

SURVEY FOR ELMWOOD PLACE, INC.

State of Ohio, County of Union, Township of Union, and County of Madison,
Township of Pike, V.M.S. 6312, V.M.S. 9020, V.M.S. 7789, V.M.S. 12494,
V.M.S. 7142, and V.M.S. 4942, being a split of all of the
remainder of Elmwood Place, Inc.'s 156.34 acre Tract I,
all of their 2.156 acre Tract II and 157 acre Tract III, all
described in Union County Deed Volume 212, page 251, and
Elmwood Place, Inc.'s original 126.98 acre tract described in Union Co.
Deed Volume 217, page 383, and Madison Co. Deed Volume 166, page 208

NOTES:

Reference deeds are listed below
or are shown hereon.

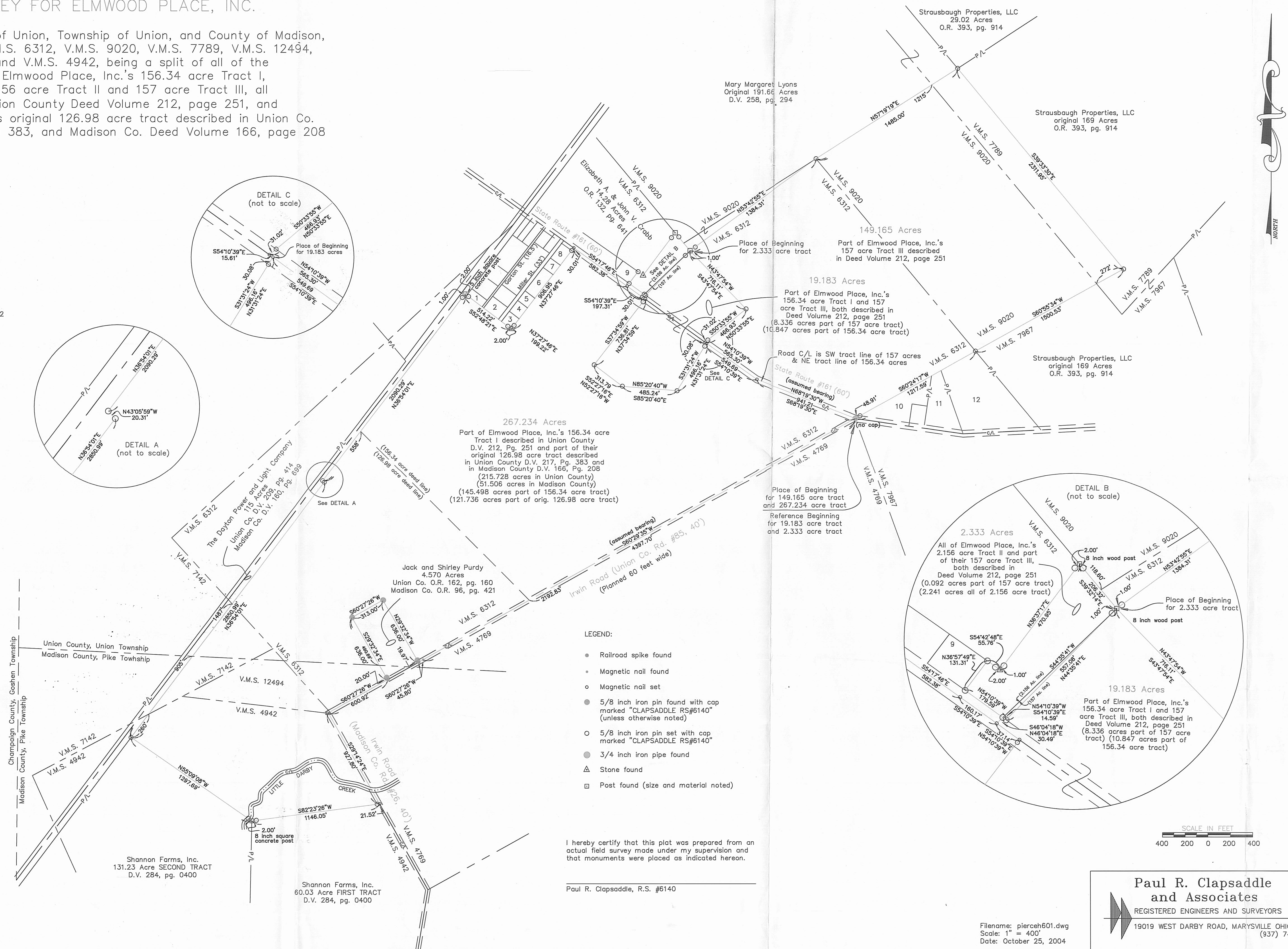
- 1 Jerry L. & Anna R. Carter, JL
0.32 Acre, D.V. 332, pg. 620
- 2 Jerry L. & Anna R. Carter, JL
1/2 Acre, D.V. 332, pg. 620
- 3 Timothy R. & Holly Sue Eubanks
0.367 Acre, O.R. 492, pg. 660
- 4 Bruce A. & Barbara J. Keever
0.28 Acre, O.R. 34, pg. 620
- 5 Mark Ziegler, 0.27 acre Tract I
O.R. 339, pg. 552
- 6 Mark Ziegler, 0.163 acre tract
and acreage unlisted Tract II
(0.66 by auditor) O.R. 339, pg. 552
- 7 Jacqueline Ann Hoey & Larry A.
Picklesimer, 0.268 acre,
O.R. 339, pg. 635
- 8 Philip D. & Janet Y. Shetler
0.452 Acre, D.V. 264, pg. 516
- 9 James Bennett
0.5 acre, D.V. 198, pg. 443
- 10 Carl L. and Norma J. Baker
2.90 Acres, O.R. 76, pg. 183
- 11 Gorton Farms Inc.
Original 5 Acres and 108 Poles
(5.675 Ac), O.R. 102, pg. 707
- 12 Gorton Farms, Inc.
7.36 Acres, O.R. 102, pg. 707

