

The following is a correct boundary description of 7.1486 acres of land which is a recently surveyed land split taken out of 103.19 acres presently carried as tax permanent parcel # 24-00446.000 (aerial parcel # 129) in VMS 5198 in Somerford Civil Township, Madison County, State of Ohio, fronting along the middle of Arbutckle Road (County Road # 110) which overall property is of record at O.R. 0146 Pg. 1594 Betty J. Eades (now deceased) aka Betty J. Markley Eades...said 7.1486 acres being bounded and more particularly described as follows:

Commence with a found roadway monument in the middle of State Route # 187 and on the centerline projected of Arbutckle Road then measure along the middle of Arbutckle Road in a southeasterly direction a distance of 3,573.516 feet to a 3/4 inch steel pipe found in the roadside ditch at a P.I. of said Roadway and on the southwest boundary of VMS 5198; Then following along said VMS boundary and the southwest line of said Eades S 38 deg 25 min 22 sec E 411.720 feet to a mag spike set at the true point of beginning in the middle of Arbutckle Road;

Thence: Leaving Arbutckle Road (passing a set 5/8 inch rebar at 40.00 feet and following a line about 15 feet northwesterly from a row of maple trees)...N 49 deg 31 min 52 sec E 288.415 feet to a set 5/8 inch rebar;

Thence: S 39 deg 51 min 18 sec E 184.846 feet to a set rebar at the edge of a farmed field and edge of a wooded area;

Thence: Following along the outcrop line of said wooded area (edge of farmed field) go N 79 deg 38 min 27 sec E 91.101 feet to a set 5/8 inch rebar;

Thence: Continue to follow the edge of farmed field and outcrop limits of said woods area go N 53 deg 40 min 42 sec E 257.085 feet to a set 5/8 inch rebar;

Thence: Again with the existing edge of said wooded area and edge of farmed field go S 38 deg 37 min 01 sec E 458.879 feet to a set 5/8 inch rebar located in the base of a wire fence marking the boundary between Betty J. Eades and the adjoining property owner currently being Edgar Shaudys and Elizabeth Shaudys; (D.B.282 Pg.268 and D.B.270 Pg.122)

Thence: Following said boundary fence common between Eades and Shaudys S 55 deg 45 min 33 sec W 454.872 feet to a found bent 3/4 inch steel pin at the easterly corner of 0.81 acre Shirley Ann Eades O.R. 0013 Pg 0766 (aerial parcel # 667, P.P.N. 24-00447.000;

Thence: With the northeasterly boundary of said Shirley Ann Eades go N 38 deg 03 min 02 sec W a measured distance of 201.984 feet to a found broken off 3/4 inch steel pin...a property corner;

Thence: Again with the northwesterly line of Shirley Ann Eades go S 51 deg 56 min 59 sec W (passing a found steel rod at 150.00 feet) and passing a set 3/8 inch by 8 inch spike at 180.000 feet, a total distance of 180.680 feet to an actual true corner of aforesaid Shirley Ann Eades; (This point being on the VMS boundary in the middle of Arbutckle Road..middle of 50 feet wide roadway right of way)

Thence: Following the centerline of said roadway go N 38 deg 15 min 18 sec W 449.330 feet to the true point of beginning.

Containing within said bounds 7.1486 acres of land. This property is not in a flood plain. Bearings derived from N 38 deg 03 min W see O.R. 0013 Pg. 0766.

Rebar have plastic caps stamped Baker S-5539. Based on a current field survey made by Rodger Irwin Baker, William Troy Barton and Remo D. Mancini year 2003.

Rodger Irwin Baker August 22, 2003
Rodger Irwin Baker L.L.S. & P.S. License # S-005539 (Ohio)
P.O.Box 315 West Jefferson, Ohio 43162
Phone: 614-879-6004



Drainage easement 30 feet width by 1560 feet length extending from surveyed 7.1486 acres to William Richmond Open Drainage Ditch # 1.

Being a strip easement for drainage purpose set aside for the installation of a subsurface drainage line across the 93.539 residual acres of Bette J. Eades estate in Somerford Civil Township, Madison County, Ohio...permanent parcel number 24-00446.000, aerial parcel # 129.

