY, UNION TWP. AND CLARK COUNTY, HARMONY TWP. LONDON-PLATTSBURG ROAD AND SUMMERFORD ROAD, OHIO MAIN PLAT SCALE: 1"=300' INSERTS ARE VARIOUS SCALES

TRANSFER PLAT



FIELD SURVEY PLAT



Description of 58.93459 acres of land fronting along the centerline of 60 feet wide right of way for Conrail ( Consolidate Railroad...formerly C.C.C. & St. L. Railway ) the northerly boundary of the herein described 58.93459 acres is in the centerline of said railroad track...there being 26.75436 acres within Harmony Civil Township, Clark County and 32.18023 acres in Union Civil Township, Madison County in VMS 6384 bounded and more particularly described as follows:

Commence for a starting reference with a found 3/8 inch by 10 inch steel spike in the centerline junction of Summerford Road ( Co. Rd. 384 ) and London-Plattsburg Road ( Co. Rd. # 364 ) both roadways 60 feet wide rights of way...go then with the middle of Summerford Road S 47 deg 04 min 50 sec W 587.40 feet to a found 3/8 inch by 10 inch steel spike; then again with the middle of Summerford Road S 29 deg 19 min 58 sec W 969.503 feet to a Mag Spike; then following a wire fence and easterly line of Nickolson Lane ( aka Nickelson Lane ) S 79 deg 47 min 24 sec E 270.576 feet to a 3/4 inch pipe and fence corner; then again with the easterly line of 30 feet wide Nickolson Lane ( a wire fence ) S 04 deg 22 min 29 sec W ( passing a 3/4 inch pipe at 1164.440 feet ) a total distance of 1194.444 feet to the centerline of existing railroad track at railroad station 8938+89 and the true point of beginning;

Thence: Following the centerline of said railroad track ( 60 feet right of way width ) S 84 deg 45 min 00 sec E ( crossing the county boundary between Clark County and Madison County at 737.488 feet ) a total distance of 1215.849 feet to a Mag Spike set;

Thence: Leaving said centerline of railroad track and passing a found 5/8" pin at 30.004 feet S 04 deg 20 min 52 sec W 2108.776 feet to a found 5/8 inch rebar at a fence corner; This call being the westerly boundary of 118.881 acres described in Madison County deed O.R. 115 at Pg.202 Warren Reaver and Wanda Reaver appearing on Madison County survey plat 78-2000;

Thence: Following a wire fence and the south boundary of VMS 6384 crossing into Clark County at a 5/8 inch rebar set at distance 850.571 a bearing of N 84 deg 56 min 41 sec W 1216.779 feet to a set 5/8 inch rebar and 3/4 inch pipe in Nickolson lane ( 217.40 feet westerly from a fence corner post and 10.3 feet westerly from a wire fence running northerly ). This last course being common with the northerly boundary of Agricultural Lands Mad.Co.O.R. 67 Pg. 290 and also common in part with the northerly line of Eugene W. Kavanagh and Dorothy F. Kavanagh Cla. Co. D.B. 573 Pg. 346 and Mad. Co. D.B. 172 Pg.83;

Thence: With a line in Nickolson lane and crossing the southerly right of way to said railroad at 2082.893 feet.....N 04 deg 22 min 29 sec E a total distance of 2112.896 feet to the point of beginning.

Containing 26.75436 acres a portion of Clark County tax parcel 130-15-6348-000-009 ( 26.24826 acres excluding railroad right of way ) and being 32.18023 acres in Madison County being a portion of tax parcel 29-00693.000 ( 31.84896 acres excluding railroad right of way )...being in total 58.93459 acres ( south of the railroad centerline ) in the ownership of David E. Peart and Cheryl B. Peart recorded in Clark County O.R. 1431 Pg. 286 and Madison County O.R. 110 Pg. 1886.

Pins set are 5/8 inch diameter, pipes set are 3/4 inch diameter with caps stamped R.I.Baker S-5539.

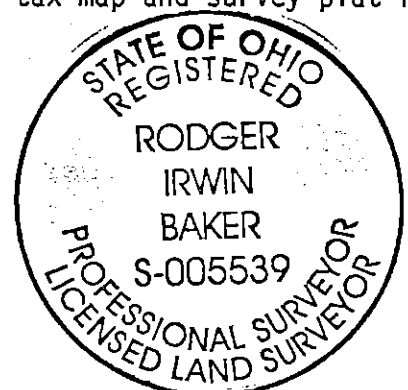
This description is based on a field survey made in November and December 2000 by Rodger Irwin Baker Ohio surveyor # S-005539. Bearings are derived from N 47 deg 04 min 50 sec E center of Summerford Road cited in O.R. 1451 at Pg. 1245.

