

SURVEY PLAT FOR BRUNER LAND CO., INC.

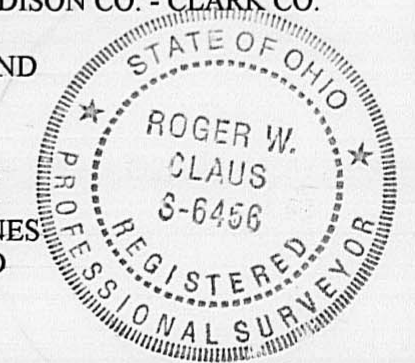
SITUATED IN THE STATE OF OHIO, PART IN THE COUNTY OF CLARK, TOWNSHIP OF HARMONY, IN V.M.S. 6384 AND V.M.S. 7943; AND BEING PART IN THE COUNTY OF MADISON, TOWNSHIP OF UNION, IN V.M.S. 7943, OF "THE VIRGINIA MILITARY DISTRICT OF 1784".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "VIENNA"
- (4) ASCS AERIAL PHOTO
- (5) 5 SURVEY PLATS BY RODGER IRWIN BAKER
- (6) SURVEY PLAT BY CARL F. SWARTZBAUGH
- (7) SURVEY PLAT BY NEIL BABB
- (8) SURVEY PLAT WILLIAM W. BROWNING
- (9) COUNTY ENG. SURVEY VOL. 11, PG. 235
- (10) COUNTY ENG. SURVEY VOL. 15, PG. 99
- (11) COUNTY V.M.S. MAPS

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

- ⊙ = 3/4" IRON PIPE FOUND CAPPED "R. I. BAKER S-5539"
- ⊠ = G.P.S. BENCH MARK MONU. FOUND
- ⊙ = 1" IRON PIN FOUND IN CONCRETE
- ⊙ = METAL "T" FENCE POST FOUND
- ⊙ = FENCE POST FOUND
- ⊙ = PERCUSSION TEST HOLE FOUND WITH #
- ⊙ = 1" IRON PIPE FOUND - UNCAPPED
- ⊙ = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456"
- ⊙ = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- ⊙ = 1/2" IRON PIN FOUND UNCAPPED.
- ⊙ = 1-1/2" IRON PIN FOUND UNCAPPED.
- ⊙ = 3/4" IRON PIN FOUND UNCAPPED.
- ⊙ = MAG. NAIL FOUND IN PAVEMENT.
- ⊙ = CONCRETE MONUMENT FOUND
- ⊙ = 1894 - COUNTY LINE - MADISON CO. - CLARK CO.
- ⊙ = MARKED STONE FOUND
- ⊙ = UN-MARKED STONE FOUND
- ⊙ = SURVEY ANGLE POINT
- ⊙ = RAILROAD SPIKE FOUND
- ⊙ = RAILROAD SPIKE FOUND.
- ⊙ = TREE WITH WIRE FOUND
- ⊙ = EXISTING PROPERTY LINES
- x-x- = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY



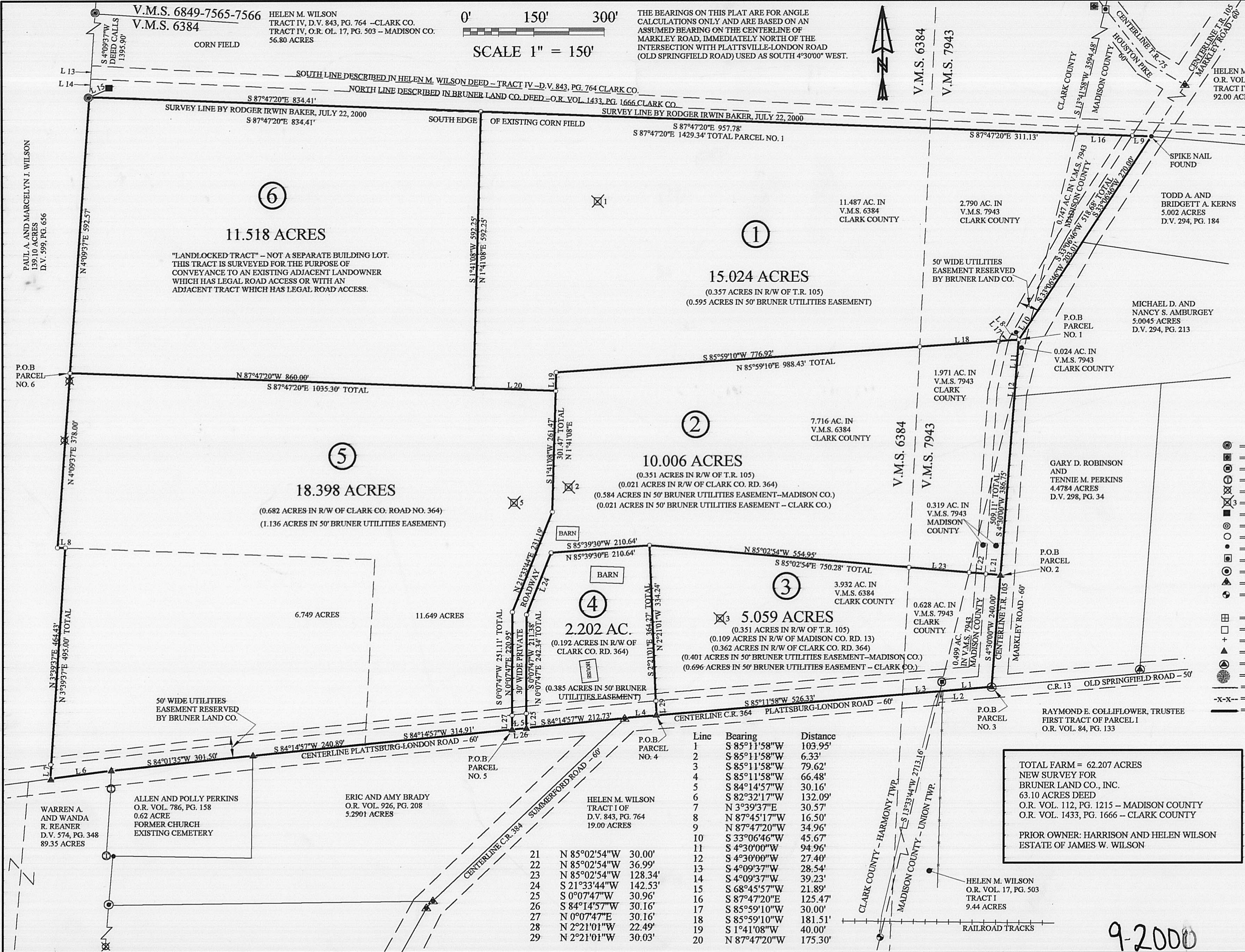
SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

Roger W. Claus 10-27-00
 ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:
 33310 CHRISTMAN RIDGE ROAD
 LEWISVILLE, OHIO 43754
 1-740-567-3168
 1-740-567-3106 fax

REVISIONS	DATE	INITIALS

SURVEY PLAT FILE: 000510-Clark

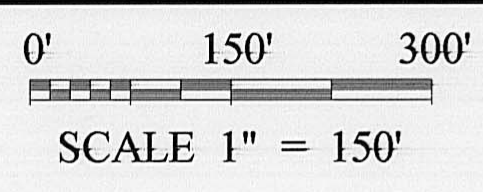


Line	Bearing	Distance
1	S 85°11'58"W	103.95'
2	S 85°11'58"W	6.33'
3	S 85°11'58"W	79.62'
4	S 85°11'58"W	66.48'
5	S 84°14'57"W	30.16'
6	S 82°32'17"W	132.09'
7	N 3°39'37"E	30.57'
8	N 87°45'17"W	16.50'
9	N 87°47'20"W	34.96'
10	S 33°06'46"W	45.67'
11	S 4°30'00"W	94.96'
12	S 4°30'00"W	27.40'
13	S 4°09'37"W	28.54'
14	S 4°09'37"W	39.23'
15	S 68°45'57"W	21.89'
16	S 87°47'20"E	125.47'
17	S 85°59'10"W	30.00'
18	S 85°59'10"W	181.51'
19	S 1°41'08"W	40.00'
20	N 87°47'20"W	175.30'

