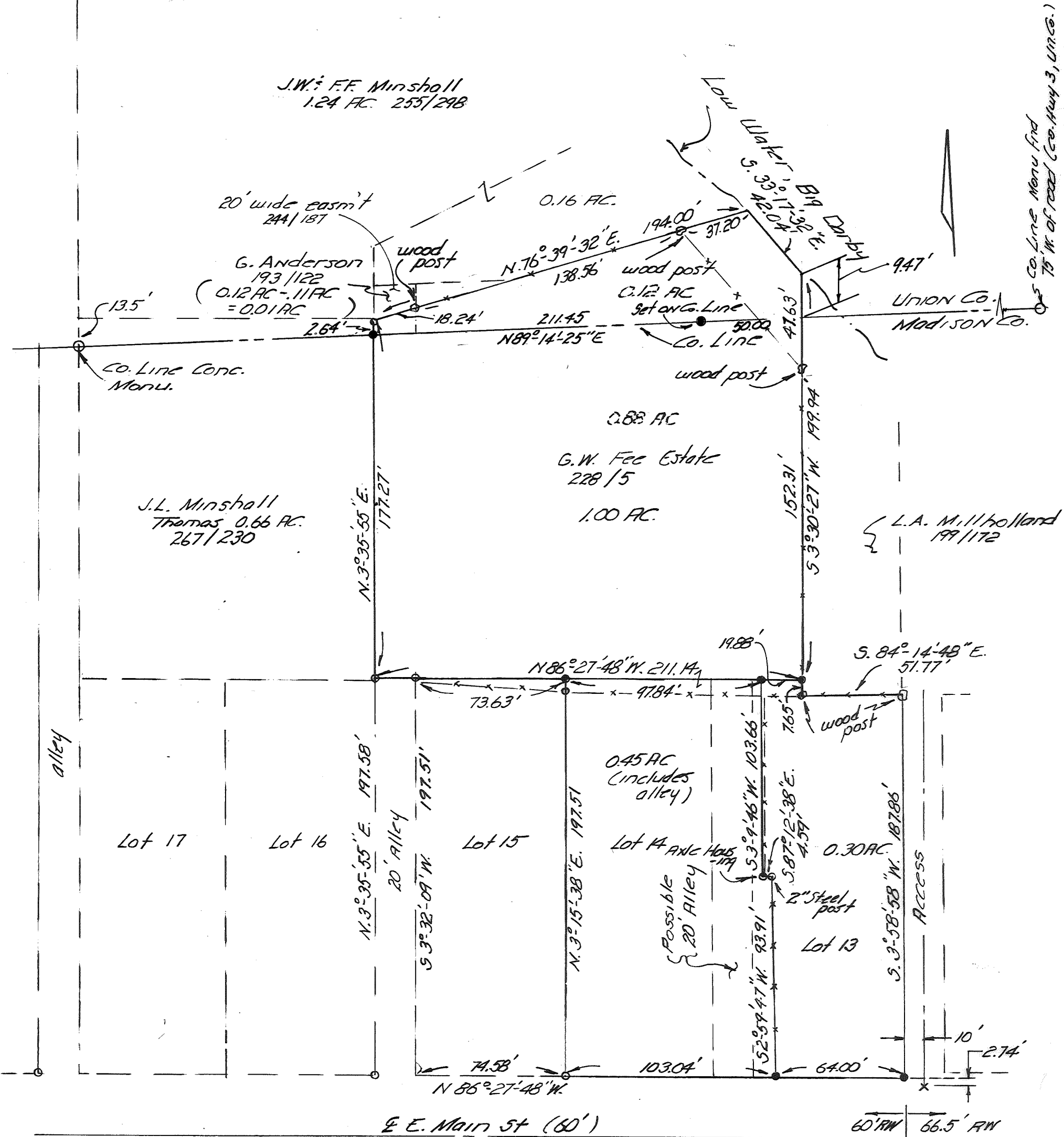


Plat of Survey
G.W. Fee Estate
Deed Ref 228, pg 5
VMS. 5128 Madison
& Union Co., Village
of Plain City

