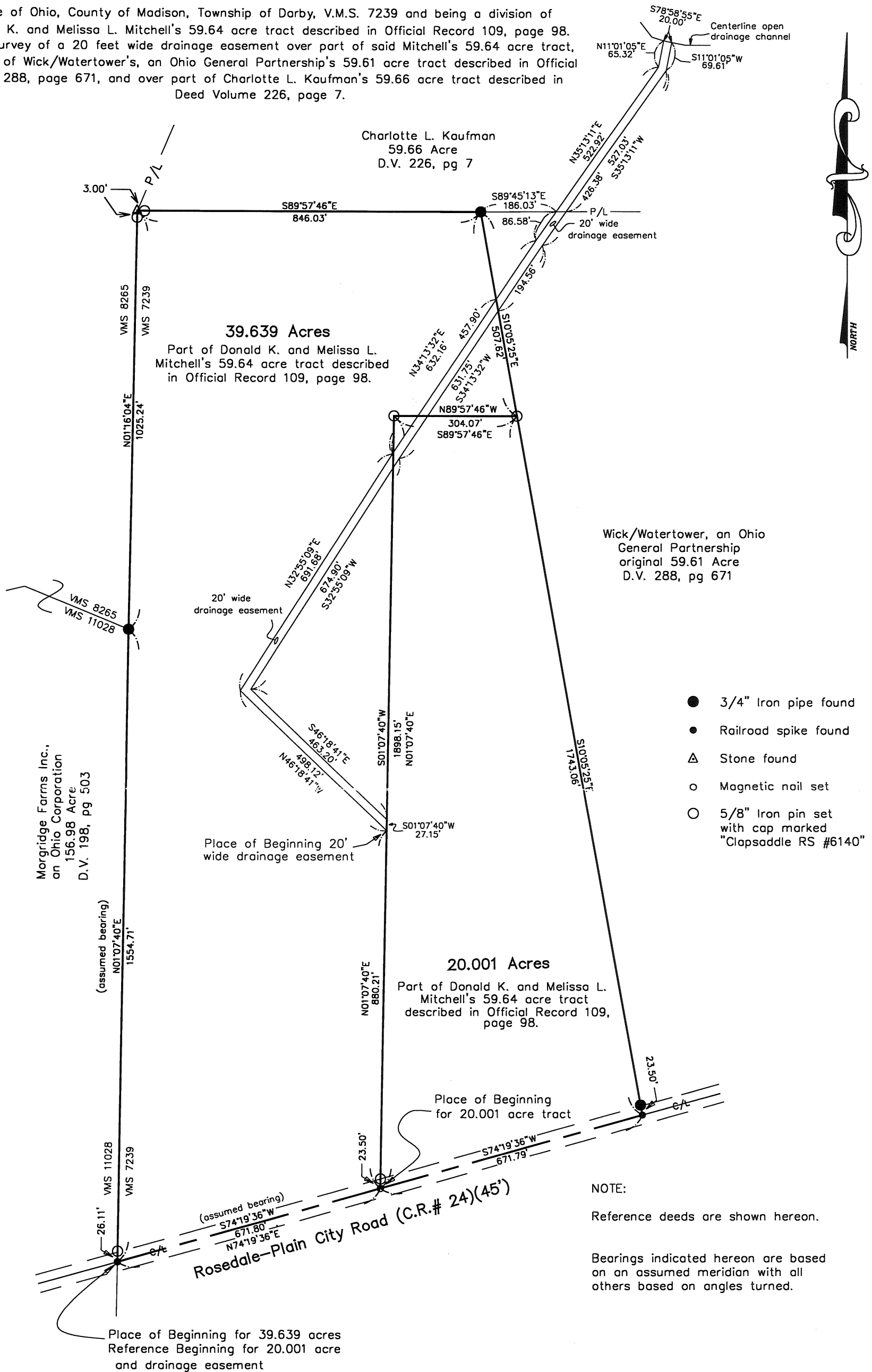


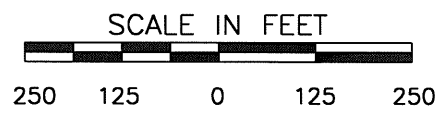
SURVEY FOR DON MITCHELL

State of Ohio, County of Madison, Township of Darby, V.M.S. 7239 and being a division of Donald K. and Melissa L. Mitchell's 59.64 acre tract described in Official Record 109, page 98. Also, survey of a 20 feet wide drainage easement over part of said Mitchell's 59.64 acre tract, over part of Wick/Watertower's, an Ohio General Partnership's 59.61 acre tract described in Official Record 288, page 671, and over part of Charlotte L. Kaufman's 59.66 acre tract described in Deed Volume 226, page 7.



