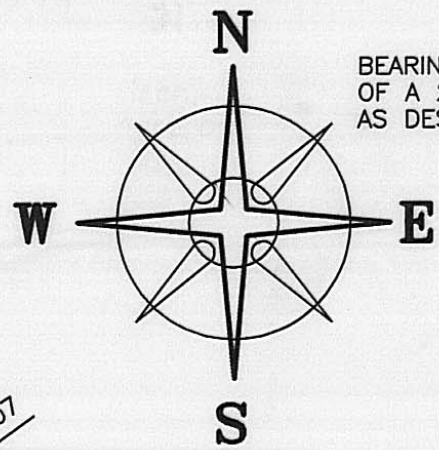
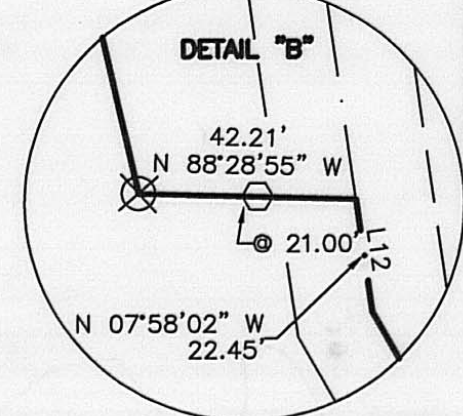
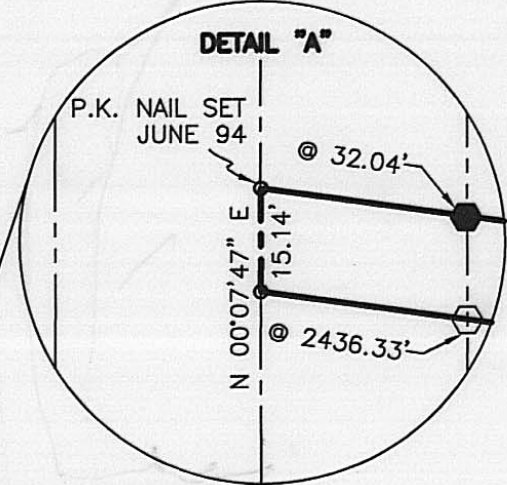
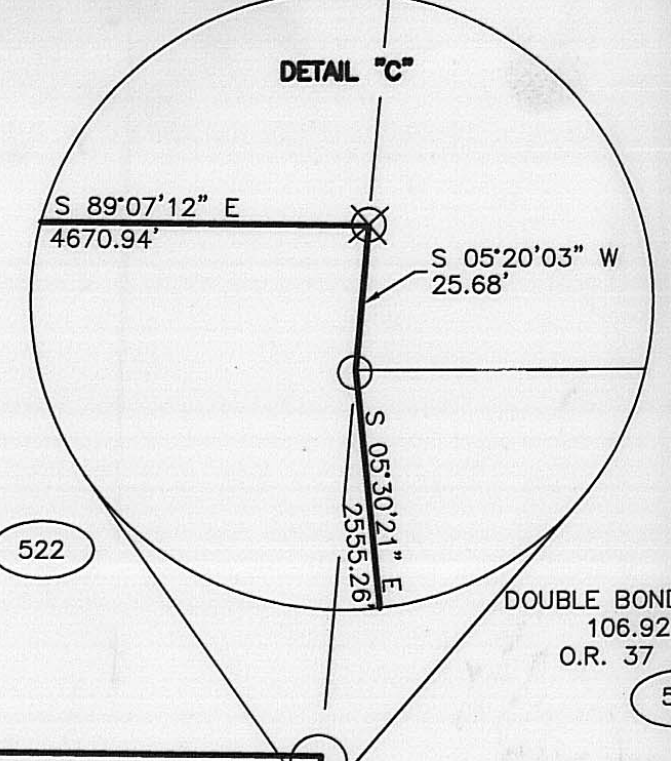


STATE ROUTE 38 (60' R/W)



BEARINGS ARE BASED ON THE SOUTH LINE OF A 200 ACRE TRACT (NORTH 89° WEST) AS DESCRIBED IN VOL. 296 PAGE 403



EDENA ELVESTA TROYER
88.32 ACRES
VOL. 297 PAGE 618

MAE ETTA THIERGARTNER TRUSTEE
60 ACRES
O.R. 58 PAGE 817

DOUBLE BOND PARTNERSHIP
106.923 ACRES
O.R. 37 PAGE 830

JEAN W. OVERTURF, TRUSTEE
94.2 ACRES
VOL. 298 PAGE 187

136.5748+/- ACRES
DARBY TOWNSHIP 49.6731+/- ACRES
PIKE TOWNSHIP 86.9071+/- ACRES
V.M.S. 4820, 4945, 5207 33.1029+/- ACRES
V.M.S. 8564 12.2555+/- ACRES
V.M.S. 3153 78.6254+/- ACRES
V.M.S. 7392 10.9255+/- ACRES
V.M.S. 4938 1.6655+/- ACRES