Bearings indicated hereon are based
on an assumed meridian with all
others based on angles turned.

Based on the information shown on
Flood Hazard Maps furnished by the
Department of Housing and Urban
Development, through the Federal
Insurance Administration, it is my
opinion that the property shown in
Union County is outside the flood
hazard area. Along the southern
boundary of the 230.415 acre tract,
a small portion in Madison County
is within the flood hazard area.

Flood Hazard Map #390808 0125 B
Effective Date: September 27, 1991

Flood Hazard Map #390773 0025 B
Effective Date: February 6, 1991



SURVEY FOR ELMWOOD PLACE, INC
267.234 Acres
October 25, 2004

The following described 267.234 acre tract is situated in the State of Ohio, County of Union, Township of Union, County of Madison, Township of Pike, V.M.S. 6312, V.M.S. 12494, V.M.S. 7142, and V.M.S. 4942, being part of Elmwood Place, Inc.'s 156.34 acre Tract I described in Union County Deed Volume 212, page 251, and Elmwood Place, Inc.'s original 126.98 acre tract described in Union County Deed Volume 217, page 383, and Madison County Deed Volume 166, page 208, said 267.234 acre tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin found at the intersection of the centerline of State Route #161 (60') with the centerline of Irwin Road (Union C.R. #85, 40 feet wide), in a southeast line of V.M.S. 6312, at the northeast corner of V.M.S. 4769, and at the west corner of V.M.S. 7967, said iron pin marking the **place of beginning**;

Thence **South 60°29'35" West (assumed bearing) 4397.70 feet**, following the centerline of Irwin Road, a southeast line of V.M.S. 6312, a northwest line of V.M.S. 4769, and the southeast line of said 156.34 acre tract, passing at 2192.83 feet a northeast corner of said 126.98 acre tract, thereafter also following a southeast line of said 126.98 acre tract, to a magnetic nail found;