Subject to a 20 feet wide access right of way recorded in Clark Co. D.B. 843 Pg. 764, madison County D.B. 97 Pg. 341, Mad. Co. D.B. 146 Pg. 276 and Mad. Co. O.R. 17 Pg. 506, Mad. C. O.R. 115 Pg. 202.

Railroad references see sheet V-31 of 17 "Kays" Ohio VMS 6385-84 Right-of Way-Track-Map Cincinnati Division-Main Line % Valuation Engineer dated June 30, 1915 sta.8878+36 to 8983+96 filed with Clark County Engineer's LIS Section ( tax map and survey plat files ).

 December 21, 2000

Rodger Irwin Baker P.S. # S-005539 ( Ohio )  
1300 Plain City-Georgesville Road ( South )  
Galloway, Ohio 43119 Phone: 614-879-6004



Property boundary description of 45.76278 acres of land of which 13.63205 acres are within Union Township, Madison County and 32.13073 acres are within Harmony Township, Clark County in VMS 6384 and 7943, State of Ohio bounded and more particularly described as follows:

Commence for a point of starting ( beginning ) with a found 3/8 inch by 10 inch steel spike in the centerline junction of Summerford Road ( Co. Rd. 384 ) and in the centerline of London-Plattsburg Road ( Co. Rd. 364 ) in Harmony Civil Township, Clark County, State of Ohio...

Thence: With the middle of Summerford Road S 47 deg 04 min 50 sec W 312.928 feet to a set Mag Spike at the true point of beginning:

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Thence: S 00 deg 51 min 57 sec W 1112.782 feet to a set 5/8 inch steel pin & 3/4" pipe;

Thence: Passing a set 3/4 inch pipe on the county boundary between Clark County and Madison County at 553.884 feet....S 84 deg 45 min 00 sec E a total distance of 918.399 feet to a set 3/4 inch pipe on the easterly boundary hereto and a wire fence common with the westerly boundary of Raymond E. Colliflower and Helen S. Colliflower trustees Madison County deed volume O.R. 84 Pg. 133;

Thence: With said boundary and following a wire fence S 00 deg 20 min 03 sec W 1172.112 feet to a found 3/4 inch pipe on the northerly right of way line of Conrail Railroad ( formerly C.C.C. & St. L. Railway 60 feet right of way );

Thence: Passing a found 3/4 inch pipe at 179.388 feet and crossing a set 5/8 inch pin on the boundary between Madison County and Clark County at 652.460 feet..... N 84 deg 45 min 00 sec W 1395.223 feet to a set 5/8 inch pin & 3/4 inch pipe on the easterly line of 30 feet wide Nickolson Lane ( aka Nickelson Lane ) and being the easterly boundary of Warren Reaver and Wanda Reaver Clark County D.B. 574 Pg. 348 tax parcel 130-15-6384-000-010;

Thence: With said Reaver and Nickolson Lane easterly boundary ( a wire fence ) go N 04 deg 22 min 29 sec E 1164.440 feet to a 3/4 inch pipe set at a wood post and fence corner;

Thence: Again with Reaver and said Lane following a wire fence N 79 deg 47 min 24 sec W 270.576 feet to a set Mag Spike in the middle of 60 feet wide Summerford Road;

Thence: With the centerline therewith go N 29 deg 19 min 58 sec E ( passing a set Mag Spike at 487.703 feet ) a total distance of 969.503 feet to a set 3/8 inch by 10 inch steel spike;

Thence: Again with said roadway centerline tangent N 47 deg 04 min 50 sec E 274.472 feet to the true point of beginning.

Containing within said bounds 45.76278 acres of land in both Madison and Clark Counties.

Being 3.55939 acres part of tax parcel 130-15-6384-000-008 in Clark County and 28.57134 acres being part of tax parcel 130-15-6384-000-009 in Clark County and being 8.82888 acres part of Madison County tax parcel 29-00693 and 4.80317 acres part of Madison County tax parcel 29-00694.


