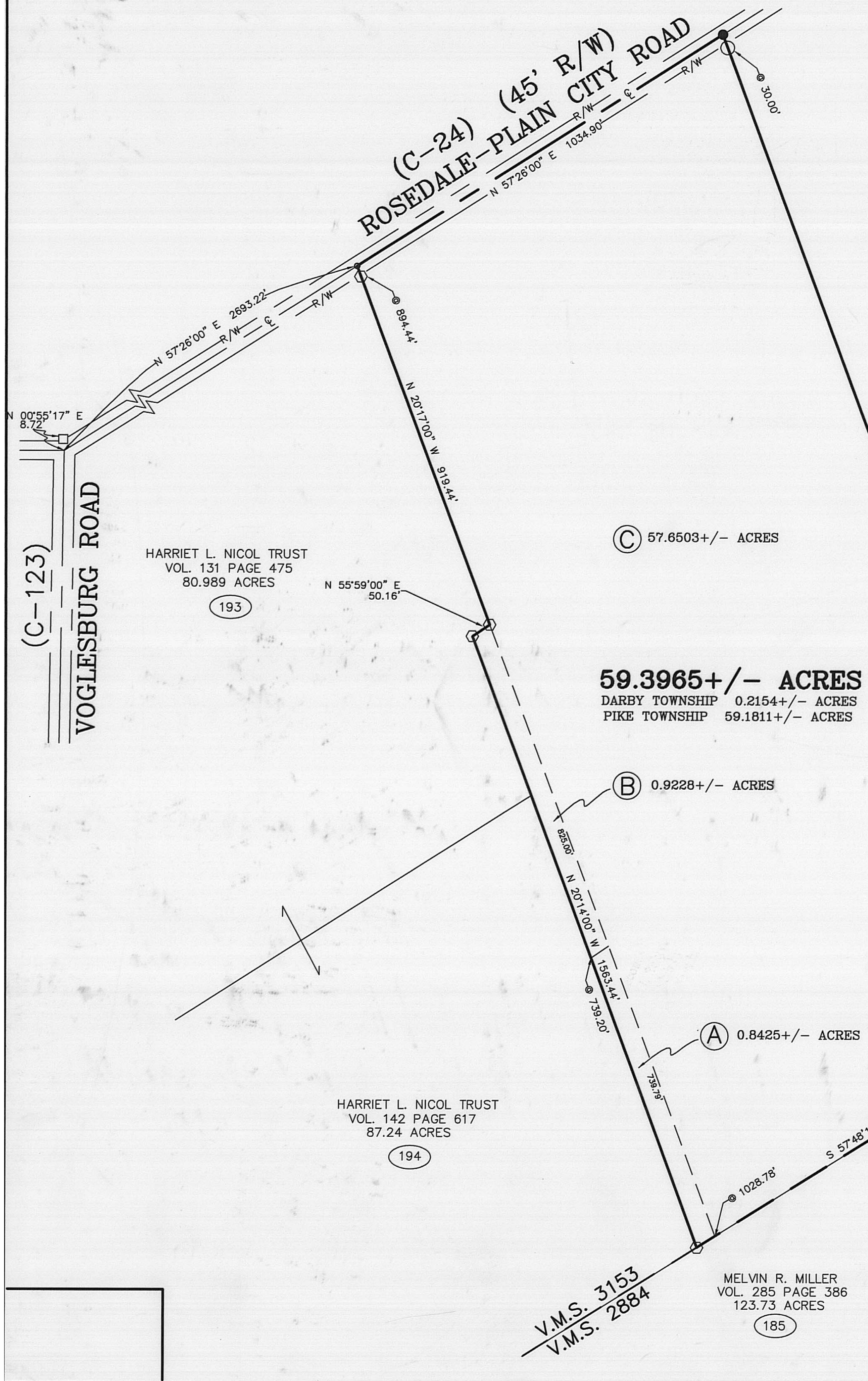


DEED REFERENCE
DONALD F. & KAREN A. NICOL JT. LVS.
O.R. 4 PAGE 277

- (A) (36) FIRST PARCEL, 1st TRACT
0.85 ACRES
- (B) (36) FIRST PARCEL, 2nd TRACT
0.95 ACRES
- (C) (35) SECOND PARCEL
50 ACRES



FLO FARMS INC.
VOL. 247 PAGE 106
184.059 ACRES

32.223 ACRES
(81)

151.836 ACRES
(101)

162.58 ACRES
(301)

MORGRIDGE FARMS INC.
VOL. 198 PAGE 504
193.75 ACRES

MELVIN R. MILLER
VOL. 285 PAGE 386
123.73 ACRES
(185)

9.09 ACRES
(183)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 3-06-02

LEGEND

- 3/5" IRON PIPE (FOUND)
- 5/8" IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- CONCRETE NAIL AND WASHER (SET)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

JAMES R. COTTRILL P.S.

