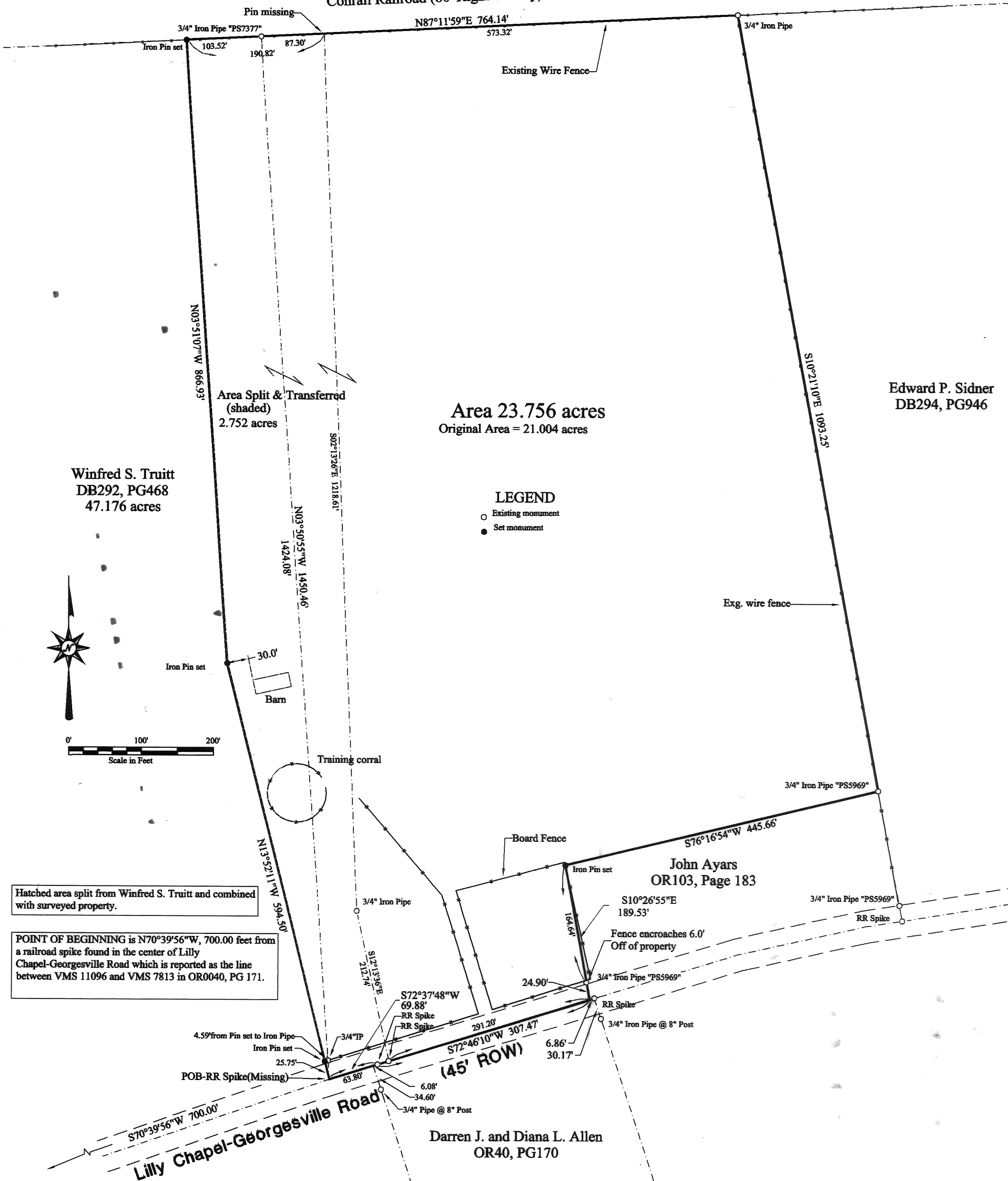


**PLAT OF a 23.756 ACRE PROPERTY
From a 2.752 and a 21.004 Acre Tract
In VMS 7813
Fairfield Township, Madison County, Ohio**

Conrail Railroad (80' Right of Way)



Area 23.756 acres
Original Area = 21.004 acres

Edward P. Sidner
DB294, PG946

Winfred S. Truitt
DB292, PG468
47.176 acres

LEGEND

- Existing monument
- Set monument



Hatched area split from Winfred S. Truitt and combined with surveyed property.

POINT OF BEGINNING is N70°39'56"W, 700.00 feet from a railroad spike found in the center of Lilly Chapel-Georgesville Road which is reported as the line between VMS 11096 and VMS 7813 in OR0040, PG 171.

This plat is a COMBINATION of a 21.004 acre tract and a 2.752 acre tract split from the Truitt property to form a 23.756 acre property.
 LOCATION: Located in Virginia Military Survey 7813, Fairfield Township, Madison County, Ohio, on the north side of Lilly Chapel-Georgesville Road approximately 1.1 miles west of the intersection of Lilly Chapel-Georgesville Road and West Jefferson-Kiousville Road.
 PRIOR DEED REFERENCE: Official Records 3, Page 890, Madison County Recorder's Office (Beavers)
 Deed Book 292, Page 468 (Truitt)
 OWNER: David and Teresa Beavers (21.004 acres)
 Winfred S. Truitt (47.176 acres)
 BASIS OF BEARING: CL of Lilly Chapel-Georgesville Road as established by prior deed reference.
 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 October, 1999.