TOTAL FARM = 62.207 ACRES
 NEW SURVEY FOR
 BRUNER LAND CO., INC.
 63.10 ACRES DEED
 O.R. VOL. 112, PG. 1215 - MADISON COUNTY
 O.R. VOL. 1433, PG. 1666 - CLARK COUNTY

PRIOR OWNER: HARRISON AND HELEN WILSON
 ESTATE OF JAMES W. WILSON

9-2000



THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE CENTERLINE OF MARKLEY ROAD, IMMEDIATELY NORTH OF THE INTERSECTION WITH PLATTSVILLE-LONDON ROAD (OLD SPRINGFIELD ROAD) USED AS SOUTH 4°30'00" WEST.



V.M.S. 6849-7565-7566
 V.M.S. 6384
 HELEN M. WILSON
 TRACT IV, D.V. 843, PG. 764 -CLARK CO.
 TRACT IV, O.R. OL. 17, PG. 503 - MADISON CO.
 56.80 ACRES

HELEN M. WILSON
 O.R. VOL. 17, PG. 503
 TRACT IV
 92.00 ACRES

PAULA A. AND MARCELYN J. WILSON
 159.10 ACRES
 D.V. 599, PG. 656

P.O.B. PARCEL NO. 6

WARREN A. AND WANDA R. REANER
 D.V. 574, PG. 348
 89.35 ACRES

ALLEN AND POLLY PERKINS
 O.R. VOL. 786, PG. 158
 0.62 ACRE
 FORMER CHURCH
 EXISTING CEMETERY

ERIC AND AMY BRADY
 O.R. VOL. 926, PG. 208
 5.2901 ACRES

HELEN M. WILSON
 TRACT I OF
 D.V. 843, PG. 764
 19.00 ACRES

RAYMOND E. COLLIFLOWER, TRUSTEE
 FIRST TRACT OF PARCEL I
 O.R. VOL. 84, PG. 133

HELEN M. WILSON
 O.R. VOL. 17, PG. 503
 TRACT I
 9.44 ACRES

RAILROAD TRACKS

DESCRIPTION OF PARCEL NO. 1

Revised 10-26-00

Situated in the State of Ohio, being part in the County of Clark, Township of Harmony, in V.M.S. 6384 and 7943, and being part in the County of Madison, Township of Union, in V.M.S. 7943, of "The Virginia Military Survey District of 1784" and being bounded and described as follows:

Commencing for Reference at a railroad spike found in the centerline intersection of Madison County Road No. 13 (Old Springfield Road – 50' wide) and Union Township Road No. 105 (Markley Road – 60' wide) (Note: Reference bearing on the centerline of Markley Road immediately to the north of Old Springfield Road used as North 04°30'00" West.);

Thence, with the centerline of Markley Road, North 04°30'00" East a distance of 749.11 feet to an iron pin set, being located South 87°45'17" East a distance of 16.50 feet from a ½" iron pin found; Said iron pin set being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and leaving the road, South 85°59'10" West a distance of 988.43 feet to an iron pin set, passing through an iron pin set at a distance of plus 30.00 feet and passing through another iron pin set at a distance of plus 211.51 feet, respectively;

Thence South 01°41'08" West a distance of 40.00 feet to an iron pin set;

Thence North 87°47'20" West a distance of 175.30 feet to an iron pin set;

Thence North 01°41'08" East a distance of 592.25 feet to an iron pin set in the new south line of the Helen M. Wilson property as conveyed in Tract IV of Deed Volume 843, Page 764 of the Clark County Recorder's Office as surveyed July 22, 2000 by Rodger Irwin Baker;

Thence, with the new survey line by Rodger Irwin Baker, South 87°47'20" East a distance of 1,429.34 feet to a spike nail found in the centerline of Union Township Road No. 105 (Markley Road – 60' wide), passing over the east line of V.M.S. 6384 and the west line of V.M.S. 7943 at a distance of plus 957.78 feet, passing through an iron pin set on the county line at a distance of plus 1,268.91 feet, and passing through another iron pin set at a distance of plus 1,394.38 feet, respectively;

