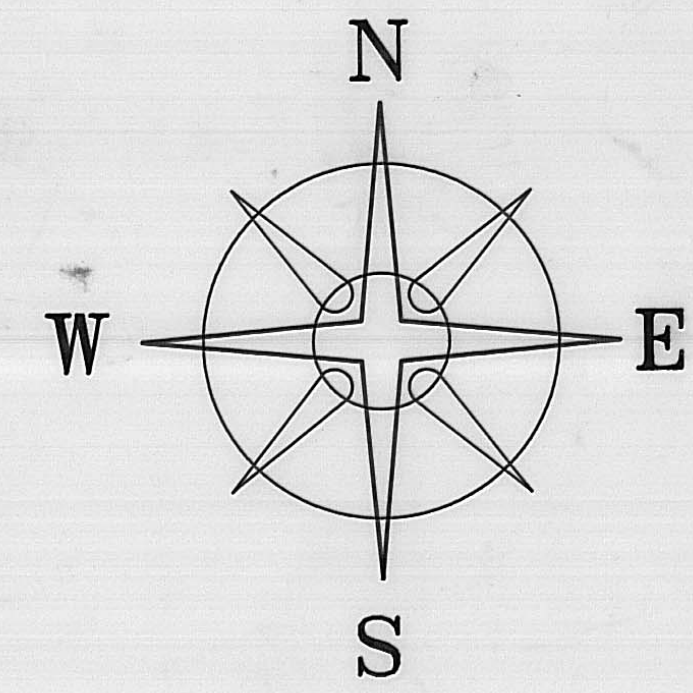
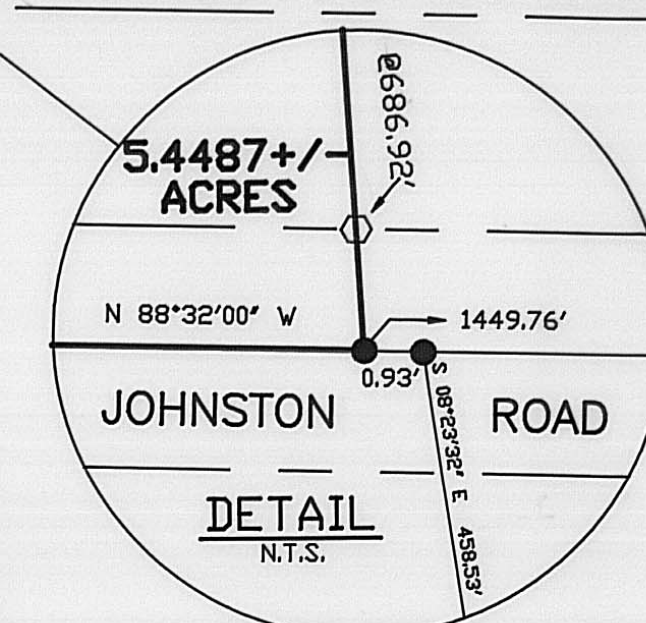
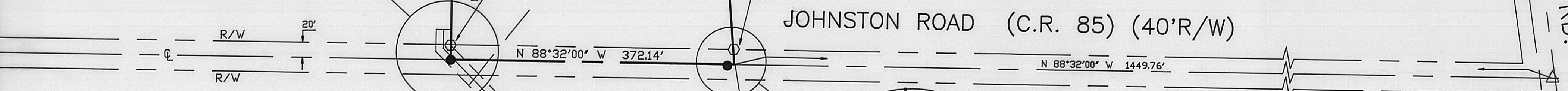
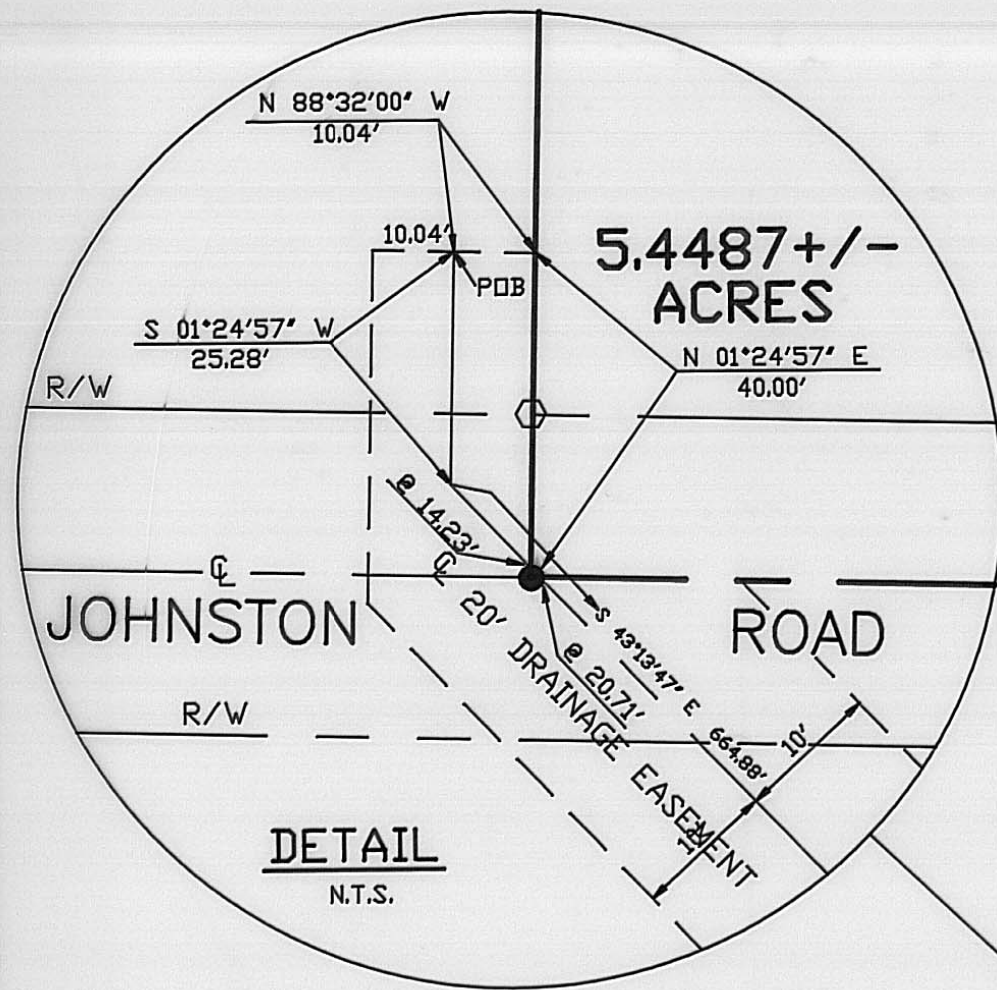


