

PLAT OF SURVEY

of
An 87.612 Acre PROPERTY
 With Two NON-BUILDING LOT SPLITS
 Of 1.336 Acres and 2.501 Acres
 In the Name of William E. and Ann L. Ward
 Located in VMS 6014, Somerford Twp., Madison County, Ohio

LOCATION: Located in Virginia Military Survey 6014, Somerford Township, Madison County, Ohio, on the northeast side of State Route 56 approximately 1.0 mile northwest west of the intersection of State Route 56 and State Route 187.

PRIOR DEED REFERENCE:
 * Deed Book 270, Page 770 dated October 22, 1986, for 170.64 acres and
 * Deed Book 270, Page 774, dated October 31, 1986, for 58.188 acres as noted on the plat Records of the Madison County Recorder's Office.

OWNER: William E. and Ann L. Ward

BASIS OF BEARING: Northeast line of 87.612 acre tract as established by survey in 04/02/79 by Neil Babb, PS5969 in plat of survey 21A of the County Engineer's records.

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
 212 West High Street
 London, Ohio 43140
 (740)852-1300

Gloria S. Govine
 (OR.044, P.1056)

Property under Deed Book 270, Page 770

Original Area = 87.612 AC

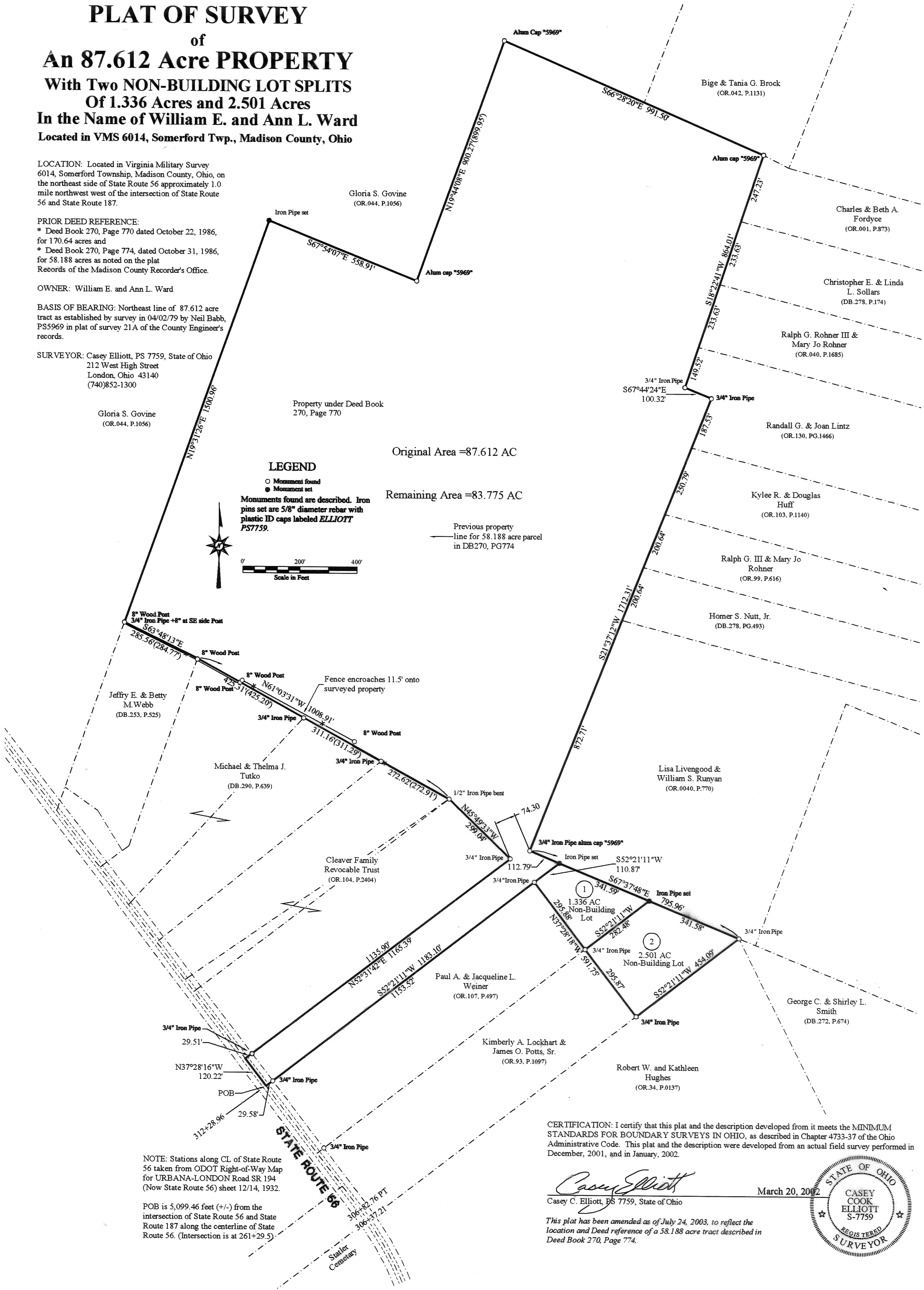
Remaining Area = 83.775 AC

LEGEND

○ Monument found
 ● Monument set
 Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.