DELORES AND GERTRUDE FLORENCE
91.58 ACRES
VOL. 172 PAGE 202

EILEEN M. KELLER, TRUSTEE
186.7 ACRES
O.R. 100 PAGE 2545

136.5748+/- ACRES
DARBY TOWNSHIP 25.7790+/- ACRES
PIKE TOWNSHIP 110.7958+/- ACRES
V.M.S. 4820, 4945, 5207 3.7111+/- ACRES
V.M.S. 8564 25.2383+/- ACRES
V.M.S. 3153 107.6554+/- ACRES

MARY KLEIN FLORENCE TRUSTEE
74.325 ACRES
O.R. 127 PAGE 76

DOUBLE BOND PARTNERSHIP
75.008 ACRES
VOL. 246 PAGE 686

LINE	BEARING	DISTANCE
L1	N 67°46'18" E	383.47'
L2	N 54°15'42" E	105.85'
L3	N 38°10'28" E	46.92'
L4	N 19°47'01" E	448.22'
L5	N 06°06'09" E	113.68'
L6	N 09°30'10" E	260.11'
L7	N 10°33'27" W	144.84'
L8	N 35°43'33" W	211.32'
L9	N 47°52'30" W	35.92'
L10	N 47°52'30" W	78.51'
L11	N 29°14'16" W	154.45'
L12	N 07°58'02" W	22.45'
L13	N 03°42'12" E	270.25'
L14	N 23°07'10" E	59.58'

DEED REFERENCE
CLIFFORD L. & CAROLYN STOTZFUS JT. LVS.
VOL. 296 PAGE 403

- (A) TRACT 1 200 ACRES
- (B) TRACT 2 27.80 ACRES
- (C) TRACT 3 30 ACRES
- (D) TRACT 4 1.33 ACRES

LEGEND

⊗ 10" ϕ WOODEN FENCE POST (FOUND)	■ RAILROAD SPIKE (SET)
○ 1/2" ϕ IRON PIPE (FOUND)	□ RAILROAD SPIKE (FOUND)
● 1 1/2" ϕ IRON PIPE (FOUND)	○ MAGNETIC NAIL (SET)
△ RECORD CORNER STONE (FOUND)	● 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET JUNE 1994)
⊕ 3/4" ϕ IRON PIPE AND PLASTIC CAP STAMPED "NCB 5969" (FOUND)	○ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.	○ TAX MAP PARCEL NUMBER



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 11-15-01

ROSEDALE-PLAIN CITY ROAD (45' R/W) (CR-24)
WOODS AVENUE WEST

2-02

JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

136.5748+/- ACRES, 136.5748± ACRES,
V.M.S. 4820, 4945, 5207, V.M.S. 8564,
V.M.S. 3153, V.M.S. 7392, V.M.S. 4938,
DARBY AND PIKE TOWNSHIPS,
MADISON COUNTY, STATE OF OHIO
SURVEYED FOR JOHN WILSON

DATE DRAWN: 11/07/01	SCALE: 1" = 400' 400' 200' 0 400'	CREW: MW, EM
JOB #S011010		DWN. BY: EM
F. B. # 29		CK. BY: JRC

Description of a 136.5748+/- Acre Tract
Surveyed for John Wilson

The following described 136.5748 Acre Tract is situated in the State of Ohio, Madison County, Darby and Pike Townships, V.M.S. 4820, 4945, 5207, V.M.S. 8564, V.M.S. 3153, V.M.S. 7392, V.M.S. 4938, and being part of 200 Acre Tract (Tract 1), part of a 27.80 Acre Tract (Tract 2), all of a 30 Acre Tract (Tract 3), and all of a 1.33 Acre Tract (Tract 4), all conveyed to Clifford L. and Carolyn Stoltzfus, Jt. Lvs., by Volume 296 Page 403, and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Rosedale-Plain City Road (45 foot right-of-way) (County Road 24), said railroad spike being at the southeast corner of said 200 acre tract and at the southwest corner of a 91.58 acre tract conveyed to Delores and Gertrude Florence by Volume 172 Page 202, said railroad spike bears South 76 degrees 24 minutes 21 seconds West a distance of 788.17 feet from a railroad spike found in the centerline intersection of said road and Woods and West Avenue (County Road 125), said set railroad spike being the **True Point of Beginning**:

Thence with the centerline of said Rosedale-Plain City Road the following two (2) courses

- 1) South 76 degrees 24 minutes 21 seconds West a distance of 230.42 feet to a railroad spike found
- 2) South 69 degrees 40 minutes 55 seconds West a distance of 430.33 feet to magnetic nail set

Thence through said 200 acre tract North 05 degrees 30 minutes 21 seconds West, passing an iron pin and cap set at 23.72, a total distance of 1775.16 feet to an iron pin and cap set

Thence through said 200 acres and said 27.80 acres North 89 degrees 00 minutes 00 seconds West, passing the east line of said 27.80 acres at 2418.21 feet, also passing an iron pin and cap set at 3592.24 feet, a total distance of 4042.24 feet to the center of the Little Darby Creek, the center of said creek also being the east line of a 94.2 Acre Tract conveyed to Jean W. Overturf, Trustee, by Volume 298 Page 187

Thence with the center of said creek the following three (3) courses:

- 1) North 47 degrees 52 minutes 30 seconds West a distance of 78.51 feet
- 2) North 29 degrees 14 minutes 16 seconds West a distance of 154.45 feet
- 3) North 07 degrees 58 minutes 02 seconds West a distance of 22.45 feet to the southeast corner of said 1.33 acre tract

Thence with the line common to said 1.33 acres and said 94.2 acres the following four (4) courses:

- 1) North 88 degrees 28 minutes 55 seconds West, passing an iron pin and cap set at 21.00 feet, a total distance of 42.21 feet to a 10 inch diameter wooden fence post found
- 2) North 12 degrees 41 minutes 59 seconds West a distance of 234.94 feet to an iron pin and cap set
- 3) North 00 degrees 47 minutes 49 seconds East a distance of 242.85 feet to a stone found
- 4) North 82 degrees 07 minutes 13 seconds West, passing an iron pin and cap set at 2436.33 feet, a total distance of 2466.60 feet to a magnetic nail set in the centerline of State Route 38 (60 foot right-of-way)

Thence with the centerline of said State Route North 00 degrees 07 minutes 47 seconds East a distance of 15.14 feet to a P.K. Nail set in June of 1994, said P.K. Nail being at the southwest corner of an 88.32 acre tract conveyed to Edena Elvesta Troyer by Volume 297 Page 618

Thence with the south line of said 88.32 acres South 82 degrees 07 minutes 13 seconds East, passing an iron pin and cap set in June of 1994 at 32.04 feet and at 2469.32 feet, a total distance of 2580.34 feet to the center of said creek, the center of said creek also being the west line of said 30 acre tract

Thence with the center of said creek the following two (2) courses:

- 1) North 03 degrees 42 minutes 12 seconds East a distance of 270.25 feet

- 2) North 23 degrees 07 minutes 10 seconds East a distance of 59.58 feet to the northwest corner of said 30 acre tract, said northwest corner also being the southwest corner of a 60 acre tract conveyed to Mae Etta Thiergartner, Trustee, by Official Record 58 Page 817

Thence with the south line of said 60 acres South 89 degrees 07 minutes 12 seconds East, passing a 1 ½ inch diameter iron pipe found at 38.49 feet, also passing the northeast corner of said 30 acres at 1812.48 feet, a total distance of 4670.94 feet to a 10 inch diameter wooden fence post found at the southeast corner of said 60 acres, said fence post also being at the northeast corner of said 200 acres, said fence post also being in the west line of a 106.923 acre tract conveyed to Double Bond Partnership by Official Record 37 Page 830

Thence with the west line of said 106.923 acres South 05 degrees 20 minutes 03 seconds West a distance of 25.68 feet to a ½ inch diameter iron pipe found at the northwest corner of said 91.58 acres

Thence with the west line of said 91.58 acres South 05 degrees 30 minutes 21 seconds East, passing a ¾ inch diameter iron pipe and plastic cap stamped "NCB 5969" at 2288.50 feet, also passing an iron pin and cap set at 2532.52 feet, a total distance of 2555.26 feet returning to the Point of Beginning containing 136.5748 Acres more or less, of which 93.2843+/- Acres being part of said 200 Acres (Tract 1), 10.3750+/- Acres being part of said 27.80 Acres (Tract 2), 31.2298+/- Acres being all of said 30 Acres (Tract 3), and 1.6655+/- Acres being all of said 1.33 Acres (Tract 4), of which 33.1029 +/- Acres being situated in V.M.S. 4820, 4945, 5207, 12.2555+/- Acres being situated in V.M.S. 8564, 78.6254+/- Acres being situated in V.M.S. 3153, 10.9255+/- Acres being situated in V.M.S. 7392, 1.6655+/- Acres being situated in V.M.S. 4938, 49.6731+/- Acres being situated in Darby Township and 86.9071+/- Acres being situated in Pike Township

Bearings are based on the south line of a 200 Acre Tract (Tract 1) (North 89 degrees West) as described in Volume 296 Page 403

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

This description is based on a field survey performed October 29, 2001 by James R. Cottrill registration #6858. (Job # S011010B)

James R. Cottrill, P.S.