Pins set are 5/8 inch diameter and pipes set are 3/4 inch diameter with caps stamped R.I.Baker S-5539.

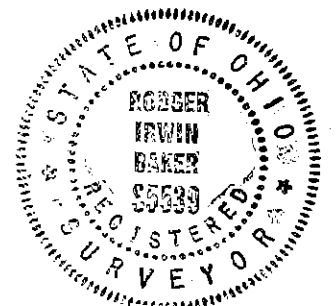
Being a portion of that land described in Clark County O.R. 1431 Pg. 286 and Madison County O.R. 110 Pg. 1886 David E. Peart and Cheryl B. Peart. Being also a portion of that land described in Clark County O.R. 1451 Pg. 1245 and Madison County O.R. 115 Pg. 199 Richard G. Smith and Ellen J. Smith.

Bearing adapted to the centerline of London-Plattsburg Road ( Old Springfield Road ) N 85 deg 51 min 40 sec E cited in the Official Records as stated above.

Based on a field survey made during November and December 2000 by Rodger Irwin Baker Ohio license and registration # S-005539.

Subject to an easement for purposes of ingress and egress over the aboved described 45.76278 acres.

  
December 21, 2000  
Rodger Irwin Baker P.S. # S-005539 (Ohio)  
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Being in VMS 6384 Harmony Civil Township, Clark County, Ohio:

Description of ingress and egress access easement to original planked crossing at Consolidated Railway ( former C.C.C. and St. L. Railroad ) which crossing is known as Nickelson Lane ( aka Nickolson Lane and / or Public Road as depicted on sheet V-31 of 17 Kays Ohio Right of Way Track Map Cincinnati Division-Main Line Sta. 8939+08 dated June 30, 1915 ( see Clark County L I S railroad Valuation files % Clark County Tax Map Engineer & Auditor )...said easement bounded and more particularly described as follows: ( Nickelson Lane or Nickolson Lane is found of record as a perpetual easement described in Vol. 506 at Pg. 94 Clark County Deed Records..being 30 feet in width, appurtenant to Tract III estate of James W. Wilson Clark County Probate Case # 30131 );

Easement: Commence for a starting reference with a found 3/8 inch by 10 inch spike in the junction of Summerford Road and London-Plattsburg Road then with the middle of Summerford Road ( Co. Rd. # 384 60 feet wide ) go S 47 deg 04 min 50 sec W a distance of 312.928 feet to a Mag Spike set at the true point of beginning;

Thence: S 00 deg 51 min 57 sec W 1112.782 feet to a 5/8 inch pin set;

Thence: S 00 deg 51 min 57 sec W 250.308 feet to a 5/8 inch pin set;

Thence: S 00 deg 21 min 03 sec E 922.630 feet to the northerly right of way of Conrail Railroad ( 60 feet wide formerly C.C.C. & St. L. Railway );

Thence: Following said railroad right of way boundary N 84 deg 45 min 00 sec W 485.558 feet to a set 5/8 inch pin at the easterly boundary of Nickelson Lane ( aka Nickolson Lane );

Thence: With the easterly boundary of said lane N 04 deg 22 min 29 sec E 50.000 feet to a point;

Thence: Parallel with aforementioned Railroad S 84 deg 45 min 00 sec E 421.419 feet to a point;

Thence: N 47 deg 41 min 49 sec E 40.146 feet to a point;

Thence: N 00 deg 21 min 03 sec W 842.630 feet to a point;

Thence: N 00 deg 51 min 57 sec E 1276.391 feet to a point;

Thence: N 42 deg 55 min 10 sec W 40.238 feet to the middle of Summerford Road;

Thence: With the centerline therewith N 47 deg 04 min 50 sec E 80.000 feet to the point of beginning.

Pins set are 5/8 inch diameter with caps stamped R.I.Baker S-5539. This description follows along the present alignment of a commonly used laneway primarily for the purpose of access to the two separate agricultural tracts lying south of the railroad and does provide sufficient width to include farm equipment. An additional right of way 20 feet in width runs parallel with the railroad and adjacent to said railroad found of record in Madison County Deed Volume 97 at Page 341 commencing at the easterly boundary of Nickolson lane in Harmony Township in Clark County then extending easterly into Union Township, Madison County a total easement distance of 1571.63 feet. This 20 feet wide easement is on the southerly side of said railroad.