Thence, with the centerline of Markley Road, South 33°06'46" West a distance of 518.68 feet to The Point of Beginning;

Containing 15.024 acres, more or less, of which:

- 0.747 acre is out of V.M.S. 7943 in Union Township, Madison County,
- 2.790 acres are out of V.M.S. 7943 in Harmony Township, Clark County, and
- 11.487 acres are out of V.M.S. 6384 in Harmony Township, Clark County.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Union Township Road No. 105 (0.357 acres, more or less).

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors, their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Union Township Road No. 105. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of Township Road No. 105. Containing 0.595 acres, more or less, of easement.

Page 2 of 2

Description of Parcel No. 1

Revised 10-26-00

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the centerline of Markley Road immediately to the north of Old Springfield Road used as South 04°30'00" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of October 8, 2000; said survey being subject to any facts that may be disclosed in a full and accurate title search.

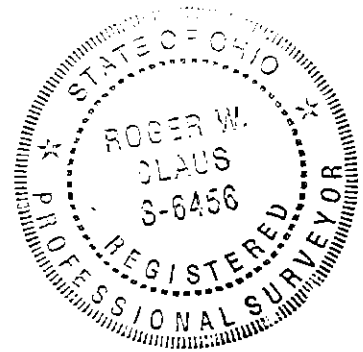
Prior deeds: Official Records Volume 112, Page 1215 Madison County
Official Records Volume 1433, Page 1666 Clark County

Surveyor:

Roger W. Claus

Date:

10-27-00



DESCRIPTION OF PARCEL NO. 2

Revised 10-26-00

Situated in the State of Ohio, being part in the County of Clark, Township of Harmony, in V.M.S. 6384 and 7943, and being part in the County of Madison, Township of Union, in V.M.S. 7943, of "The Virginia Military Survey District of 1784" and being bounded and described as follows:

Commencing for Reference at a railroad spike found in the centerline intersection of Madison County Road No. 13 (Old Springfield Road – 50' wide) and Union Township Road No. 105 (Markley Road – 60' wide) (Note: Reference bearing on the centerline of Markley Road immediately to the north of Old Springfield Road used as North 04°30'00" West.);

Thence, with the centerline of Markley Road, North 04°30'00" East a distance of 240.00 feet to a railroad spike set, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and leaving the road, North 85°02'54" West a distance of 750.28 feet to an iron pin set, passing through an iron pin set on the west right-of-way line of Markley Road at a distance of plus 30.00 feet, passing through an iron pin set on the county line at a distance of plus 66.99 feet, and passing through an iron pin set on the west line of V.M.S. 7943 and the east line of V.M.S. 6384 at a distance of plus 195.33 feet, respectively;

Thence South 85°39'30" West a distance of 210.64 feet to an iron pin set;

Thence South 21°33'44" West a distance of 142.53 feet to an iron pin set;

Thence South 00°07'47" West a distance of 242.34 feet to a railroad spike set in the centerline of Clark County Road No. 364 (Plattsburg-London Road – 60' wide), passing through an iron pin set at a distance of plus 211.38 feet;

Thence, with the centerline of Plattsburg-London Road), South 84°14'57" West a distance of 30.16 feet to a railroad spike set;

Thence, leaving the road, North 00°07'47" East a distance of 251.11 feet to an iron pin set, passing through an iron pin set in the north right-of-way line of the road at a distance of plus 30.16 feet;

Thence North 21°33'44" East a distance of 231.19 feet to an iron pin set;

Thence North 01°41'08" East a distance of 301.47 feet to an iron pin set, passing through an iron pin set at a distance of plus 261.47 feet;

Thence North 85°59'10" East a distance of 988.43 feet to an iron pin set at the P.I. of the centerline of Union Township Road No. 105 (Markley Road – 60' wide), passing through an iron pin set on the east line of V.M.S. 6384 and the west line of V.M.S. 7943 at a distance of plus 776.92 feet and passing through another iron pin set at a distance of plus 958.43 feet, respectively;

Thence, with the centerline of Markley Road, South 04°30'00" West a distance of 509.11 feet to The Point of Beginning;

Containing 10.006 acres, more or less, of which:

0.319 acre is out of V.M.S. 7943 in Union Township, Madison County,

1.971 acres are out of V.M.S. 7943 in Harmony Township, Clark County, and

7.716 acres are out of V.M.S. 6384 in Harmony Township, Clark County.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Clark County Road No. 364 (0.021 acres, more or less).