Description of a 136.5748+/- Acre Tract
Surveyed for John Wilson

The following described 136.5748 Acre Tract is situated in the State of Ohio, Madison County, Darby and Pike Townships, V.M.S. 4820, 4945, 5207, V.M.S. 8564, V.M.S. 3153, and being part of 200 Acre Tract (Tract 1) and a 27.80 Acre Tract (Tract 2) both conveyed to Clifford L. and Carolyn Stoltzfus, Jt. Lvs., by Volume 296 Page 403, and being more particularly described as follows:

Beginning at a ¾ inch diameter iron pipe found in the centerline of Rosedale-Plain City Road (45 foot right-of-way) (County Road 24), said pipe being at the southernmost corner of said 200 Acre Tract, said pipe also being at the southwest corner of a 74.325 Acre Tract conveyed to Mary Klein Florence, Trustee, by Official Record 127 age 76, said pipe being the **True Point of Beginning**

Thence with the east line of said 74.325 Acres North 06 degrees 54 minutes 22 seconds West, passing a ½ inch diameter iron pipe found at 22.64 feet, a total distance of 628.25 feet to an iron pin and cap set

Thence with the north line of said 74.325 Acres and the north line of a 75.008 Acre Tract conveyed to Double Bond Partnership by Volume 246 Page 686 North 89 degrees 00 minutes 00 seconds West, passing the northeast corner of said 75.008 Acre Tract at 2493.25 feet, also passing a ½ inch diameter iron pipe found at 3849.15 feet, a total distance of 4017.44 feet to the center of the Little Darby Creek, the center of said creek also being the east line of a 186.7 Acre Tract conveyed to Eileen M. Keller, Trustee, by Official Record 100 Page 2545

Thence with the center of said creek the following nine (9) courses:

- 1) North 67 degrees 46 minutes 18 seconds East a distance of 383.47 feet
- 2) North 54 degrees 15 minutes 42 seconds East a distance of 105.85 feet
- 3) North 38 degrees 10 minutes 28 seconds East a distance of 46.92 feet
- 4) North 19 degrees 47 minutes 01 seconds East, passing the southeast corner of, and continuing with the east line of a 94.2 Acre Tract conveyed to Jean W. Overturf, Trustee, by Volume 298 Page 187, a distance of 448.22 feet
- 5) North 06 degrees 06 minutes 09 seconds East a distance of 113.68 feet to the southwest corner of said 27.80 Acre Tract
- 6) North 09 degrees 30 minutes 10 seconds East a distance of 260.11 feet
- 7) North 10 degrees 33 minutes 27 seconds West a distance of 144.84 feet
- 8) North 35 degrees 43 minutes 33 seconds West a distance of 211.32 feet
- 9) North 47 degrees 52 minutes 30 seconds West a distance of 35.92 feet

Thence through said 27.80 Acre Tract and said 200 Acre Tract South 89 degrees 00 minutes 00 seconds East, passing an iron pin and cap set at 450.00 feet, also passing the east line of said 27.80 Acre Tract at 1624.03 feet, a total distance of 4042.24 feet to an iron pin and cap set

Thence through said 200 Acre Tract South 05 degrees 30 minutes 21 seconds East, passing an iron pin and cap set at 1751.89, a total distance of 1775.16 feet to a magnetic nail set in the centerline of said road

Thence with said centerline South 69 degrees 40 minutes 55 seconds West a distance of 660.75 feet, returning to the **Point of Beginning**, containing 136.5748 Acres more or less, of which 116.7443+/- Acres being part of said 200 Acres (Tract 1) and 19.8202+/- Acres being part of said 27.80 Acres (Tract 2), of which 3.7111 +/- Acres being situated in V.M.S. 4820, 4945, 5207, 25.2383+/- Acres being situated in V.M.S. 8564, 107.6554+/- Acres being situated in V.M.S. 3153, 25.7790+/- Acres being situated in Darby Township and 110.7958+/- Acres being situated in Pike Township

Bearings are based on the south line of a 200 Acre Tract (Tract 1) (North 89 degrees West) as described in Volume 296 Page 403

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

This description is based on a field survey performed October 29, 2001 by James R. Cottrill registration #6858. (Job # S011010)

James R. Cottrill, P.S.