Thence **South 60°27'26" West 45.80 feet**, following the centerline of said Road, a southeast line of V.M.S. 6312, a northwest line of V.M.S. 4769, and a southeast line of said 126.98 acre tract, to a railroad spike found at the east corner of Jack and Shirley Purdy's 4.570 acre tract described in Union County Official Record 162, page 160 and Madison County Official Record 96, page 421 (said 4.570 acre tract formerly part of said original 126.98 acre tract);

Thence **North 29°32'34" West 636.00 feet**, departing from the centerline of said Road and entering V.M.S. 6312, following the northeast line of said 4.570 acre tract and a southwest line of the remainder of said original 126.98 acre tract, passing at 19.97 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140", to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140";

Thence **South 60°27'26" West 313.00 feet**, following the northwest line of said 4.570 acre tract and a southeast line of the remainder of said original 126.98 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140";

Thence **South 29°32'34" East 636.00 feet**, following the southwest line of said 4.570 acre tract and a northeast line of the remainder of said original 126.98 acre tract, passing at 490.69 feet the south line of Union County, Union Township and the north line of Madison County, Pike Township, also passing at 616.00 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140", to a railroad spike found in the centerline of said Road, in the southeast line of said original 126.98 acre tract, in the southeast line of V.M.S. 6312, in the northwest line of V.M.S. 4769, and in the centerline of Irwin Road (Madison C.R. #26, 40 feet wide);

Thence **South 60°27'26" West 600.92 feet**, following the centerline of Madison C.R. #26, a southeast line of V.M.S. 6312, a northwest line of V.M.S. 4769, and a southeast line of said original

126.98 acre tract, to a stone found at the south corner of V.M.S. 6312, west corner of V.M.S. 4769, southeast corner of V.M.S. 12494, and the northeast corner of V.M.S. 4942;

Thence **South 29°14'24" East 927.80 feet**, following the centerline of Madison C.R. #26, the northeast line of V.M.S. 4942, the southwest line of V.M.S. 4769, and a northeast line of said original 126.98 acre tract, to a magnetic nail set at the northeast corner of Shannon Farms, Inc.'s 60.03 Acre FIRST TRACT described in Madison County Deed Volume 284, page 0400, and at a southeast corner of said original 126.98 acre tract;

Thence **South 82°23'26" West 1146.05 feet**, departing from the centerline of Madison C.R. #26 and entering V.M.S. 4942, following the north line of said 60.03 acre tract and a south line of said original 126.98 acre tract, passing iron pins set at 21.52 feet and at 1144.05 feet, to an 8 inch square concrete post found at the northwest corner of said 60.03 acre tract, at a south corner of said original 126.98 acre tract, and at a northeast corner of Shannon Farms, Inc.'s 131.23 acre SECOND TRACT described in Deed Volume 284, page 0400;

Thence **North 55°09'08" West 1297.69 feet**, following the northeast line of said 131.23 acre tract and the southwest line of said original 126.98 acre tract, passing at 2.00 feet an iron pin set, to an iron pin set in the southeast line of The Dayton Power and Light Company's 115 acre tract described in Union County Deed Volume 209, page 414 and described in Madison County Deed Volume 160, page 699, at a west corner of said original 126.98 acre tract, and at the north corner of said 131.23 acre tract;

Thence **North 36°54'01" East 2850.99 feet**, following the southeast line of said 115 acre tract and a northwest line of said original 126.98 acre tract, passing at approximately 260 feet the northwest line of V.M.S. 4942 and southeast line of V.M.S. 7142, passing at approximately 905 feet the north line of Madison County, Pike Township and south line of Union County, Union Township, thereafter entering Union County, Union Township, also passing at approximately 1487 feet a northeast line of V.M.S. 7142 and a southwest line of V.M.S. 6312, thereafter entering V.M.S. 6312, to an iron pin set;

