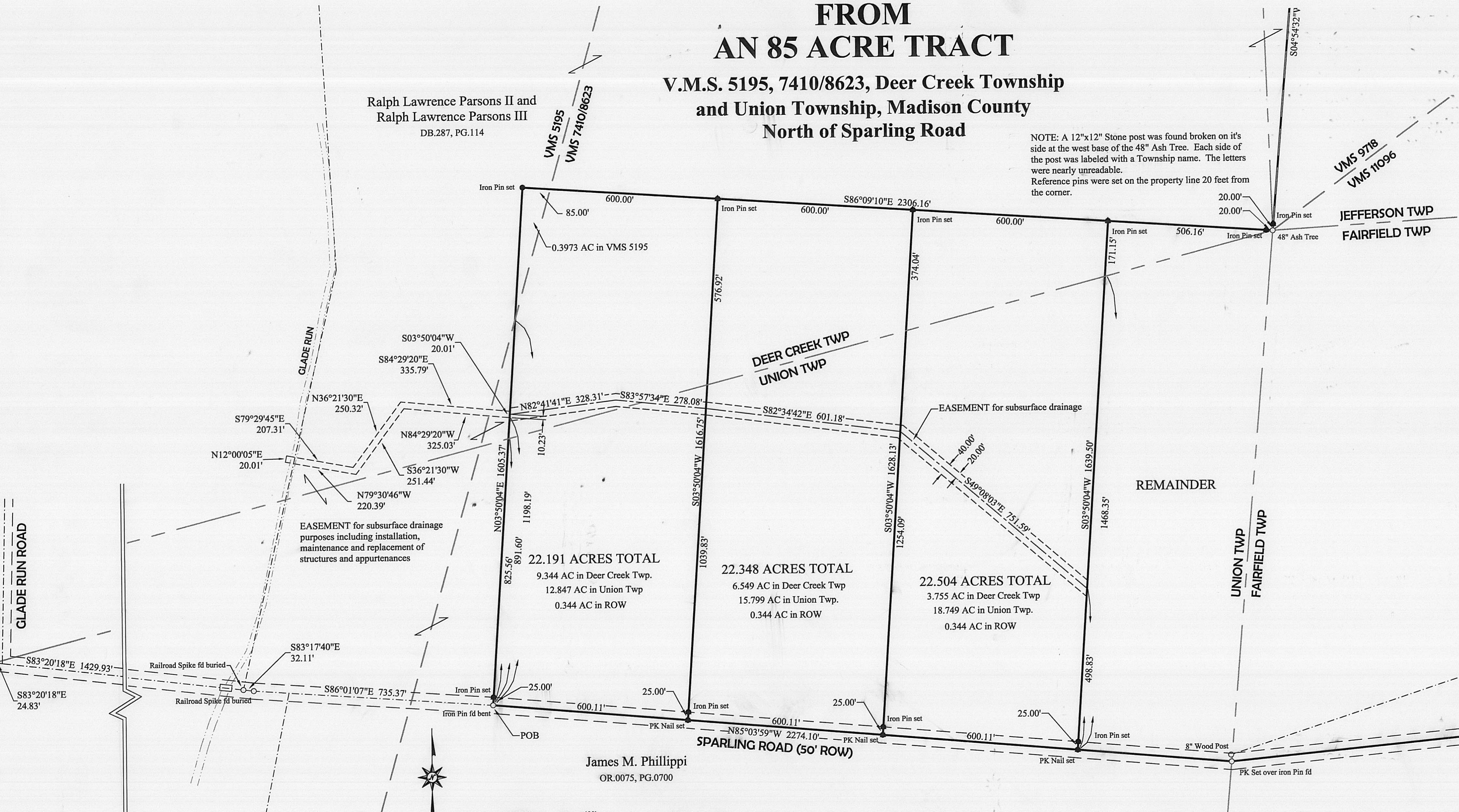


PLAT OF THREE LOTS SPLIT FROM AN 85 ACRE TRACT

V.M.S. 5195, 7410/8623, Deer Creek Township and Union Township, Madison County North of Sparling Road

Ralph Lawrence Parsons II and Ralph Lawrence Parsons III
DB.287, PG.114

NOTE: A 12"x12" Stone post was found broken on it's side at the west base of the 48" Ash Tree. Each side of the post was labeled with a Township name. The letters were nearly unreadable. Reference pins were set on the property line 20 feet from the corner.