Commence for reference at a found spike in the middle of Arbutckle Road which spike is the most southerly corner of the original Eades Farm 4624.615 feet southeasterly along Arbutckle Road from the middle of State Route # 187, said spike marks the southerly corner of 0.810 acre Shirley Eades O.R. 0013 Pg. 0766, aerial parcel # 667; then passing a found bent 5/8 inch steel bar at 180.400 feet and another steel pipe at 354.340 feet go N 55 deg 45 min 33 sec E a total distance of 635.272 feet to a steel rebar in a wire fence on the southeasterly boundary of Eades farm and is the easterly corner of aforementioned 7.1486 acres; This point being the beginning of said 30 feet wide drainage easement;

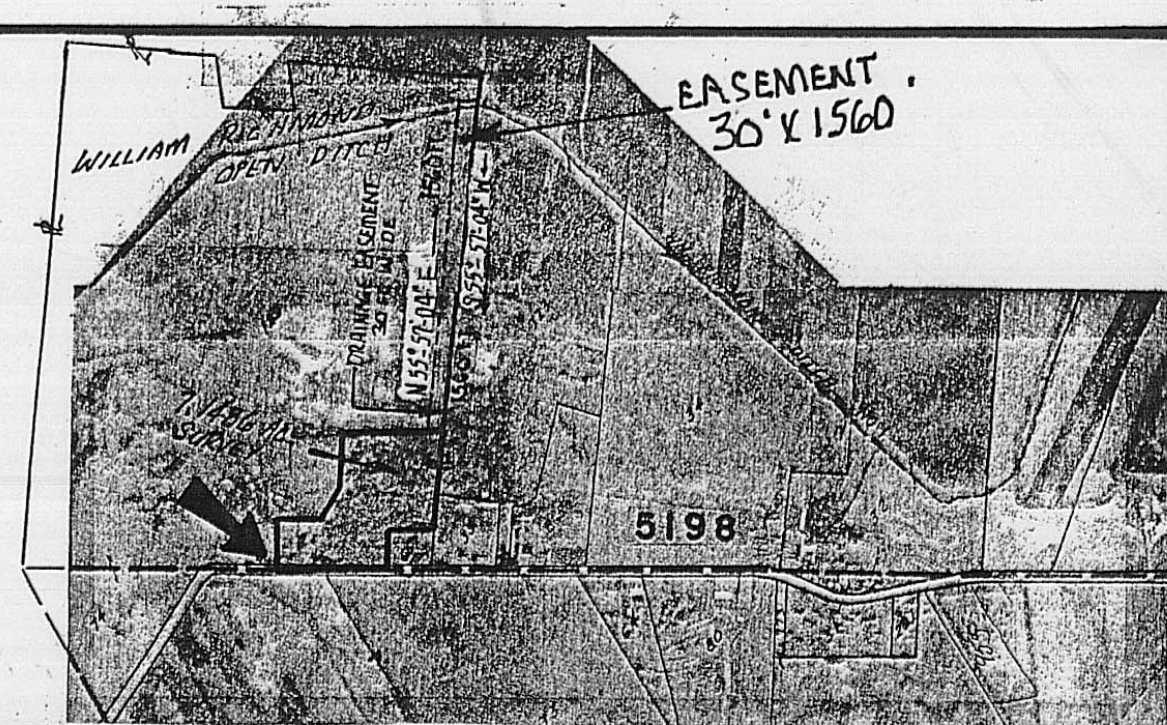
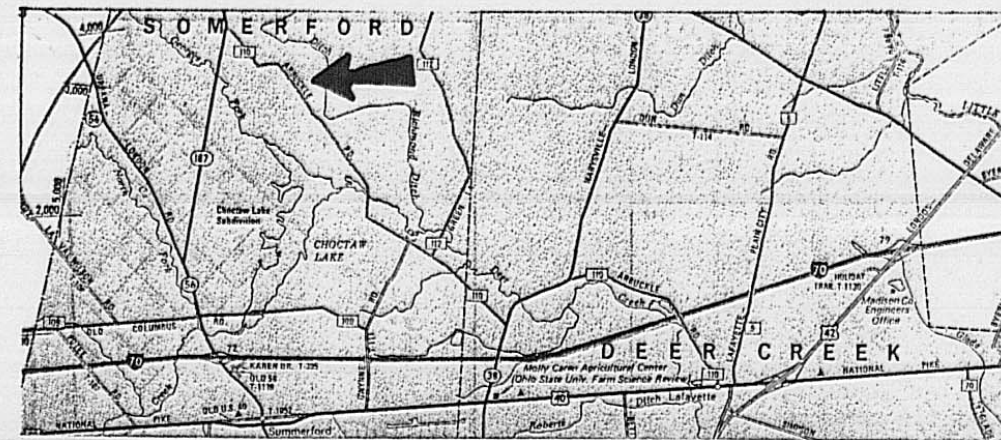
Thence: Following the original southeasterly boundary for Eades Farm which boundary is common with the northwesterly boundary of Edgar T. Shaudys and Elizabeth Shaudys D.B. 282 Pg 0268....N 55 deg 57 min 04 sec E 1560 feet to the northeasterly side of William Richmond Open Ditch # 1.

