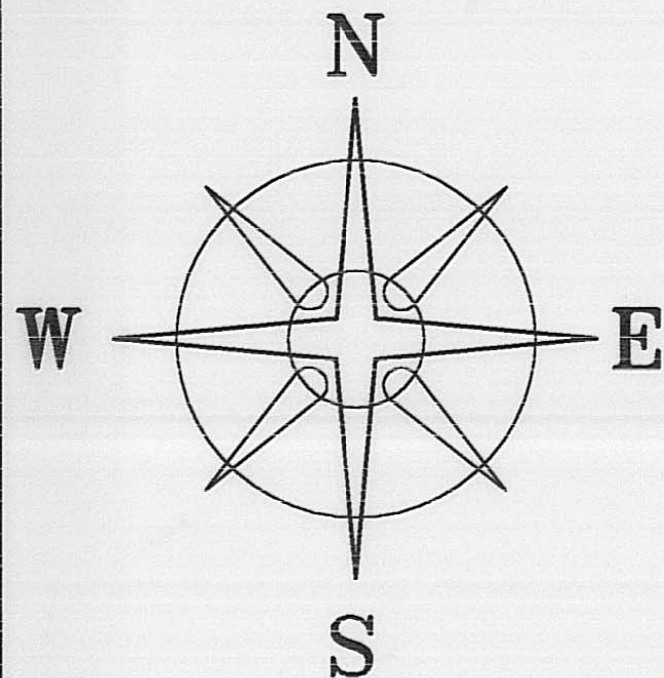


BEARINGS BASED ON THE SOUTHEAST LINE OF FLO FARMS INC.'S 54.53 ACRE TRACT (S 52° 30' W) AS DESCRIBED IN O.R. 183, P. 271 (CLARK CO.).

NIGGEMEYER FARM

SURVEY VOL. _____ PAGE _____



DEED REFERENCE

FLO FARMS INC.
O.R. 183, P. 271
(CLARK COUNTY)
88.36 ACRES
O.R. 3, P. 937
(MADISON COUNTY)
14.3 ACRES [146]

- (A) 54.53 ACRES, PARCEL 1, FIRST TRACT [146] (-005)
- (B) 4.63 ACRES, PARCEL 1, 2ND TRACT (-011)
- (C) 33.25 ACRES PARCEL 2 (-012)
- (D) 10.25 ACRES PARCEL 3 (-052) (-007)

102.66 TOTAL ACRES

DEED REFERENCE

- (1) ALBERT E. & DEBORAH L. PRUITT
VOL. 816, P. 478
1.13 AC.
- (2) KIM ALLEN & NANCY SUSAN PAGELS
VOL. 812, P. 678
1.12 AC.
- (3) GARY L. & KAREN S. MCGILLIVRAY
D.B. 863, P. 49
1.128 AC.
- (4) GARY L. & KAREN S. MCGILLIVRAY
D.B. 848, P. 600
9.658 AC.

LEGEND

- ⊙ 10" WOODEN FENCE POST
 - 3/4" IRON PIPE (FOUND)
 - ⊛ 1" SOLID IRON PIN (FOUND)
 - 1/2" DIA. SOLID IRON PIN (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - IRON PIN (FOUND)
 - MAG NAIL (FOUND)
 - ⊛ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "R.I.BAKER 5539" (FOUND)
 - ⊞ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- CLARK CO. TAX MAP PARCEL NUMBER
 - MADISON CO. TAX MAP PARCEL NUMBER



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 2-7-03

JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

102.3182± ACRES, VMS 7943 & 6849-7565-7566, HARMONY TOWNSHIP/CLARK COUNTY, UNION TOWNSHIP/MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR FLO FARMS INC.

DATE DRAWN: 1-28-03	SCALE: 1" = 300' 300' 150' 0 300'	CREW: EM, MW
JOB #S030113		DWN. BY: RC
F. B. #31		CK. BY:

84-03

102.3182 acres
Surveyed for Walter Florance

The following described 102.3182 acre tract is situated in the state of Ohio, Harmony Township of Clark County, Union Township of Madison County, VMS 7943 and 7565/7566, and being all of the following four tracts: 54.53 acre tract (Parcel 1, first tract), 4.63 acre tract (parcel one, second tract), 33.25 acre tract (Parcel 2), and a 10.25 acre tract (Parcel 3) all four tracts are conveyed to Flo Farms Inc. by official record 183 Page 271 in Clark County and official record 3 Page 937 and Madison County, and being more particularly described as follows:

Beginning at 1/2 inch diameter iron pin found at the centerline intersection of Markley Road (Madison Co., Township Road 105, 50 ft. right-of-way) with the centerline of Brighton Road (Madison Co., Township Road 106, 60 ft. right-of-way);