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

June 27, 2002



48-02

EXHIBIT "A"
Description of a 2.752 Acre Lot Split
From a 47.176 Acre Property
On Lilly Chapel-Georgesville Road
VMS 7813, Fairfield Township, Madison County

This description is for a survey to SPLIT a 2.752 acre Lot from a 47.176 acre property in the name of Winfred S. Truitt (Deed Book 292, Page 468, Madison County Recorder's Office) within Virginia Military Survey (VMS) 7813, Fairfield Township, Madison County, Ohio, and is further described as follows:

Beginning at a point in the centerline of Lilly Chapel-Georgesville Road (right-of-way 45 feet), said point is N70°39'56"E, 700.00 feet, from a railroad spike found in the centerline of the said road at the line between Virginia Military Survey 7813 and VMS 11096 as described by F.K. Harvey (PS-2570) in Official Records 40, Page 171;

Thence N13°52'11"W, 594.50 feet, into the said Truitt property, passing an iron pin set at 25.75 feet, (said pin is 4.59 feet southwest from an iron pipe found at the base of an 8 inch fence post), to an iron pin set approximately 30 feet west of the existing barn;

Thence N03°51'07"W, 866.93 feet, to an iron pin set in the south line of the Conrail right of way;

Thence N87°11'59"E, 103.52 feet, along the south right-of-way of Conrail and an old wire fence to an iron pipe with an ID cap stamped PS7377;

Thence S03°50'55"E, 1450.46 feet, along the west line of a property in the name of David and Teresa Beavers (Official Records 003, Page 0890) passing a ¾" iron pipe at the base of an 8 inch fencepost in the right-of-way of Lilly Chapel-Georgesville Road at 1424.08 feet, to the TRUE POINT OF BEGINNING.

Said lot is subject of all easements and rights-of-way of record and contains 2.752 acres. The Basis of Bearings is S72°46'10"W along the centerline of Lilly Chapel-Georgesville Road as described by the previous deed. This description is based on an actual survey performed in October, 1999, by Casey Elliott, PS7759, State of Ohio. All pins set are 5/8" iron rebar with plastic ID caps stamped ELLIOTT PS-7759. 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 23.756 Acre Property
On Lilly Chapel-Georgesville Road
VMS 7813, Fairfield Township, Madison County

This description is for a survey to COMBINE a 21.004 acre tract in the name of David and Teresa Beavers (Official Records 003, Page 0890, Madison County Recorder's Office) and a 2.752 acre tract split from a property in the name of Winfred S. Truitt (Deed Book 292, Page 468) within Virginia Military Survey (VMS) 7813, Fairfield Township, Madison County, Ohio, and is further described as follows:

Beginning at a point in the centerline of Lilly Chapel-Georgesville Road (right-of-way 45 feet), said point is N70°39'56"E, 700.00 feet, from a railroad spike found in the centerline of the said road at the line between Virginia Military Survey 7813 and VMS 11096 as described by F.K. Harvey (PS-2570) in Official Records 40, Page 171;

Thence N13°52'11"W, 594.50 feet, into the said Truitt property, passing an iron pin set at 25.75 feet, (said pin is 4.59 feet southwest from an iron pipe found at the base of an 8 inch fence post), to an iron pin set approximately 30 feet west of the existing barn;

Thence N03°51'07"W, 866.93 feet, to an iron pin set in the south line of the Conrail right of way;

Thence N87°11'59"E, 764.14 feet, along the south right-of-way of Conrail and an old wire fence, passing an iron pipe with an ID cap stamped PS7377 at 103.52 feet, and an internal property line at 190.82 feet (iron pipe missing) to a ¾" iron pipe found with a steel witness post;

Thence S10°21'10"E, 1093.25 feet, along the west line of a property in the name of Edward P. Sidner (Deed Book 294, Page 946) and an old wire fence, to an iron pin found with an ID cap labeled PS5969;

Thence S76°16'54"W, 445.66 feet, along the north line of a property in the name of John Ayars (Official Records 103, Page 183) to an iron pin set;

Thence S10°26'55"E, 189.53 feet, along the west line of the said Ayars property passing an iron pin with an ID cap labeled PS5969 at 164.64 feet, to a point in the centerline of Lilly Chapel-Georgesville Road, said point is S72°46'10"W, 6.86 feet from a railroad spike found at the northeast corner of a property in the name of Darren J. and Diana L. Allen (Official Records 40, Page 170);

Thence S72°46'10"W, 307.47 feet, along the centerline of the said road, passing a railroad spike at 291.20 feet, which is the corner of an internal property line, to a railroad spike found;

Thence S72°37'48"W, 69.88 feet, along the centerline of the said road, passing the northwest corner of the said Allen property at 6.08 feet, to the TRUE POINT OF BEGINNING.

Said property is subject of all easements and rights-of-way of record and contains 23.756 acres. The Basis of Bearings is S72°46'10"W along the centerline of Lilly Chapel-Georgesville Road as described by the previous deed. This description is based on an actual survey performed in October, 1999, by Casey Elliott, PS7759, State of Ohio. All pins set are 5/8" iron rebar with plastic ID caps stamped ELLIOTT PS-7759. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.