VMS 5195
VMS 7410/8623

VMS 9718
VMS 11096

JEFFERSON TWP
FAIRFIELD TWP

UNION TWP
FAIRFIELD TWP

22.191 ACRES TOTAL
9.344 AC in Deer Creek Twp.
12.847 AC in Union Twp
0.344 AC in ROW

22.348 ACRES TOTAL
6.549 AC in Deer Creek Twp
15.799 AC in Union Twp.
0.344 AC in ROW

22.504 ACRES TOTAL
3.755 AC in Deer Creek Twp
18.749 AC in Union Twp.
0.344 AC in ROW

James M. Phillippi
OR.0075, PG.0700

LOCATION: in Virginia Military Survey 5195, 7410, and 8623, Deer Creek Township and Union Township, Madison County, Ohio
PRIOR DEED REFERENCE: Official Records 0138, Page 1584
OWNER: James M. Phillippi, Trustee of the James M. Phillippi Revocable Trust
BASIS OF BEARING: Westernmost line of the Phillippi property as shown on Plat 50-91, Madison County Engineer's Map department.
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 on April 18, 2002.



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

April 24, 2002

EXHIBIT A

Description of a 22.191 ACRE Tract In Deer Creek and Union Township, Madison County, Ohio VMS 5195, 7410/8623

This description is for a 22.191 acre tract split from an 85 acre property in the name of James M. Phillippi Revocable Trust (Official Record 0138, Page 1584, Madison County Recorder) located on the north side of Sparling Road (50' Right-of-Way), approximately 2200 feet east of the intersection of Glade Run Road and Sparling Road, in Virginia Military Survey 5195 and 7410/8623, Deer Creek Township and Union Township, Madison County, Ohio, and further described as follows:

Beginning at a railroad spike found at the intersection of Glade Run Road and Sparling Road and following Sparling Road for three calls:

S83°20'18"E, 1429.93 feet, to a railroad spike found buried;

thence S83°17'40"E, 32.11 feet, to a railroad spike found buried;

thence S86°01'07"E, 735.37 feet, to a 5/8 iron pin found (bent) at the north edge of pavement of Sparling Road at the TRUE POINT OF BEGINNING;

thence N03°50'04"E, 1605.37 feet, along a fence in the east line of a property in the name of Ralph L. Parsons II and Ralph L. Parsons III (Deed Book 287, Page 114), passing a pin set at 25.00 feet, crossing into Deer Creek Township at 825.56 feet, and passing into VMS 5195 at 1198.19 feet, to an iron pin set at the northwest corner of the said Phillippi property;

thence S86°09'10"E, 600.00 feet, along a fence on a south line of the said Parsons property, passing into VMS 7410/8623 at 85.00 feet, to an iron pin set;

thence S03°50'04"W, 1616.75 feet, crossing into Union Township at 576.92 feet, passing a pin set in the north right-of-way of Sparling Road at 1591.75 feet, passing through the said Phillippi property to a PK Nail set in the centerline of Sparling Road;

thence N85°03'59"W, 600.11 feet, along the centerline of the Sparling Road Right-of-Way (which is not the centerline of pavement) to the TRUE POINT OF BEGINNING.

Said Tract contains 22.191 acres of which 9.344 acres is in Deer Creek Township, 12.847 acres is in Union Township and 0.344 acres is in the right-of-way of Sparling Road. The said tract is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the east line of the Parsons property as established in plat 50-91 of the Madison County Engineers map department. All monuments set are 5/8 inch diameter steel pins with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in April 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 22.348 ACRE Tract In Deer Creek and Union Township, Madison County, Ohio VMS 7410/8623

This description is for a 22.348 acre tract split from an 85 acre property in the name of James M. Phillippi Revocable Trust (Official Record 0138, Page 1584, Madison County Recorder) located on the north side of Sparling Road (50' Right-of-Way), approximately 2800 feet east of the intersection of Glade Run Road and Sparling Road, in Virginia Military Survey 7410/8623, Deer Creek Township and Union Township, Madison County, Ohio, and further described as follows:

Beginning at a railroad spike found at the intersection of Glade Run Road and Sparling Road and following Sparling Road for four calls:

S83°20'18"E, 1429.93 feet, to a railroad spike found buried;

thence S83°17'40"E, 32.11 feet, to a railroad spike found buried;

thence S86°01'07"E, 735.37 feet, to a 5/8 iron pin found (bent) at the north edge of pavement of Sparling Road;

thence S85°03'59"E, 600.11 feet, to a PK nail set at the TRUE POINT OF BEGINNING;

thence N03°50'04"E, 1616.75 feet, through the said Phillippi property, passing a pin set at 25.00 feet, crossing into Deer Creek Township at 1039.83 feet, to an iron pin set in the south line of a property in the name of Ralph L. Parsons II and Ralph L. Parsons III (Deed Book 287, Page 114);

thence S86°09'10"E, 600.00 feet, along a fence on a south line of the said Parsons property, to an iron pin set;

thence S03°50'04"W, 1628.13 feet, crossing into Union Township at 374.04 feet, passing a pin set in the north right-of-way of Sparling Road at 1603.13 feet, passing through the said Phillippi property to a PK Nail set in the centerline of Sparling Road;

thence N85°03'59"W, 600.11 feet, along the centerline of the Sparling Road Right-of-Way to the TRUE POINT OF BEGINNING.