Based on field measurements by Rodger Irwin Baker during December 2000, Ohio surveyor # S-005539. Bearings derived from N 85 deg 51 min 40 sec E O.R. 1451 Pg. 1247 Cla. Co. being along the centerline of London-Plattsburg Road also see Mad. Co. O.R.115 Pg.201.

*Rodger Irwin Baker*

December 21, 2000

Rodger Irwin Baker P.S. # S-005539 (Ohio)  
1300 Plain City-Georgesville Road (South )  
Galloway, Ohio 43119

Phone 614-879-6004



Description of 28.37255 acres ( rounded to 28.373 acres ) of land of which 6.18376 acres are within Union Township, Madison County, and 22.18878 acres are within the Civil Township of Harmony, Clark County...being in VMS 6384 and VMS 7943 bounded and more particularly described as follows:

Beginning with a found 3/8 inch by 10 inch steel spike in the centerline junction of Summerford Road and London-Plattsburg Road; ( Co. Rd. # 384 and Co. Rd. # 364 )

Thence: With the middle of London-Plattsburg Road ( Old Springfield Road in Madison County ), N 85 deg 51 min 40 sec E ( passing a found P.K.Spike at the Clark County & Madison County boundary at 672.448 feet ) a total distance of 678.849 feet to a found Mag Spike at the northeasterly property corner hereto...said Mag Spike measures 103.951 feet S 85 deg 51 min 40 sec W from a found railroad spike in the junction with Markley Road and said Mag Spike measures 18.398 feet S 04 deg 53 min 25 sec E from a found 1½ inch pipe in a concrete monument said to be a county monument ( Township Boundary and County Boundary )...said Mag Spike 6.401 feet easterly from the common line between Madison and Clark Counties and is also 86.039 feet from the common boundary between VMS 6384 and VMS 7943 ( being easterly therefrom );

Thence: S 00 deg 20 min 03 sec W following a wire fence a distance of 1458.805 feet to a 3/4 inch capped pipe set at a new land division line and being the southeasterly corner to the herein described;

Thence: With the southerly boundary herewith passing the line between VMS 7943 and VMS 6384 at 163.388 feet, passing the original tract line at 178.938, then crossing the common boundary between Madison County and Clark County at 364.515 feet.....N 84 deg 45 min 00 sec W a total distance of 918.399 feet to a set 3/4 inch capped pipe at the southwesterly corner hereto;

Thence: With the easterly boundary of a 30 feet wide access easement and the westerly boundary of the herein described tract of land N 00 deg 51 min 57 sec E a total distance of 1112.782 feet to a set Mag Spike in the centerline of Summerford Road ( Co. Rd. # 384 and passing the original tract line at 482.156 feet ),

Thence: With the middle of Summerford Road N 47 deg 04 min 50 sec E 312.928 feet to the true point of beginning.

Containing within said bounds a total of 28.37255 acres of land. Being parts of Union Township in Madison County and Harmony Township in Clark County.

Bearings are based on the middle of London-Plattsburg Road N 85 deg 51 min 40 sec E cited in deed of record O.R. 1451 Pg. 1247 Clark County and O.R. 115 Pg. 201 Madison County. Pipes set are 3/4 inch diameter, rebars set are 5/8 inch diameter with plastic caps stamped R.I.Baker S-5539.

This property is made up of 1.43268 acres in VMS 6384 Madison County and 6.92996 acres in VMS 6384 Clark County of that land described in Cla. Co. O.R. 1431 Pg.286 tax parcel 130-15-6384-000-009 and tax parcel 29-00693.000 in Madison County...in the name of David E. Peart and Cheryl B. Peart. ( total 8.36264 acres part of Peart ) See also Madison County Deed recorded O.R. 110 at Pg. 1886, David E. and Cheryl B. Peart. This property is also made up of 0.35957 acres in VMS 7943 and 14.89925 acres in VMS 6384 tax parcel 130-15-6384-000-008 Harmony Twp. Clark Co. and 0.97482 acre in VMS 6384 and 3.77626 acres in VMS 7943 Union Township, Madison County tax parcel 29-00694.000 in the name of Richard G. Smith and Ellen J. Smith Cla. Co. O.R. 1451 Pg. 1247 and Mad. C. O.R. 115 Pg. 201.

This description is based on a current field survey made in November and December year 2000 by Rodger Irwin Baker Ohio surveyor # S-005539.



December 20, 2000

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