Subject to the right-of-way of Union Township Road No. 105 (0.351 acres, more or less).

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors, their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Union Township Road No. 105. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of Township Road No. 105. Containing 0.584 acres, more or less, of easement.

Subject to a 50.00 feet wide easement being reserved unto the grantors, their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Clark County Township Road No. 105. Said easement runs in an east-west direction across the south tip of the above-described property with the south line of said easement being the centerline of Clark County Road No. 364. Containing 0.021 acres, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

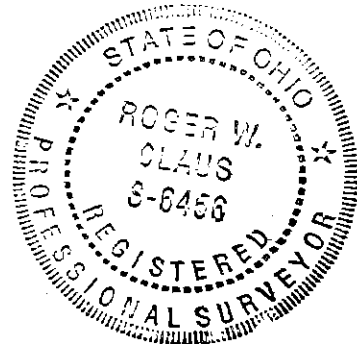
The bearings in this description are for angle calculations only and are based on the centerline of Markley Road immediately to the north of Old Springfield Road used as South 04°30'00" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of October 8, 2000; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deeds: Official Records Volume 112, Page 1215 Madison County
Official Records Volume 1433, Page 1666 Clark County

Surveyor: *Roger W. Claus*
Date: 10-27-00



DESCRIPTION OF PARCEL NO. 3

Revised 10-26-00

Situated in the State of Ohio, being part in the County of Clark, Township of Harmony, in V.M.S. 6384 and 7943, and being part in the County of Madison, Township of Union, in V.M.S. 7943, of "The Virginia Military Survey District of 1784" and being bounded and described as follows:

Beginning at a railroad spike found in the centerline intersection of Madison County Road No. 13 (Old Springfield Road – 50' wide) and Union Township Road No. 105 (Markley Road – 60' wide) (Note: Reference bearing on the centerline of Markley Road immediately to the north of Old Springfield Road used as North 04°30'00" West.);

Thence, from said Point of Beginning and running with the centerline of Madison County Road No. 13 (Old Springfield Road – 50' wide), South 85°11'58" West a distance of 110.28 feet to a point in the county line;

Thence, with the centerline of Clark County Road No. 364 (Plattsburg-London Road – 60' wide), South 85°11'58" West a distance of 605.95 feet to a railroad spike set, passing over the west line of V.M.S. 7943 and the east line of V.M.S. 6384 at a distance of plus 79.62 feet;

Thence, leaving the road, North 02°21'01" West a distance of 364.27 feet to an iron pin set, passing through an iron pin set at a distance of plus 30.03 feet;

Thence South 85°02'54" East a distance of 750.28 feet to a railroad spike set in the centerline of Union Township Road No. 105 (Markley Road – 60' wide), passing through an iron pin set on the east line of V.M.S. 6384 and the west line of V.M.S. 7943 at a distance of plus 554.95 feet, passing through an iron pin set on the county line at a distance of plus 683.29 feet, and passing through an iron pin set on the west right-of-way line of Markley Road at a distance plus 720.28 feet, respectively;

Thence, with the centerline of Markley Road, South 04°30'00" West a distance of 240.00 feet to The Point of Beginning;

Containing 5.059 acres, more or less, of which:

0.499 acre is out of V.M.S. 7943 in Union Township, Madison County,

0.628 acre is out of V.M.S. 7943 in Harmony Township, Clark County, and

3.932 acres are out of V.M.S. 6384 in Harmony Township, Clark County.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Union Township Road No. 105 (0.165 acres, more or less).

Subject to the right-of-way of Madison County Road No. 13 (0.109 acres, more or less).

