

**PLAT OF A SPLIT
FROM
A 100.438 ACRE TRACT**

V.M.S. 3901, 3902, 8374, and 8792, Deer Creek Twp.,
Madison County, Ohio

BETTY WILSON ROAD (30' Right-of-Way)

Original Area = 100.438 Acres
Area in Split = 56.000 Acres
Area in VMS 3902 = 7.365 Acres
Area in VMS 3901 = 6.750 Acres
Area in VMS 8374-8792 = 41.885 Acres
Area in ROW Betty Wilson Road = 0.405 Acres
AREAS in VMS scaled from maps

Original Area = 100.438 Acres
Area in Split = 44.438 Acres
Area in ROW U.S. 42 = 1.355 Acres

The southeast property line was established using the centerline of U.S. 42 (then State Route 241) as shown on the Right-of-Way plans 10 OHIO 513-D 1932 MADISON COUNTY S.H. 241 SEC. D(Br) on file with O.D.O.T. The current Right-of-Way was established from the bridge reconstruction plan 2 OHIO MAD-42-(9.82)(14.27) 1960 on file with O.D.O.T. Stations Shown are from the current Right-of-Way survey.

LOCATION: Located in Virginia Military Survey 3901, 3902, 8374, and 8392, Deer Creek Township, Madison County, Ohio, between Betty Wilson Road and U.S. 42 where U.S. 42 crosses Deer Creek.
PRIOR DEED REFERENCE: Deed Book 253, Page 623 and Deed Book 252, Page 806
OWNER: C. Richard and Cleon Zeisloft

BASIS OF BEARING: Centerline of U.S. 42 as shown on the ROW Plans MAD-42-(9.82)(14.27) ODOT
SURVEYOR: Casey Elliott, PS 7759, State of Ohio
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 November, 2002.



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

11/05/02

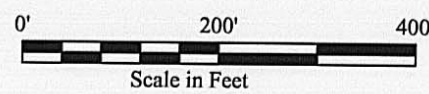


EXHIBIT A

Description of a 44.438 Acre Split From a 100.438 Acre Tract Located in Virginia Military Survey 3902 Deer Creek Township, Madison County, Ohio

This description is for a split from an original 100.438 acre property in the name of C. Richard and Cleon Zeisloft (Deed Book 253, Page 623 and DB 252, PG 806, Madison County Recorder's Office) located in Virginia Military Survey 3902, Deer Creek Township, Madison County, Ohio, and further described as follows:

Beginning at the TRUE POINT OF BEGINNING at a ¾" iron pipe found with an identification cap engraved with *R I Baker PS5539* exposed 8", said pipe is located at the intersection of the southwest line of the Zeisloft property and the Right-of-Way of U.S. 42 and is S40°38'46"W, 1.50 feet, from a found ROW monument;

thence N26°47'29"W, 1124.23 feet, along the northeast line of as property in the name of Martha Jane Ryan (Official Records 110, Page 1636) and passing a T-Bar found at 351.59 feet and along the northeast line of Ronald R. and Charlene J. Vanness (OR 104, PG 183) to and iron pin set at the base of an 8" wood post;

thence N45°14'36"W, 399.17 feet, along a line of the Vanness property to an iron pin set at the base of a wood post;

thence N68°21'52", 175.85 feet, along the Vanness property to an iron pin set;

thence N06°45'33"E, 700.60 feet, through the said Zeisloft property to an iron pin set in the south line of a property in the name of Merle and Marilyn J. Issacs (DB 247, PG795) ;

thence S83°14'27"E, 1123.26 feet, along the south line of the said Isaacs property to an iron pin set in the northwest corner of a property in the name of Donald Lowell and Shirley Ann Dillion (OR 14, PG 14);

thence S21°12'43"W, 246.63 feet, along the west line of the Lowell property to a T-Bar found on the west bank of Deer Creek;

thence S83°17'47"E, 72.33 feet, along the south line of the Lowell property crossing Deer Creek to a ¾" iron pipe found in concrete at the corner of a 0.159 acre tract in the name of said Zeisloft;

thence S19°43'04"W, 113.42 feet, to a ¼ inch iron pipe;

thence S79°37'25"E, 588.30 feet, passing a ¾" iron pipe at 60.85 feet, to a T-Bar found at the southeast corner of a property in the name of Dennis Dean and Dianne L. Braskett (DB 234, Page 59);

thence N18°56'01"E, 395.25 feet, along the Right-of-Way of U.S. 42, passing an iron pin found at 153.30 feet, to an angle iron fence post at the northeast corner of the said Dillion property;

thence S83°14'12"E, 30.28 feet, to a point on the original centerline of U.S. 42 (then named State Route 241 – See ODOT ROW Plans MADISON COUNTY S.H. 241 SEC. D(Br.) 1932);

thence along the original centerline of U.S. 42 for four calls:

- S18°56'00"W, 954.66 feet;
- S18°49'44"W, 197.74 feet;
- S25°49'44"W, 206.00 feet;
- S37°51'10"W, 734.24 feet, to the southeast corner of the said Zeisloft property and the northeast corner of the said Ryan property;

thence N26°47'29"W, 25.95 feet, to the TRUE POINT OF BEGINNING.

Said split contains 44.438 acres which includes 1.355 acres is the Right-of-Way of U.S. 42 and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of U.S.42 as established by the Ohio Department of Transportation in the Right-of-Way plans for U.S. 42 (MAD-42-(9.82)(14.27) ODOT). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed October 2002, by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

EXHIBIT A

Description of a 56.000 Acre Split From a 100.438 Acre Tract Located in Virginia Military Survey 3901, 3902, 8374, and 8792 Deer Creek Township, Madison County, Ohio

This description is for a split from an original 100.438 acre property in the name of C. Richard and Cleon Zeisloft (Deed Book 253, Page 623 and DB 252, PG 806, Madison County Recorder's Office) located in Virginia Military Survey 3902, 3901, 9374 and 8792, Deer Creek Township, Madison County, Ohio, and further described as follows:

Beginning at a ¾" iron pipe found with an identification cap engraved with *R I Baker PS5539* exposed 8", said pipe is located at the intersection of the southwest line of the Zeisloft property and the Right-of-Way of U.S. 42 and is S40°38'46"W, 1.50 feet, from a found ROW monument;

thence N26°47'29"W, 1124.23 feet, along the northeast line of as property in the name of Martha Jane Ryan (Official Records 110, Page 1636) and passing a T-Bar found at 351.59 feet and along the northeast line of Ronald R. and Charlene J. Vanness (OR 104, PG 183) to an iron pin set at the base of an 8" wood post;

thence N45°14'36"W, 399.17 feet, along a line of the Vanness property to an iron pin set at the base of a wood post;

thence N68°21'52"W, 175.85 feet, along the Vanness property to an iron pin set, said pin is the TRUE POINT OF BEGINNING;

thence N68°21'52"W, 359.28 feet, continuing along the same line to an iron pin set

thence S86°21'31"W, 610.04 feet, passing a property corner for Crooked Run Farm, LLC, (OR.125, PG.1100) at 45.78 feet and continuing along the north line of the said Crooked Run Farm to an iron pin set;

thence S01°17'18"W, 593.50 feet, along the west line of the said Crooked Run Farm property to an iron pin set at a corner post;

thence N89°45'48"W, 1326.38 feet, along the north line of a property in the name of Martin A. Wilson, Trustee (OR.114, PG.566) passing an 8" wood line post at 1313.95 feet, to a point;

thence N00°21'09"W, 1175.98 feet, along the centerline of Betty Wilson Road (30 foot Right-of-Way) passing an iron pin with a 1.5" flange at the point of intersection of Betty Wilson Road at 10.35 feet, to a described railroad spike found but not excavated in the center of Betty Wilson Road;

thence S83°38'33"E, 294.93 feet, along the south line of a property in the name of Cinda Z. and Gerald L. Cron (DB.276, PG.705) passing a ¾" iron pipe found exposed 6" with a plastic identification cap labeled *RET PS6558* to another ¾" iron pipe with a similar ID cap set flush with the ground;

thence N00°19'13"W, 293.19 feet, along the east line of the said Cron property to a 4" square wood post found;

thence S83°14'27"E, 2095.27 feet, along the south line of a property in the name of Merle and Marulyn J. Isaacs (DB.247, PG.795) to an iron pin set;

thence S06°45'33"W, 700.60 feet, through the Zeisloft property to the TRUE POINT OF BEGINNING.

Said split contains 56.000 acres which includes 7.365 acres in VMS 3902, 6.750 acres in 3901, 41.885 acres in VMS 8374-8792 and 0.405 acres is the Right-of-Way of Betty Wilson Road and is all subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the centerline of U.S.42 as established by the Ohio Department of Transportation in the Right-of-Way plans for U.S. 42 (MAD-42-(9.82)(14.27) ODOT). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed October 2002, by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.