Previous property line for 58.188 acre parcel in DB270, PG774



NOTE: Stations along CL of State Route 56 taken from ODOT Right-of-Way Map for URBANA-LONDON Road SR 194 (Now State Route 56) sheet 12/14, 1932.

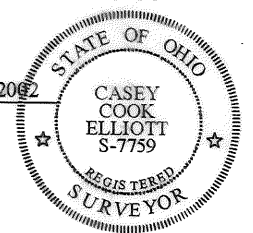
POB is 5,099.46 feet (+/-) from the intersection of State Route 56 and State Route 187 along the centerline of State Route 56. (Intersection is at 261+29.5)

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 December, 2001, and in January, 2002.

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

March 20, 2002

This plat has been amended as of July 24, 2003, to reflect the location and Deed reference of a 58.188 acre tract described in Deed Book 270, Page 774.



102-03

EXHIBIT A

Description of an 83.775 ACRE Tract In Somerford Township, Madison County, Ohio VMS 6014

This description is for an 83.775 acre tract remaining from a combination of a 243.92 acre parcel (Deed Book 270, Page 770, Madison County Recorder's Records) and a 58.188 acre parcel (Deed Book 270, Page 774) in the name of William E. and Ann L. Ward. At the time of this survey, 87.612 acres remained on the northeast side of State Route 56 (60' Right-of-Way). The 83.775 acre tract is located on the northeast side of State Route 56 approximately 5,100 feet north of the intersection of State Route 187 and State Route 56 in Virginia Military Survey 6014, Somerford Township, Madison County, Ohio, and further described as follows:

Beginning at a point in the centerline of State Route 56 at Station 312+28.96 (ODOT Right-of-Way Map for State Route 194, now State Route 56, Sheet 12/14, 1932), said point is 5099.46 feet north from the intersection of State Route 187 along the centerline of State Route 56 and 591.75 feet from the north line of the Statler Cemetery (Somerford Township) and is the TRUE POINT OF BEGINNING;

thence, N37°28'16"W, 120.22 feet, along the centerline of State Route 56 to a point;

thence N52°31'42"E, 1165.39 feet, passing a ¾" iron pipe in the right-of-way of State Route 56 at 29.51 feet, along the southeast line of a property in the name of the Cleaver Family Revocable Trust (Official Record 104, Page 2404) to a ¾" iron pipe found;

thence N45°49'33"W, 299.04 feet, along the northeast line of the said Cleaver property to a ½" iron pipe found;

thence N61°03'31"W, 1008.91 feet, passing a ¾" iron pipe found at 272.62 feet at the northwest corner of the said Cleaver property and another ¾" iron pipe found at 583.78 feet to an 8" diameter wood post found at the northwest corner of a property in the name of Michael and Thelma J. Tutko (Deed Book 290, Page 639);

thence N63°48'13"W, 285.56 feet, along the northeast line of a property in the name of Jeffrey E. and Betty M. Webb (Deed Book 253, Page 525) to a ¾" iron pipe 8" exposed at the southeast side of an 8" wood post;

thence N19°31'26"E, 1500.96 feet, along the southeast line of a property in the name of Gloria S. Glovine (Official Record 044, Page 1056) to an iron pipe set;

thence S67°54'07"E, 558.91 feet, along a southwest line of the said Glovine property to an iron pin found with an aluminum identification cap stamped 5969;

thence N19°44'08"E, 900.27 feet, along a northwest line of the said Glovine property to an iron pin found with an aluminum identification cap stamped 5969;

thence S66°28'20"E, 991.50 feet, passing the southwest corner of a property in the name of Bige and Tania G. Brock (Official Record 042, Page 1131) at approximately 534 feet to an iron pin found with an aluminum identification cap stamped 5696;

thence S18°22'41"W, 864.01 feet, to a ¾" iron pipe found;

thence S67°44'24"E, 100.32 feet, to a ¾" iron pipe found;

thence S21°37'12"W, 1712.31 feet, to a ¾" iron pipe found with an aluminum identification cap stamped 5696;

thence S67°37'48"E, 112.79 feet, to an iron pipe set;

thence S52°21'11"W, 110.87 feet, through the original 87.612 acre property to a ¾" iron pipe found;

thence S52°21'11"W, 1183.10 feet, passing a ¾" iron pipe found in the northeast right-of-way of State Route 56 at 1153.52 feet, to the TRUE POINT OF BEGINNING.

Said remaining tract contains 83.775 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the northeast line of the property as established in plat 21A of the Madison County Engineers maps. All monuments set are ¾ inch diameter iron pipes with plastic identification caps labeled ELLIOTT PS7759. This description is based on a previous survey performed in December 2001 and January 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.