Thence **North 43°05'59" West 20.31 feet**, following a southeast line of said 115 acre tract and a northwest line of said 126.98 acre tract, to an iron pin set;

Thence **North 36°54'01" East 2090.29 feet**, following a southeast line of said 115 acre tract and a northwest line of said 126.98 acre tract, passing at approximately 558 feet the north corner of said 126.98 acre tract and a west corner of said 156.34 acre tract, thereafter following a northwest line of said 156.34 acre tract, passing at 2089.29 feet an iron pin set, to a 5 inch square concrete post found;

Thence **South 52°48'21" East 514.22 feet**, following a northeast line of said 156.34 acre tract and a southeast line of said 115 acre tract, passing at 20.00 feet an angle point in the southeast line of said 115 acre tract and at a west corner of Jerry L. and Anna R. Carter, JL's 0.32 acre tract described in Deed Volume 332, page 620, thereafter following the southwest line of said 0.32 acre tract, the southwest line of Jerry L. and Anna R. Carter, JL's ½ acre tract described in Deed Volume 332, page 620, and the southwest line of Timothy R. and Holly Sue Eubanks' 0.367 acre tract described in Official Record 492, page 660, passing iron pins set at 2.00 feet and at 512.22 feet, to a stone found at the south corner of said 0.367 acre tract;

Thence **North 37°27'46" East 906.95 feet**, following a northwest line of said 156.34 acre tract, the southeast line of said 0.367 acre tract, the southeast line of Bruce A. and Barbara J. Keever's 0.28 acre tract described in Official Record 34, page 620, the southeast line of Mark Ziegler's 0.27 acre Tract I described in Official Record 339, page 552, the southeast line of Mark Ziegler's 0.163 acre tract and acreage unlisted Tract II (0.66 acres by Auditor) described in Official Record 339, page 552, the southeast line of Jacqueline Ann Hoey and Larry A. Picklesimer's 0.268 acre tract described in Official Record 339, page 635, and the southeast line of Philip D. and Janet Y. Shetler's 0.452 acre tract described in Deed Volume 264, page 516, passing iron pins set at 2.00 feet and at 876.94 feet, to a magnetic nail set in the centerline of State Route #161;

Thence **South 54°17'46" East 582.38 feet**, following the centerline of State Route #161 and a northeast line of said 156.34 acre tract, to a magnetic nail set;

Thence **South 54°10'39" East 197.31 feet**, following the centerline of State Route #161 and a northeast line of said 156.34 acre tract, to a magnetic nail set;

Thence **South 37°34'59" West 736.81 feet**, departing from the centerline of said Road and entering said 156.34 acre tract, passing at 30.01 feet an iron pin set, to an iron pin set;

Thence **South 52°27'16" East 313.79 feet** to an iron pin set;

Thence **South 85°20'40" East 485.24 feet** to an iron pin set;

Thence **North 31°31'24" East 496.16 feet**, passing at 466.08 feet an iron pin set, to a magnetic nail set in the centerline of State Route #161;

Thence **South 54°10'39" East 549.69 feet**, following the centerline of said Road and a northeast line of said 156.34 acre tract, to a magnetic nail set;

Thence **South 68°19'30" East 941.21 feet**, following the centerline of said Road and a northeast line of said 156.34 acre tract, to the **place of beginning, containing 267.234 acres**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 267.234 acre tract, 215.728 acres are in Union County, Union Township, and 51.506 acres are in Madison County, Pike Township. Of the above described 267.234 acre tract, 145.498 acres are part of said 156.34 acre tract and 121.736 acres are part of said original 126.98 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, R.S. #6140, during the month of October 2004. Bearings indicated herein are based on an assumed meridian with all others being based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:

Paul R. Clapsaddle

Paul R. Clapsaddle, R.S. #6140
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