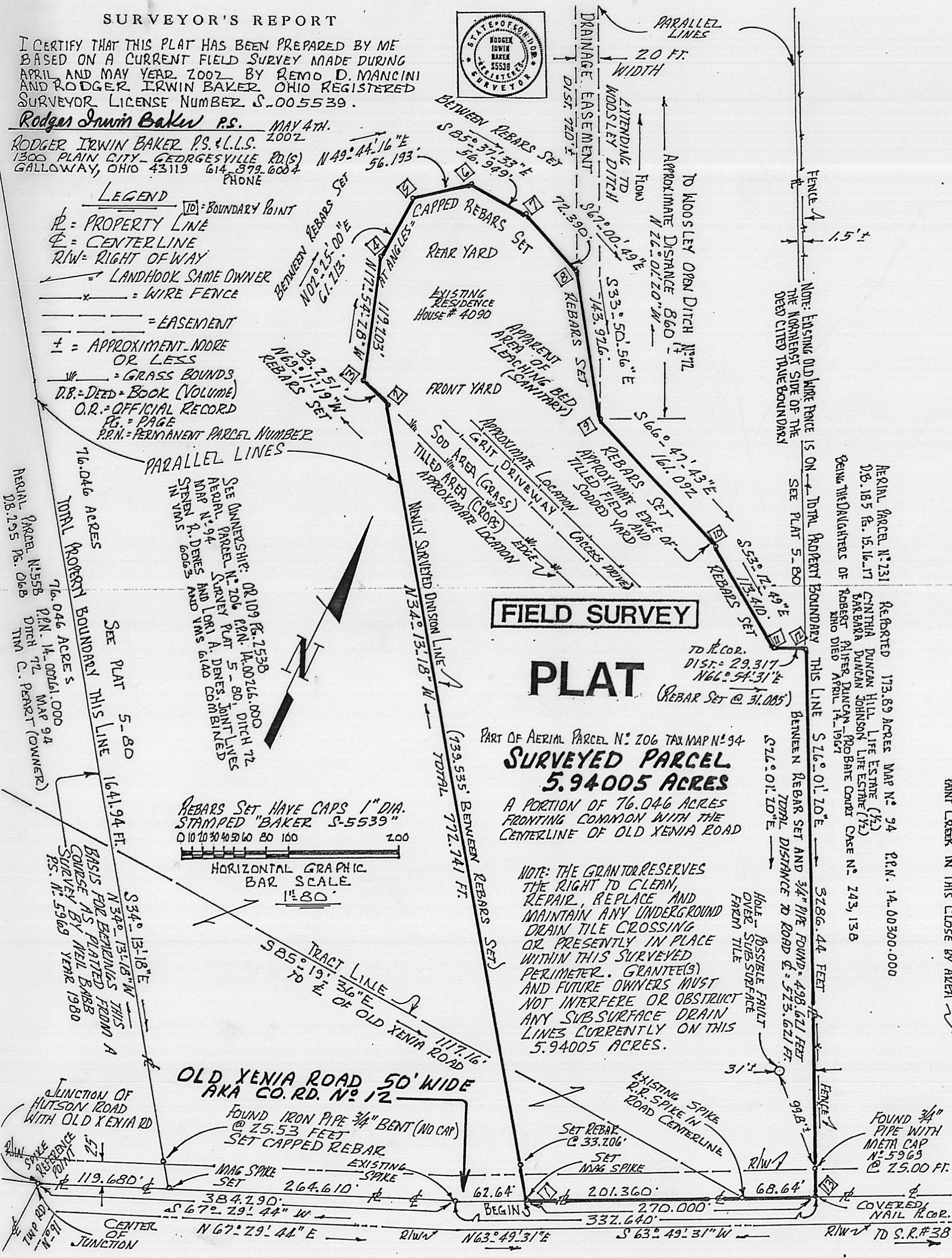


SURVEYOR'S REPORT

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME BASED ON A CURRENT FIELD SURVEY MADE DURING APRIL AND MAY YEAR 2002 BY REMO D. MANCINI AND RODGER IRWIN BAKER, OHIO REGISTERED SURVEYOR LICENSE NUMBER S.005539.