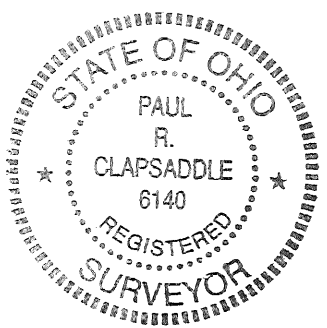
- 3/4" Iron pipe found
- Railroad spike found
- △ Stone found
- Magnetic nail set
- 5/8" Iron pin set with cap marked "Clapsaddle RS #6140"

NOTE:
Reference deeds are shown hereon.
Bearings indicated hereon are based on an assumed meridian with all others based on angles turned.



I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140



Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599
(800) 745-2599
Paul R. Clapsaddle, P.E., P.S.

Filename: MitchellDonJrNov00.dwg
Date: 08/07/01
F.B. 30, pg. 45

SURVEY FOR DON MITCHELL

20.001 Acres

August 7, 2001

The following described tract of land is situated in the State of Ohio, County of Madison, Township of Darby, V.M.S. 7239, being part of Donald K. and Melissa L. Mitchell's 59.64 acre tract described in Official Record 109, page 98, being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Rosedale - Plain City Road (C.R. #24, 45 feet wide) with a west line of V.M.S. 7239 and an east line of V.M.S. 11028, said railroad spike marking the southwest corner of said 59.64 acre tract and the southeast corner of Morgridge Farms, Inc.'s 156.98 acre tract described in Deed Volume 198, page 503;

Thence North 74°19'36" East (assumed bearing) 671.80 feet, following the centerline of said Road and the south line of said 59.64 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **North 01°07'40" East 1898.15 feet**, departing from the centerline of said Road and entering said 59.64 acre tract, passing at 23.50 feet an iron pin set, to an iron pin set;

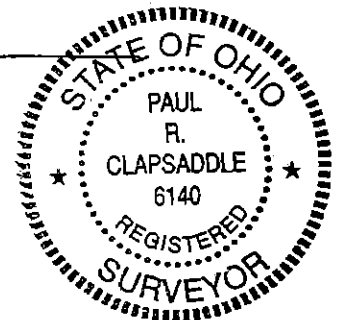
Thence **South 89°57'46" East 304.07 feet** to an iron pin set in the east line of said 59.64 acre tract and in the west line of Wick/Watertower, an Ohio General Partnership's 59.61 acre tract described in Deed Volume 288, page 671;

Thence **South 10°05'25" East 1743.06 feet**, following the west line of said 59.61 acre tract and the east line of said 59.64 acre tract, passing at 1717.97 feet a ¾ inch iron pipe found, to a railroad spike found in the centerline of Rosedale - Plain City Road at the southeast corner of said 59.64 acre tract and at the southwest corner of said 59.61 acre tract;

Thence **South 74°19'36" West 671.79 feet**, following the centerline of said Road and the south line of said 59.64 acre tract, to the **place of beginning, containing 20.001 acres**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared based on an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2001. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140". Bearings indicated herein are based on an assumed meridian and are to denote angles only.

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road, Marysville, Ohio 43040
(937) 747-2599



SURVEY FOR DON MITCHELL

39.639 Acres

August 7, 2001

The following described tract of land is situated in the State of Ohio, County of Madison, Township of Darby, V.M.S. 7239, being part of Donald K. and Melissa L. Mitchell's 59.64 acre tract described in Official Record 109, page 98, being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of Rosedale – Plain City Road (C.R. #24, 45 feet wide) with a west line of V.M.S. 7239 and east line of V.M.S. 11028, said railroad spike marking the southwest corner of said 59.64 acre tract and the southeast corner of Morgridge Farms, Inc.'s 156.98 acre tract described in Deed Volume 198, page 503, said spike marking the **place of beginning**;

Thence **North 01°07'40" East** (assumed bearing) **1554.71 feet**, following the west line of said 59.64 acre tract and the east line of said 156.98 acre tract, passing at 26.11 feet an iron pin set, to a ¾ inch iron pipe found at the northeast corner of V.M.S. 11028 and at the southeast corner of V.M.S. 8265;

Thence **North 01°16'04" East 1025.24 feet**, continuing with the west line of said 59.64 acre tract, the west line of V.M.S. 7239, the east line of V.M.S. 8265 and continuing with the east line of said 156.98 acre tract, passing at 1022.24 feet an iron pin set, to a stone found at the southwest corner of Charlotte L. Kaufman's 59.66 acre tract described in Deed Volume 226, page 7;