Thence, with the centerline of said Brighton Road, North 57 deg. 12 minutes 49 seconds West a distance of 534.88 feet to a mag nail found an angle point in said centerline, at the north east corner of a 50.152 acre tract conveyed to Richard and Ellen J. Smith, trustees by official record 115 Page 199 of Madison County, also said mag nail being the southeast corner of said 54.53 acre tract, said mag nail also being **the true point of beginning**;

Thence, with the line between said 54.53 acre tract and said 50.125 acre tract, South 52 deg. 30 minutes 00 seconds West, passing an iron pin cap set at 30.00 feet, also passing the Clark/Madison County line at 1255.63 feet, a total distance of 2140.80 feet to a 5/8 inch diameter rebar and yellow plastic caps stamped R. I. Baker 5539 found corner to a 116.422 acre tract conveyed to Paul A. and Patricia L. Wilson by official record 1529, Page 2041 of Clark County;

Thence, with the north line of said 116.422 acre tract, North 87 deg. 23 min. 12 sec. West a distance of 1710.06 feet to an iron pin cap set at the southeast corner of a 161.89 acre tract conveyed to Ruth Burke EtAl by Deed book 866, p. 484 of Clark County;

Thence, with said 161.89 acre tract, the following two courses:

- 1) North 45 deg. 47 min. 21 sec. East a distance of 2363.44 feet to an iron pin cap set at a common corner of said 4.63 and said 33.25 acre tract
- 2) North 39 deg. 48 min. 48 sec. West, passing the southern corner common to said 4.63 and said 10.15 acre tracts at 696.30 feet, a total distance of 1210.44 feet to a record Cornerstone found in the southeast line of a 128.78 acre tract conveyed to Harold F. and Roberta J. Mowell by Deed book 695 Page 247 of Clark County;

Thence, with said southeast line, North 45 deg. 51 min. 21 sec. East, passing the southeast corner of a 85.11 acre tract conveyed to Neil Eugene Amstutz by official record 43 page 470 to of Clark County at 64.76 feet, a total distance of 799.19 ft. to a 10" dia. wood fence post found at the southwest corner of a 1.13 acre tract conveyed to Albert E. and Deborah L. Pruitt by Volume 816 page 478 of Clark County;

Thence, South 37 deg. 33 min. 11 sec. East, along the southwest line of said 1.13 acre tract, a 1.12 acre tract conveyed to Kim Allen and Nancy Susan Pagels by Volume 812 Page 678 of Clark County, a 1.128 acre tract conveyed to Gary L. and Karen S. McGillivray by Deed book 863 p. 49, and a 9.658 acre tract also conveyed to Gary L. and Karen S. McGillivray by Deed book 848 page 600, a distance of 1110.52 feet to an 3/4 inch diameter iron pipe found corner to said 9.658 acre tract;

Thence, with said 9.658 acre tract the following five courses:

- 1) South 52 deg. 53 min. 38 sec. West a distance of 165.09 feet to a 1/2 inch diameter iron pin found
- 2) South 34 deg. 38 min. 54 sec. East a distance of 58.60 ft. to an 3/4 inch diameter iron pipe found

- 3) South 47 deg. 22 min. 22 sec. West a distance 54.68 feet to a 1/2 inch diameter iron pin found
- 4) South 43 deg. 36 min. 46 sec. East a distance of 419.74 feet to an 3/4 inch diameter iron pipe found
- 5) North 53 deg. 14 min. 24 sec. East, passing a one inch solid iron pin found at 476.41 feet, a total distance of 495.91 feet to an iron pin found in the centerline of Houston Pike (Clark co., Township Road No. 97, 60 ft. right-of-way);

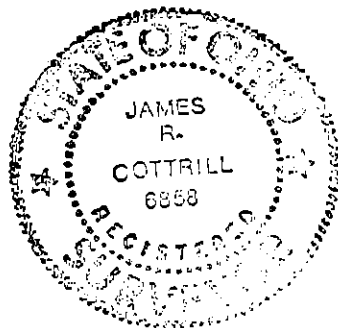
Thence, with the centerline of said Houston Pike and said Brighton Road, South 39 deg. 28 min. 11 sec. East, passing an iron pin found in the Clark/Madison County line at 53.83 feet, a total distance of 1084.00 feet returning to **the true point beginning** containing 102.3182 acres more or less, of which 14.8408 acres more or less is in Madison County and part of said 54.53 acre tract, 39.1463 acres more or less is in Clark County and also part of said 54.53 acre tract, 4.4173 acres more or less is all of said 4.63 acre tract, 33.8315 acres more or less is all of said 33.25 acre tract, and 10.0823 is all of said 10.25 acre tract, also there is 14.8408 acres more or less in Madison County, Union Township and 87.4774 acres more or less are in Clark County, Harmony Township.

Bearings are based on the southeast line of Flo Farms Inc.'s 54.53 acre tract (South 52 deg. 30 min. West) as described in official record 183 Page 271 of Clark County.

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 January 28, 2003 by James R. Cottrill registration #6858. (Job # S 030113)




James R. Cottrill, P.S.