Rodger Irwin Baker P.S. MAY 4TH, 2002
Rodger Irwin Baker P.S. & L.L.S. 2002
 1300 PLAIN CITY - GEORGESVILLE RD(S)
 GALLOWAY, OHIO 43119 614.379.6004
 PHONE

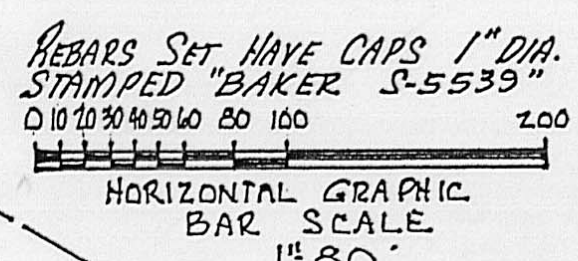
- LEGEND**
- = BOUNDARY POINT
 - = PROPERTY LINE
 - = CENTERLINE
 - = RIGHT OF WAY
 - = LANDHOOK SAME OWNER
 - = WIRE FENCE
 - = EASEMENT
 - + = APPROXIMATE NODE OR LESS
 - = GRASS BOUNDS
 - D.B. = DEED BOOK (VOLUME)
 - O.R. = OFFICIAL RECORD
 - P.G. = PAGE
 - P.P.N. = PERMANENT PARCEL NUMBER