Subject to the right-of-way of Clark County Road No. 364 (0.362 acres, more or less).

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors, their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Union Township Road No. 105. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of Township Road No. 105. Containing 0.275 acres, more or less, of easement.

Subject to another 50.00 feet wide easement being reserved unto the grantors, their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Madison County Road No. 13. Said easement runs in an east-west direction across the south end of the above-described property with the east line of said easement being the centerline of Madison County Road No. 13. Containing 0.126 acres, more or less, of easement.

Subject to another 50.00 feet wide easement being reserved unto the grantors, their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Clark County Road No. 364. Said easement runs in an east-west direction across the south end of the above-described property with the east line of said easement being the centerline of Clark County Road No. 364. Containing 0.696 acres, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the centerline of Markley Road immediately to the north of Old Springfield Road used as South 04°30'00" West.

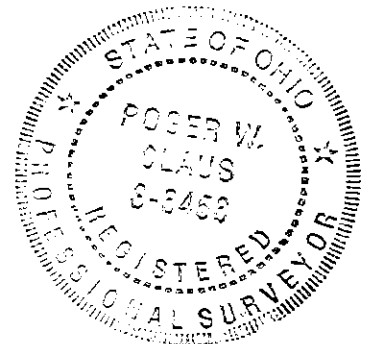
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of October 8, 2000; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deeds: Official Records Volume 112, Page 1215 Madison County
Official Records Volume 1433, Page 1666 Clark County

Surveyor: Roger W. Claus

Date: 10-27-00



DESCRIPTION OF PARCEL NO. 4

Revised 10-26-00

Situated in the State of Ohio, County of Clark, Township of Harmony, V.M.S. 6384, of "The Virginia Military Survey District of 1784" and being bounded and described as follows:

Commencing for Reference at a railroad spike found in the centerline intersection of Madison County Road No. 13 (Old Springfield Road – 50' wide) and Union Township Road No. 105 (Markley Road – 60' wide) (Note: Reference bearing on the centerline of Markley Road immediately to the north of Old Springfield Road used as North $04^{\circ}30'00''$ West.);

Thence, with the centerline of Madison County Road No. 13 (Old Springfield Road – 50' wide), South $85^{\circ}11'58''$ West a distance of 110.28 feet to a point in the county line;

Thence, with the centerline of Clark County Road No. 364 (Plattsburg-London Road – 60' wide), South $85^{\circ}11'58''$ West a distance of 605.95 feet to a railroad spike set, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the centerline of Clark County Road No. 364 (Plattsburg-London Road – 60' wide), the following two courses:

(1) South $85^{\circ}11'58''$ West a distance of 66.48 feet to a Mag. Nail found in the centerline intersection with County Road No. 384 (Summerford Road – 60' wide);

(2) Thence South $84^{\circ}14'57''$ West a distance of 212.73 feet to a railroad spike set;

Thence, leaving the road, North $00^{\circ}07'47''$ East a distance of 242.34 feet to an iron pin set, passing through an iron pin set at a distance of plus 30.96 feet;

Thence North $21^{\circ}33'44''$ East a distance of 142.53 feet to an iron pin set;

Thence North $85^{\circ}39'30''$ East a distance of 210.64 feet to an iron pin set;

Thence South $02^{\circ}21'01''$ East a distance of 364.27 feet to The Point of Beginning, passing through an iron pin set on the north right-of-way line of Plattsburg-London Road at a distance plus 334.24 feet, respectively;

Containing 2.202 acres, more or less, out of V.M.S. 6384 in Harmony Township, Clark County.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Clark County Road No. 364 (0.192 acres, more or less).

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors, their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Clark County Road No. 364. Said easement runs in an east-west direction across the south end of the above-described property with the east line of said easement being the centerline of Clark County Road No. 364. Containing 0.385 acres, more or less, of easement.

All iron pins set are $5/8''$ x 30" rebar capped and labeled "Claus 6456".

Page 2 of 2
Description of Parcel No. 4
Revised 10-26-00

The bearings in this description are for angle calculations only and are based on the centerline of Markley Road immediately to the north of Old Springfield Road used as South $04^{\circ}30'00''$ West.