ROBERT STEBBINS ET.AL.  
D.R. 28 PG. 149  
199.86 ACRES



DEED REFERENCE  
JAMES JAHN  
D.B. 295 PG. 580  
99.93 ACRES (FIRST PARCEL)

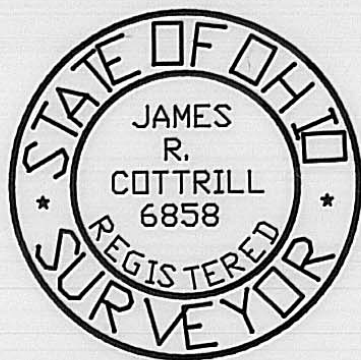
BEARINGS BASED ON THE CL OF JOHNSTON ROAD (N88°32'W)  
AS DESCRIBED IN D.B. 295 PG. 580.



VMS 8044  
VMS 8058

RAY - NOR FARMS INC.  
D.B. 254 PG. 422  
100.831 ACRES

JAMES JAHN  
D.B. 295 PG. 580  
94.513 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858

*James R. Cottrill* DATE: 9-23-97

35-03

- LEGEND
- METAL AIR VENT TO DRAINAGE TILE
  - △ STONE MONUMENT (FOUND)
  - RAIL ROAD SPIKE
  - ◊ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED 'COTTRILL 6858' (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

REVISED 9-24-97 (EXTENDED EASEMENT)

**JAMES R. COTTRILL P.S.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

5.4487± ACRES, VMS 8044, & 8058, OAK RUN TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR JIM JAHN.