Said Tract contains 22.348 acres of which 6.549 acres is in Deer Creek Township, 15.799 acres is in Union Township and 0.344 acres is in the right-of-way of Sparling Road. The said tract is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the east line of the Parsons property as established in plat 50-91 of the Madison County Engineers map department. All monuments set are 5/8 inch diameter steel pins with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in April 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 22.504 ACRE Tract In Deer Creek and Union Township, Madison County, Ohio VMS 7410/8623

This description is for a 22.504 acre tract split from an 85 acre property in the name of James M. Phillippi Revocable Trust (Official Record 0138, Page 1584, Madison County Recorder) located on the north side of Sparling Road (50' Right-of-Way), approximately 2800 feet east of the intersection of Glade Run Road and Sparling Road, in Virginia Military Survey 5195 and 7410/8623, Deer Creek Township and Union Township, Madison County, Ohio, and further described as follows:

Beginning at a railroad spike found at the intersection of Glade Run Road and Sparling Road and following Sparling Road for four calls:

S83°20'18"E, 1429.93 feet, to a railroad spike found buried;

thence S83°17'40"E, 32.11 feet, to a railroad spike found buried;

thence S86°01'07"E, 735.37 feet, to a 5/8 iron pin found (bent) at the north edge of pavement of Sparling Road;

thence S85°03'59"E, 1200.22 feet, to a PK nail set at the TRUE POINT OF BEGINNING;

thence N03°50'04"E, 1628.13 feet, through the said Phillippi property, passing a pin set at 25.00 feet, crossing into Deer Creek Township at 1254.09 feet, to an iron pin set in the south line of a property in the name of Ralph L. Parsons II and Ralph L. Parsons III (Deed Book 287, Page 114);

thence S86°09'10"E, 600.00 feet, along a fence on a south line of the said Parsons property, to an iron pin set;

thence S03°50'04"W, 1639.50 feet, crossing into Union Township at 171.15 feet, passing a pin set in the north right-of-way of Sparling Road at 1614.50 feet, passing through the said Phillippi property to a PK Nail set in the centerline of Sparling Road;

thence N85°03'59"W, 600.11 feet, along the centerline of the Sparling Road Right-of-Way to the TRUE POINT OF BEGINNING.

Said Tract contains 22.504 acres of which 3.755 acres is in Deer Creek Township, 18.749 acres is in Union Township and 0.344 acres is in the right-of-way of Sparling Road. The said tract is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the east line of the Parsons property as established in plat 50-91 of the Madison County Engineers map department. All monuments set are 5/8 inch diameter steel pins with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in April 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 DRAINAGE EASEMENT In Deer Creek Township, Madison County, Ohio VMS 5195, 7410/8623

This description is for a DRAINAGE EASEMENT within a property in the name of Ralph Lawrence Parsons II and Ralph Lawrence Parsons III (Deed Book 287, Page 114, Madison County Recorder) located 800 feet north of Sparling Road (50' Right-of-Way), approximately 2200 feet east of the intersection of Glade Run Road and Sparling Road, in Virginia Military Survey 5195 and 7410/8623, Deer Creek Township, Madison County, Ohio, and further described as follows:

Beginning at a railroad spike found at the intersection of Glade Run Road and Sparling Road and following Sparling Road for three calls:

S83°20'18"E, 1429.93 feet, to a railroad spike found buried;

thence S83°17'40"E, 32.11 feet, to a railroad spike found buried;

thence S86°01'07"E, 735.37 feet, to a 5/8 iron pin found (bent) at the north edge of pavement of Sparling Road;

thence N03°50'04"E, 891.60 feet, along a fence in the east line of a property in the name of Ralph L. Parsons II and Ralph L. Parsons III (Deed Book 287, Page 114), passing a pin set at 25.00 feet, crossing into Deer Creek Township at 825.56 feet, and passing into VMS 5195 at 1198.19 feet, to the POINT OF BEGINNING of the EASEMENT;

thence N84°29'20"W, 325.03 feet;

thence S36°21'30"W, 251.44 feet;

thence N79°30'46"W, 220.39 feet;

thence N12°00'05"E, 20.01 feet;

thence S79°30'46"E, 207.31 feet;

thence N36°21'30"E, 250.32 feet;

thence S84°29'20"E, 335.79 feet;

thence S03°50'04"W, 20.01 feet to the POINT OF BEGINNING of the EASEMENT.

Said EASEMENT is 20 feet wide and follows an existing drainage way. The EASEMENT is intended to extend from the east property line to Glade Run. The said EASEMENT is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the east line of the Parsons property as established in plat 50-91 of the Madison County Engineers map department. This description is based on a survey performed in April 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.