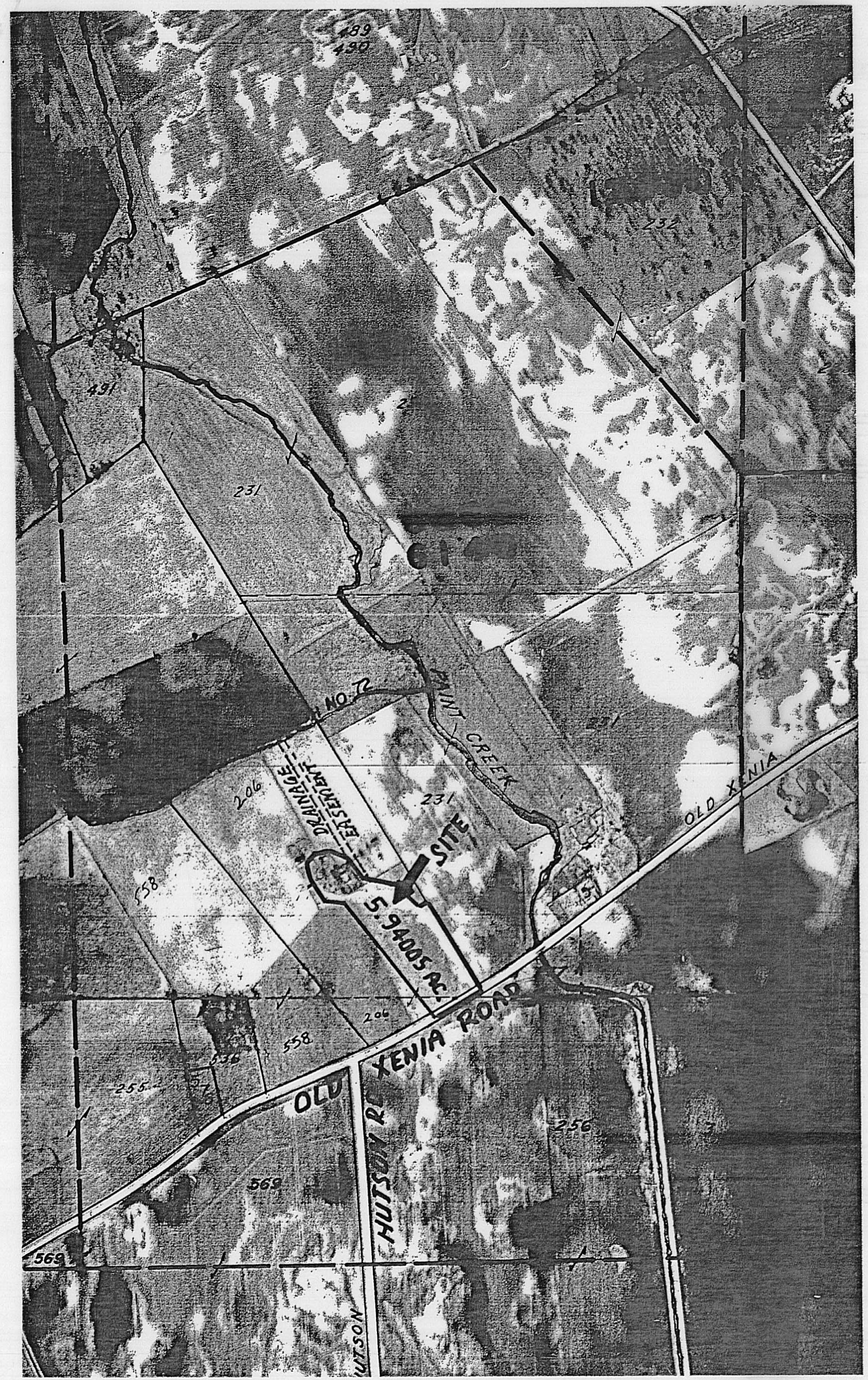
FIELD SURVEY PLAT

PART OF AERIAL PARCEL N° 206 TAX MAP N° 94
SURVEYED PARCEL 5.94005 ACRES
 A PORTION OF 76.046 ACRES FRONTING COMMON WITH THE CENTERLINE OF OLD XENIA ROAD

NOTE: THE GRANTOR RESERVES THE RIGHT TO CLEAN, REPAIR, REPLACE AND MAINTAIN ANY UNDERGROUND DRAIN TILE CROSSING OR PRESENTLY IN PLACE WITHIN THIS SURVEYED PERIMETER. GRANTEE(S) AND FUTURE OWNERS MUST NOT INTERFERE OR OBSTRUCT ANY SUBSURFACE DRAIN LINES CURRENTLY ON THIS 5.94005 ACRES.



SURVEY OF 5.94005 ACRES IN PAINT CIVIL TWP, MADISON COUNTY, STATE OF OHIO, OLD XENIA RD. BEING PART OF 76.046 ACRES, O.R. 109 P.G. 2538 P.P.N. 14_00266.000 VMS 6063 AND 6140 STEVEN R. DENES AND LORI A. DENES - OWNERS BEING A PORTION OF AERIAL PARCEL N° 206 MAP 94 CONTAINING HOUSE N° 4090, WELL, SEPTIC TANK ETC:



The following perimeter description describes a recent land split field survey of 5.94005 acres out of 76.046 acres owned by Steven R. Denes and Lori A. Denes O.R. 0109 Pg. 2538 aerial parcel 206 P.P.N. 14-00266.000 in VMS 6063 & 6140 in Paint Civil Township, Madison County, State of Ohio....said 5.94005 acres rounded to 5.940 acres and is bounded and more particularly described as follows:

Commence for a point of starting reference with a buried spike in the centerline projection of Hutson Road (Twp. Rd. # 91) and Old Xenia Road (Co. Rd. # 12) said to be in the middle of roadways' junctiongo then along a short tangent of Old Xenia Road (toward State Route # 38) N 67 deg 29 min 44 sec E 119.680 feet to a set mag spike which spike bears S 34 deg 13 min 18 sec E from a bent 3/4 inch pipe found and capped rebar at 25.53 feet then from said set mag spike continue with the centerline tangent of Old Xenia Road N 67 deg 29 min 44 sec E 264.610 feet to a buried steel spike found; then again with the middle of said roadway go N 63 deg 49 min 31 sec E 62.64 feet to a set mag spipe at the true point of beginning; this spike being referred to a boundary point # 1;

Thence: Leaving Old Xenia Road (50 feet wide right of way) and running with a new boundary herewith (passing a set rebar at 33.206 feet) go N 34 deg 13 min 18 sec W 772.741 feet to boundary point # 2 a capped rebar set;

Thence: N 69 deg 11 min 19 sec W 33.251 feet to boundary point # 3 a capped rebar set;

Thence: N 17 deg 54 min 28 sec W 119.203 feet to boundary point # 4 a capped rebar set;

Thence: N 02 deg 25 min 00 sec E 61.213 feet to boundary point # 5 a capped rebar set;

Thence: N 49 deg 44 min 16 sec E 56.193 feet to boundary point # 6 a capped rebar set;

Thence: S 85 deg 37 min 33 sec E 56.949 feet to a capped rebar set at boundary point # 7;

Thence: S 67 deg 00 min 49 sec E 72.390 feet to a capped rebar set at boundary point # 8 and also the southwesterly corner to a 20 feet wide subsurface drainage easement.