DATE DRAWN: 9-08-97	SCALE: 1" = 100' 100' 50' 0 100'	CREW: JJ, BM
JOB #S970905		DWN. BY: RC
F. B. # 16		CK. BY:



Description of 5.4487 acre tract  
Surveyed for Jim Jahn *OK*

The following described 5.4487 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 8044 and 8058, and being part of a 99.93 acre tract (First parcel) conveyed to James Jahn by Deed Book 295 Page 580 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Johnston Road (County Road 85) (40 foot right-of-way) said railroad spike is at the southwest corner of said 99.93 acre tract and also at the southeast corner of a 199.86 acre tract conveyed to Robert Stebbins et.al. by Official Record 28 Page 149;

Thence, with the line between said 199.86 acre tract and 99.93 acre tracts North 01 deg. 24 min. 57 sec. East passing an iron pin and cap set at 17.68 feet, a total distance of 677.48 feet to an iron pin and cap set;

Thence, across said 99.93 acre tract the following three new courses:

1) North 86 deg. 49 min. 43 sec. East a distance of 315.52 feet to an iron pin and cap set

2) South 03 deg. 16 min. 13 sec. East passing an iron pin and cap set at 686.92 feet, a total distance of 705.41 feet to a railroad spike set in the centerline of Johnston Road;

3) Thence, with the centerline of Johnston Road North 88 deg. 32 min. 00 sec. West a distance of 372.14 feet returning to the point of beginning containing 5.4487 acres more or less. of which 4.0489 acres is in V.M.S. 8044 and 1.3998 acres is in V.M.S. 8058.

With the benefit of a 20 foot drainage easement said easement extends from the West line of the here-in-above described 5.4487 acre tract to the South line of 94.513 acre tract conveyed to James Jahn by Deed Book 295 Page 580 said drainage easement crosses said Stebbins 199.86 acre tract and and a 100.831 acre tract conveyed to Ray-Nor Farms, Inc. by Deed Book 254 Page 422, also crossing said Jahn's 94.531 acre tract and is tangent to and 10 feet left and right of the following described baseline:

Beginning at a railroad spike set in the centerline of Johnston Road at the southwest corner of the here-in-above described 5.4487 acre tract, also being the southeast corner of 199.86 acre tract conveyed to Robert Stebbins, et.al. by Official Record 28 Page 149;

Thence, with the line between tracts North 01 deg. 24 min. 57 sec. East, passing an iron pin and cap set at 17.68 feet a total distance of 40.00 feet;

Thence, across said 199.86 acre tract North 88 deg. 32 min. 00 sec. West being parallel to centerline of Johnston Road a distance of 10.04 feet to the true point of beginning of said 20 foot drainage easement baseline;

Thence, across said 199.86 acre tract South 01 deg. 24 min. 57 sec. West being parallel to first courses a distance of 25.28 feet;

Thence, continuing across said 199.86 acre tract South 43 deg. 13 min. 47 sec. East, passing the West line of said

5.4487 acre tract at 14.23 feet, and also passing the centerline of Johnston Road 20.71 feet, also passing the line between said Ray-Nor Farms 100.831 acre tract and Jahn's 94.513 acre tract at 656.24 feet, a total distance of 664.88 feet to an air vent found;

Thence, continuing with a line across said 94.513 acre tract South 62 deg. 16 min. 14 sec. East a distance of 1452.85 feet to an air vent found North a 10 foot ingress egress easement to a 1.167 acre tract as recorded in Deed Book 295 Page 580;

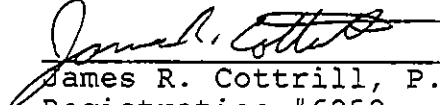
Thence, South 04 deg. 57 min. 04 sec. West a distance of 1596.30 feet to a point in the South line of said 94.513 acre tract also being the southern terminus of said 20 foot drainage easement said point bears South 57 deg. 47 min. 02 sec. West a distance of 298.00 feet and South 48 deg. 29 min. 09 sec. West a distance of 373.64 feet from the southeast corner of said 94.513 acre tract;

Bearings are based on the centerline of Johnston Road (North 88 deg. 32 min. West) as described in Deed Book 295 Page 580.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed Sept. 08, 1997 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.,  
Registration #6858