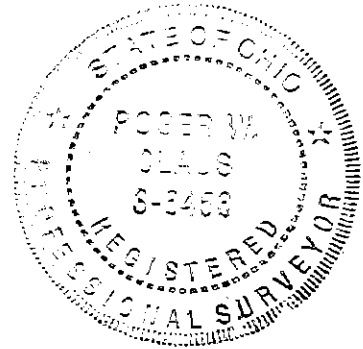
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of October 8, 2000; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deeds: Official Records Volume 112, Page 1215 Madison County
Official Records Volume 1433, Page 1666 Clark County

Surveyor: *Roger W Claus*

Date: 10-27-00



DESCRIPTION OF PARCEL NO. 5

Revised 10-26-00

Situated in the State of Ohio, County of Clark, Township of Harmony, V.M.S. 6384, of "The Virginia Military Survey District of 1784" and being bounded and described as follows:

Commencing for Reference at a railroad spike found in the centerline intersection of Madison County Road No. 13 (Old Springfield Road – 50' wide) and Union Township Road No. 105 (Markley Road – 60' wide) (Note: Reference bearing on the centerline of Markley Road immediately to the north of Old Springfield Road used as North $04^{\circ}30'00''$ West.);

Thence, with the centerline of Madison County Road No. 13 (Old Springfield Road – 50' wide), South $85^{\circ}11'58''$ West a distance of 110.28 feet to a point in the county line;

Thence, with the centerline of Clark County Road No. 364 (Plattsburg-London Road – 60' wide), the following two courses:

- (1) South $85^{\circ}11'58''$ West a distance of 672.43 feet to a Mag. Nail found in the centerline intersection with County Road No. 384 (Summerford Road – 60' wide);
- (2) Thence South $84^{\circ}14'57''$ West a distance of 242.89 feet to a railroad spike set, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the centerline of Clark County Road No. 364 (Plattsburg-London Road – 60' wide), the following three courses:

- (1) South $84^{\circ}14'57''$ West a distance of 555.80 feet to a railroad spike set at the northeast corner of a 0.62 acre tract as conveyed to Allen and Polly Perkins by Official Records Volume 786, Page 158 of the Clark County Recorder's Office;
- (2) Thence South $84^{\circ}01'35''$ West a distance of 301.50 feet to a railroad spike set at the northwest corner of said Perkins property;
- (3) Thence South $82^{\circ}32'17''$ West a distance of 132.09 feet to a railroad spike set at the southeast corner of a 139.10 acres tract as conveyed to Paul and Marcelyn J. Wilson by Deed Volume 599, Page 656 of the Clark County Recorder's Office;

Thence, leaving the road with the east line of said Wilson property, the following three courses:

- (1) North $03^{\circ}39'37''$ East a distance of 495.00 feet to an iron pin set, passing through an iron pin set in the north right-of-way line of Plattsburg-London Road at a distance of plus 30.57 feet;
- (2) Thence North $87^{\circ}45'17''$ West a distance of 16.50 feet to an iron pin set;
- (3) Thence North $04^{\circ}09'37''$ East a distance of 378.00 feet to an iron pin set;

Thence South $87^{\circ}47'20''$ East a distance of 1,035.30 feet to an iron pin set, passing through an iron pin set at a distance of plus 860.00 feet;

- (1) South $01^{\circ}41'08''$ West a distance of 261.47 feet to an iron pin set;
- (2) Thence South $21^{\circ}33'44''$ West a distance of 231.19 feet to an iron pin set;

(3) Thence South $00^{\circ}07'47''$ West a distance of 251.11 feet to The Point of Beginning, passing through an iron pin set in the north right-of-way line of Plattsburg-London Road at a distance of plus 220.95 feet;

Containing 18.398 acres, more or less, out of V.M.S. 6384 in Harmony Township, Clark County.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Clark County Road No. 364 (0.682 acres, more or less).

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors, their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Clark County Road No. 364. Said easement runs in an east-west direction across the south end of the above-described property with the east line of said easement being the centerline of Clark County Road No. 364. Containing 1.136 acres, more or less, of easement.