Thence: Continue with this land division perimeter (new property boundary) S 33 deg 50 min 56 sec E 143.926 feet to a capped rebar set at boundary point # 9. This last course and distance being common with aforesaid 20 feet wide drainage easement; Said easement to run generally in a northerly direction to Woosley Ditch aka County Open Ditch # 72...see separate description for this drainage easement.

Thence: Continue with the new property perimeter survey boundary S 66 deg 47 min 43 sec E 161.092 feet to a capped rebar set at boundary point # 10;

Thence: Again with this property perimeter go S 53 deg 12 min 49 sec E 113.410 feet to boundary point # 11 (a capped rebar set);

Thence: N 66 deg 54 min 31 sec E 29.317 feet to the northeasterly property line for Steven R. Denes and Lori A. Denes, Tract of 76.046 acres..also being on the southwesterly boundary of 173.89 acres aerial parcel 231 P.P.N. 14-00300.000 Cynthia Duncan Hill Life Estate 1/2 and Barbara Duncan Johnson Life Estate 1/2 recorded D.B. 185 at Pg. 15, 16 & 17. This last course ties to the property boundary at 29.317 feet but a capped rebar set in the old existing wire fence at a distance of 31.085 feet. (fence is not on the true property line);
Noted: The actual corner at 29.317 feet is referred to as boundary point # 12;

Thence: With Denes' northeasterly property boundary and remaining a little southwesterly from said old wire fence about one foot plus or minus go S 26 deg 01 min 20 sec E (passing a metal capped 3/4 inch pipe found stamped # 5969 at 498.621 feet) a total distance of 523.621 feet to and existing buried steel spike in the approximate middle of Old Xenia Road Pavement; This being boundary point # 13.

Thence: With the alignment in Old Xenia Road go S 63 deg 49 min 31 sec W (passing a found steel spike existing at 68.64 feet) a total frontage distance of 270.000 feet to the true point of beginning.

Pins set are steel rebar with 1 inch diameter caps stamped R.I.Baker S-5539. Bearings are adapted to N 34 deg 13 min 18 sec W established by Neil Babb surveyor # 5969 appearing on survey plat 5 - 80 and found in D.B. 295 at Pg. 068 and in O.R. 0109 Pg. 2538.

This property boundary (perimeter) is the result of a field survey made in April and May year 2002 by Remo D. Mancini and Rodger I. Baker, Ohio license # S-005539.

 P.S. May 07, 2002

Rodger Irwin Baker, Ohio registration # S-005539

1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Phone: 614-879-6004

Description of drainage easement:

For reference start with the southeasterly corner of 76.046 acres (aerial parcel 206 P.P.N. 14-00266.000) which point is marked with a buried steel spike in the alignment of Old Xenia Road....go then along the northeasterly line of said 76.046 acres (owned by Steven R. Denes and Lori A. Denes O.R. 0109 Pg 2538) N 26 deg 01 min 20 sec W 523.621 feet to a set rebar; then S 66 deg 54 min 31 sec W 29.317 feet to a set rebar; then N 53 deg 12 min 49 sec W 113.410 feet to a set rebar referred to as boundary point # 10; then N 66 deg 47 min 43 sec W 161.092 feet to boundary point # 9 and being at the point of beginning for the herein described 20 feet wide drainage easement;

Thence: With the northeasterly line of the 20 feet wide drainage easement go N 26 deg 01 min 20 sec W about 860 feet or sufficiently far enough to provide effluent into the existing open ditch # 72 known as Woosley Ditch.

Likewise the southwesterly line of this 20 feet wide drainage easement runs from boundary point # 8 N 26 deg 01 min 20 sec W about 720 feet more or less to Woosley Open Ditch or far enough to provide adequate outlet for subsurface drainage. (attached exhibit).



P.S. May 07, 2002

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