This drainage easement herein is 30 feet in width as measured perpendicular northwesterly from the above described course with the length being 1560 feet.

Area contained within the bounds of said drainage easement is 46,800 square feet or 1.074 acres.

Rodger Irwin Baker September 06, 2003
Rodger Irwin Baker Licensed surveyor # S-005539 (Ohio)
P.O.Box 315 West Jefferson, Ohio, 43162
Phone 614-879-6004

111-03



SURVEY REQUESTED BY: RICHARD A. DUNKLE, ATTORNEY
CO. EXECUTORS: ROBYN COVEILLO & BRENDA CUSHMAN
MC PL. CASE # 031002

SURVEYOR'S STATEMENT

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME, BASED ON A CURRENT FIELD SURVEY PERFORMED DURING JULY AND AUGUST YEAR 2003. REBARS AND SPIKES SET WHERE THEY ARE DEPICTED. CAPS ARE IN PLACE ON REBARS STAMPED BAKER S-5539. THIS PROPERTY IS NOT IN A FLOOD PLAIN.

Rodger Irwin Baker August 22, 2003
RODGER IRWIN BAKER YEAR 2003
REGISTERED LICENSED SURVEYOR
OHIO NUMBER S-005539
P.O. BOX 315 WEST JEFFERSON, OHIO
ZIP 43162 PH. 614-879-6004

FROM THE ESTATE OF CHARLES S. EADES, JR.
GRANDFATHER
AKA "CHARLES SIMON EADES"
TRANSFERRED SEPT. 12, 2002
RECORDED O.R. 0146 PG. 1594
AFFIDAVIT OF TRANSFER
INSTRUMENT NO. 2002.00007367
AERIAL PARCEL NO. 129

GRANTEE: (NOW THE ESTATE OF) BETTY J. EADES (DECEASED)
PER DEED FIGURES 96.0414 AC.
RESIDUAL OF REPORTED FORMER CITED 104 ACRES
O.R. 0146 PG. 1594
MORE RECENTLY CARRIED AS BEING 103.19 ACRES
P.P.N. 24-00446.000



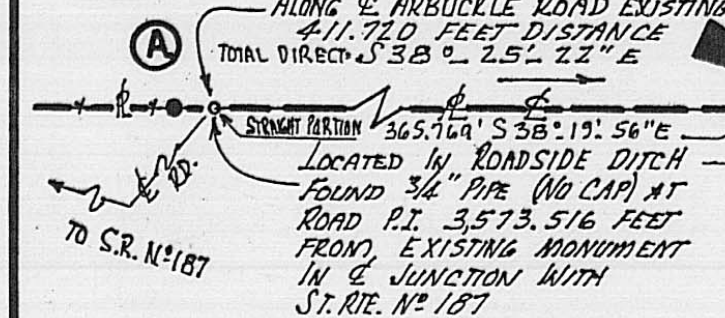
NEW CORNERS FOR THIS SURVEY. 3/8" REBAR SET AT EACH POINT

FOR REFERENCE ONLY:
DEEDS CITED: VOL. 109 PG. 205
VOL. 295 PG. 372
VOL. 153 PG. 449

LEGEND

P.L. = PROPERTY LINE
C.L. = CENTERLINE
R.O.W. = RIGHT OF WAY
V.M.S. = VIRGINIA MILITARY SURVEY
D.B. = DEED BOOK, O.R. = OFFICIAL RECORD
Pg. = PAGE

Co. RD. # 110
ARBUCKLE ROAD
50'