Thence **South 89°57'46" East 846.03 feet**, departing from the east line of said 156.98 acre tract and following the south line of said 59.66 acre tract and the north line of said 59.64 acre tract, passing at 3.00 feet an iron pin set, to a ¾ inch iron pipe found at the northeast corner of said 59.64 acre tract and at the northwest corner of Wick/Watertower, an Ohio General Partnership's 59.61 acre tract described in Deed Volume 288, page 671;

Thence **South 10°05'25" East 507.62 feet**, following the east line of said 59.64 acre tract and the west line of said 59.61 acre tract, to an iron pin set;

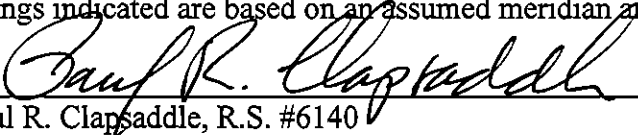
Thence **North 89°57'46" West 304.07 feet**, departing from the west line of said 59.61 acre tract and entering said 59.64 acre tract, to an iron pin set;

Thence **South 01°07'40" West 1898.15 feet**, passing at 1874.65 feet an iron pin set, to a magnetic nail set in the centerline of Rosedale – Plain City Road and in the south line of said 59.64 acre tract;

Thence **South 74°19'36" West 671.80 feet**, following the centerline of said Road and the south line of said 59.64 acre tract, to the **place of beginning, containing 39.639 acres**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared based on an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2001. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140". Bearings indicated are based on an assumed meridian and are to denote angles only.

ATTEST:



Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



SURVEY FOR DON MITCHELL
Drainage Easement
August 7, 2001

The following described drainage easement is situated in the State of Ohio, County of Madison, Township of Darby, V.M.S. 7239, being over part of 1) Donald K. and Melissa L. Mitchell's 59.64 acre tract described in Official Record 109, page 98, 2) Wick/Watertower, an Ohio General Partnership's 59.61 acre tract described in Deed Volume 288, page 671, and 3) Charlotte L. Kaufman's 59.66 acre tract described in Deed Volume 226, page 7, said drainage easement being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Rosedale- Plain City Road (C.R. #24, 45 feet wide) with a west line of V.M.S. 7239 and an east line of V.M.S. 11028, said railroad spike marking the southwest corner of said 59.64 acre tract and the southeast corner of Morgridge Farms, Inc.'s 156.98 acre tract described in Deed Volume 198, page 503;

Thence North $74^{\circ}19'36''$ East (assumed bearing) 671.80 feet, following the centerline of said Road and the south line of said 59.64 acre tract, to a magnetic nail set;

Thence North $01^{\circ}07'40''$ East 880.21 feet, departing from the centerline of said Road and entering said 59.64 acre tract, passing at 23.50 feet an iron pin set, to a point marking the **place of beginning**;

Thence North $46^{\circ}18'41''$ West 498.12 feet to a point;

Thence North $32^{\circ}55'09''$ East 691.68 feet to a point;

Thence North $34^{\circ}13'32''$ East 632.16 feet, passing at 457.90 feet a point in the east line of said 59.64 acre tract and in the west line of said 59.61 acre tract, thereafter entering said 59.61 acre tract, to a point;

Thence North $35^{\circ}13'11''$ East 522.92 feet, passing at 86.58 feet a point in the north line of said 59.61 acre tract and in the south line of said 59.66 acre tract, thereafter entering said 59.66 acre tract, to a point;

Thence North $11^{\circ}01'05''$ East 65.32 feet to a point in the center of an open drainage channel;

Thence South $78^{\circ}58'55''$ East 20.00 feet, following the center of said open drainage channel, to a point;

Thence South $11^{\circ}01'05''$ West 69.61 feet, departing from said drainage channel, to a point;

Thence **South 35°13'11" West 527.03 feet**, passing at 426.38 feet a point in the south line of said 59.66 acre tract and in the north line of said 59.61 acre tract, thereafter entering said 59.61 acre tract, to a point;

Thence **South 34°13'32" West 631.75 feet**, passing at 194.56 feet a point in the west line of said 59.61 acre tract and in the east line of said 59.64 acre tract, thereafter entering said 59.64 acre tract, to a point;

Thence **South 32°55'09" West 674.90 feet** to a point;

Thence **South 46°18'41" East 463.20 feet** to a point;

Thence **South 01°07'40" West 27.15 feet** to the **place of beginning**. The above described easement is subject to all valid prior easements of record.

The above description was prepared based on an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2001. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140". Bearings indicated herein are based on an assumed meridian and are to denote angles only.

ATTEST:



Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road, Marysville, Ohio 43040
(937) 747-2599