All iron pins set are $5/8'' \times 30''$ rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the centerline of Markley Road immediately to the north of Old Springfield Road used as South $04^{\circ}30'00''$ West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of October 8, 2000; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deeds: Official Records Volume 112, Page 1215 Madison County
Official Records Volume 1433, Page 1666 Clark County

Surveyor: *Roger W. Claus*

Date: 10-27-00



DESCRIPTION OF PARCEL NO. 6

Revised 10-26-00

Situated in the State of Ohio, County of Clark, Township of Harmony, V.M.S. 6384, of "The Virginia Military Survey District of 1784" and being bounded and described as follows:

Commencing for Reference at a railroad spike found in the centerline intersection of Madison County Road No. 13 (Old Springfield Road – 50' wide) and Union Township Road No. 105 (Markley Road – 60' wide) (Note: Reference bearing on the centerline of Markley Road immediately to the north of Old Springfield Road used as North $04^{\circ}30'00''$ West.);

Thence, with the centerline of Madison County Road No. 13 (Old Springfield Road – 50' wide), South $85^{\circ}11'58''$ West a distance of 110.28 feet to a point in the county line;

Thence, with the centerline of Clark County Road No. 364 (Plattsburg-London Road – 60' wide), the following four courses:

- (1) South $85^{\circ}11'58''$ West a distance of 672.43 feet to a Mag. Nail found in the centerline intersection with County Road No. 384 (Summerford Road – 60' wide);
- (2) Thence South $84^{\circ}14'57''$ West a distance of 798.69 feet to a railroad spike set at the northeast corner of a 0.62 acre tract as conveyed to Allen and Polly Perkins by Official Records Volume 786, Page 158 of the Clark County Recorder's Office;
- (3) Thence South $84^{\circ}01'35''$ West a distance of 301.50 feet to a railroad spike set at the northwest corner of said Perkins property;
- (4) Thence South $82^{\circ}32'17''$ West a distance of 132.09 feet to a railroad spike set at the southeast corner of a 139.10 acres tract as conveyed to Paul and Marcelyn J. Wilson by Deed Volume 599, Page 656 of the Clark County Recorder's Office;

Thence, leaving the road with the east line of said Wilson property, the following three courses:

- (1) North $03^{\circ}39'37''$ East a distance of 495.00 feet to an iron pin set, passing through an iron pin set in the north right-of-way line of Plattsburg-London Road at a distance of plus 30.57 feet;
- (2) Thence North $87^{\circ}45'17''$ West a distance of 16.50 feet to an iron pin set;
- (3) Thence North $04^{\circ}09'37''$ East a distance of 378.00 feet to an iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the east line of said Wilson property, North $04^{\circ}09'37''$ East a distance of 592.57 feet to a $\frac{3}{4}$ " iron pin found capped "R. I. Baker S-5539" at the new southwest corner of the Helen M. Wilson property as conveyed in Tract IV of Deed Volume 843, Page 764 of the Clark County Recorder's Office as surveyed July 22, 2000 by Rodger Irwin Baker;

Thence, with the new survey line by Rodger Irwin Baker, South $87^{\circ}47'20''$ East a distance of 834.41 feet to an iron pin set;

Thence, leaving the Baker survey line, South $01^{\circ}41'08''$ West a distance of 592.25 feet to an iron pin set;

Thence North $87^{\circ}47'20''$ West a distance of 860.00 feet to The Point of Beginning;

Containing 11.518 acres, more or less, out of V.M.S. 6384 in Harmony Township, Clark County.

The above described 11.518 acres tract is considered "LANDLOCKED" and this survey was performed for the purpose of conveyance to an existing adjacent landowner which has legal road access or with an adjacent tract which has legal road access.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the centerline of Markley Road immediately to the north of Old Springfield Road used as South 04°30'00" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of October 8, 2000; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deeds: Official Records Volume 112, Page 1215 Madison County
Official Records Volume 1433, Page 1666 Clark County

Surveyor: Roger W. Claus

Date: 10-29-00