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

**59.3965+/- ACRES, V.M.S. 3153
PIKE & DARBY TOWNSHIPS, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR DON NICOL**

DATE DRAWN:
03/04/03
JOB #S020205
F. B. # 29

SCALE : 1" = 200'
200' 100' 0 200'

CREW: MW,EM
DWN. BY: EM,MW
CK. BY: RC

25-02

Description of a 59.3965 Acre Tract
Surveyed for Don Nicol

The following described 59.3965 acres is situated in the State of Ohio, Madison County, Pike and Darby Townships, V.M.S. 3153, and being all of a 0.85 acre tract (First Parcel, 1st. Tract), all of a 0.95 acre tract (First Parcel, 2nd. Tract, and all of a 50 acre tract (Second Parcel), all three tracts conveyed to Donald F. and Karen A. Nicol, Jt. Lvs., by Official Record 4 Page 277, and being more particularly described as follows;

Commencing from the centerline intersection of Rosedale-Plain City Road (County Road 24) (45 foot right-of-way) and Voglesburg Road (county Road 123), said intersection also being the northwest corner of a 80.989 acre tract conveyed to Harriet L. Nicol by Volume 131 Page 475, said intersection bears South 00 degrees 55 minutes 17 seconds West a distance of 8.72 feet from a 5/8 inch diameter iron pin found,

Thence with the centerline of said Rosedale-Plain City Road North 57 degrees 26 minutes 00 seconds East a distance of 2693.22 feet to a concrete nail and washer set at the northeast corner of said 80.989 acres, said concrete nail also being at the northwest corner of said 50 acres, said concrete nail being the **True Point of Beginning**

Thence continuing with the centerline of said Rosedale-Plain City Road North 57 degrees 26 minutes 00 seconds East a distance of 1035.07 feet to a railroad spike found at the northeast corner of said 50 acres, said railroad spike also being at the northwest corner of a 184.059 acre tract conveyed to FLO Farms Inc. by Volume 247 Page 106

Thence with the west line of said 184.059 acres South 20 degrees 10 minutes 27 seconds East, passing a 3/4 inch diameter iron pipe found at 30.00 feet, a total distance of 2492.09 feet to a stone found in the northwest line of a 193.75 acre tract conveyed to Morgridge Farms Inc. by Volume 198 Page 504

Thence with said 193.75 acres South 57 degrees 48 minutes 17 seconds West, passing the northernmost corner of a 123.73 acre tract conveyed to Melvin R. Miller by Volume 285 Page 386, also passing the southeast corner of said 0.85 acres at 1028.78 feet, a total distance of 1079.97 feet to a iron pin and cap set at the southeast corner of an 87.24 acre tract conveyed to Harriet L. Nicol by Volume 142 Page 617

Thence with said 87.24 acres North 20 degrees 14 minutes 00 seconds West, passing the southwest corner of said 0.95 acres at 739.20 feet, also passing the southeast corner of said 80.989 acres, a total distance of 1563.44 feet to an iron pin and cap set at the northwest corner of said 0.95 acres

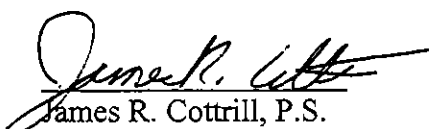
Thence with the line common to said 0.95 acres and said 80.989 acres, North 55 degrees 59 minutes 00 seconds East a distance of 50.16 feet to an iron pin and cap set in the west line of said 50 acres

Thence with the line common to said 50 acres and said 80.989 acres North 20 degrees 17 minutes 00 seconds West, passing an iron pin and cap set at 894.44 feet, a total distance of 919.44 feet, returning to the point of beginning, containing 59.3965 acres more or less, of which 0.8425 acres more or less being all of said 0.85 acres, 0.9228 acres more or less being all of said 0.95 acres, 57.6503 acres more or less being all of said 50 acres, 0.2154+/- acres being in Darby Township and 59.1811+/- acres being in Pike Township.

Bearings are based on the centerline of Rosedale-Plain City Road (South 57 degrees 26 minutes West) as described in Volume 288 Page 555

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 (DATE) 2002 by James R. Cottrill registration #6858. (Job #)


James R. Cottrill, P.S.