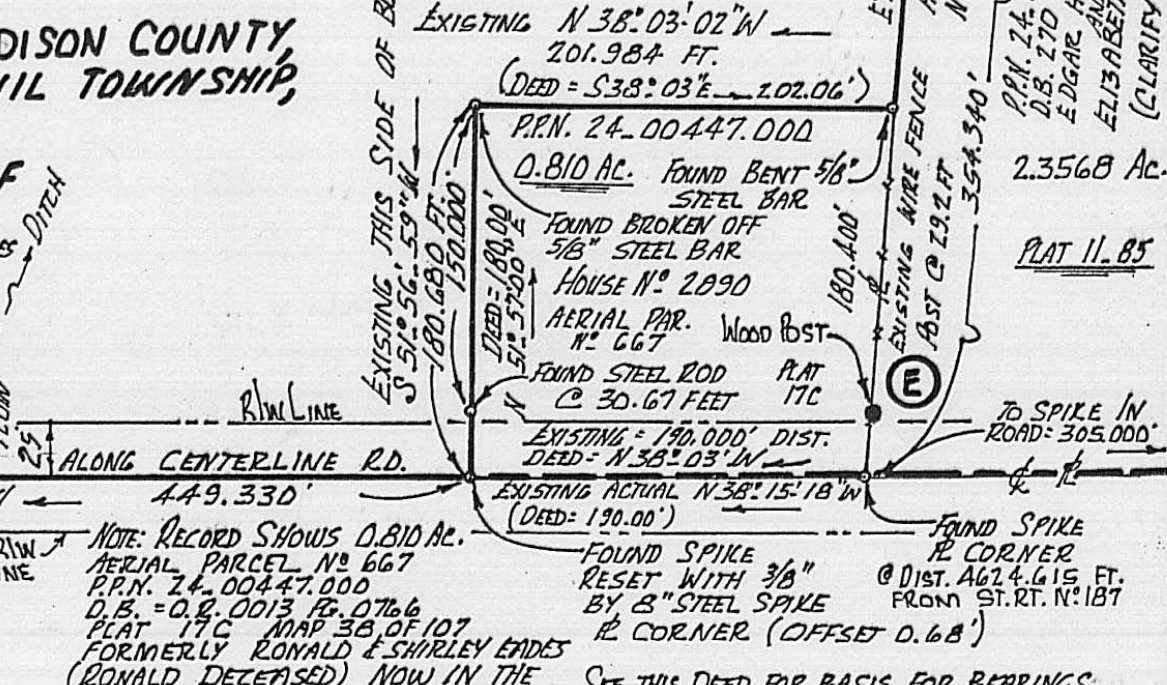
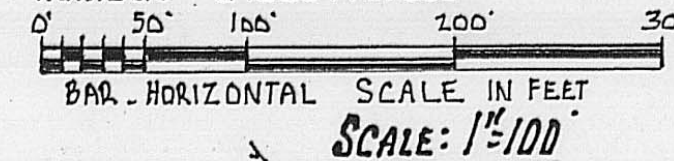
SITUATED IN MADISON COUNTY,
SOMERFORD CIVIL TOWNSHIP,
STATE OF OHIO
PART OF ESTATE OF
BETTY J. EADES
AKA BETTY J. (MARKLEY) EADES

VMS 5198

3/8" REBAR SET AT EACH POINT EDGE OF WOODED AREA
EDGE OF FARMED FIELD TOTAL 458.879' S38°37'01"E

FIELD SURVEY PLAT

RECENT FIELD SURVEY OF 7.1486 ACRES
SPLIT OUT FROM 103.19 ACRES, BEING
PART OF AERIAL PARCEL NO. 129
TAX MAP NO. 3B OF 109
BEING A PORTION OF PERMANENT PARCEL
NUMBER 24-00446.000



NOTE: RECORDED SHOWS 0.810 AC. AERIAL PARCEL NO. 667 P.P.N. 24-00447.000 D.B. = D.B. 0013 PG. 0766 PLAT 17C MAP 3B OF 107 FORMERLY OWNED BY SHIRLEY EADES (RONALD DECEASED) NOW IN THE NAME OF "SHIRLEY ANN EADES" SEE THIS DEED FOR BASIS FOR BEARINGS


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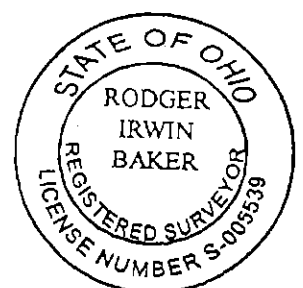
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August 22, 2003
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This drainage easement herein is 30 feet in width as measured perpendicular northwesterly from the above described course with the length being 1560 feet.

Area contained within the bounds of said drainage easement is 46,800 square feet or 1.074 acres.

This grant of easement shall be binding on and inure to the benefit of the parties, their heirs, successors and assigns.