Notes:
Scale 1" = 50'
Iron Pipes Set with yellow
Iron Pipes Fnd. survey cap
Bearing assumed from
adjacent lot surveys



Revised 8/27/87
Revised 10/21/87 Co. Line data

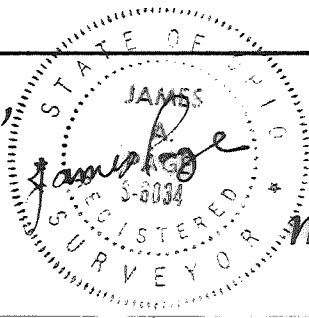
Original Plat
Alleys 20', Lots 12 Px
4 P, 11 L.

I hereby certify that this plat was prepared from an actual
field survey and that monuments were placed as indicated.

James Page 5-6034 6/20/87 FPSI/JN 87-47
FPSI FB 84, pg 42, 84, pg 82

fleming,
page,
stolte,
inc.

consulting
engineers
marysville
ohio



In the Village of Plain City of Madison and Union Counties, Ohio; in the Virginia Military Survey Number 5128; being part of the G. W. Fee estate (Deed Record 228, Page 5); and being further bounded and described as follows:

Beginning at an iron pipe at the northeast corner of Lot 16 as designated on the recorded plat of Pleasant Valley (Plat Book 1, page 3);

thence along the east line of the J.L. Minshall 0.66 acre tract (Deed Record 267, Page 230) North 3 degrees 35 minutes 55 seconds East, 177.27 feet to an iron pipe;

thence with an existing fence, more or less, North 76 degrees 39 minutes 32 seconds East, 194.00 feet to the low water mark of Big Darby Creek (passing existing wood posts at 18.24 feet and 156.80 feet;

thence with the low water line South 33 degrees 17 minutes 32 seconds East, 42.04 feet to a point; thence along the west line of the L. A. Millholland tract (Deed Record 199, page 172) South 3 degrees 30 minutes 27 seconds West, 199.94 feet to an iron pipe (passing a wood post at 47.63 feet);

thence along the North line of Lots 13, 14 and 15 of said Pleasant Valley North 86 degrees 27 minutes 48 seconds West, 211.14 feet to the place of beginning.

The tract is subject to a twenty (20) foot wide lifetime easement along the west side of said tract as granted to J.W. and EE. Minshall (Deed Record 244, page 187).

Bearing assumed from a survey of adjacent lots by others.

The tract as described from an actual field survey performed on or about May 17, 1987, by registered surveyor James A. Page (S-6034) CONTAINS 1.00 ACRE, more or less, subject to all previous easements and rights-of-way or record. Approximately 0.12 acre being in Union County and 0.88 acre being in Madison County. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-5456/S-6034. The survey is recorded in the Office of the Madison and Union County Engineer.

In the Village of Plain City of Madison County, Ohio; in the Virginia Military Survey Number 5128; being part of the G. W. Fee estate (Deed Record 228, Page 5); and being all of Lot 14 and a westerly part of Lot 13 as designated on the recorded plat of Pleasant Valley (Plat Book 1, page 3); and being further bounded and described as follows:

Beginning at an iron pipe at the southeast corner of Lot 13; thence with the north margin of East Main Street, North 86 degrees 27 minutes 48 seconds West, 64.00 feet to an iron pipe being the true place of beginning;

thence continuing with the street margin North 86 degrees 27 minutes 48 seconds West, 103.04 feet to an iron pipe southwest corner of Lot 14;

thence with the west line of Lot 14 North 3 degrees 15 minutes 38 seconds East, 197.51 feet to an iron pipe at the northwest corner of Lot 14;

thence with the south line of a 1.00 acre tract, surveyed this same date, and also being a part of the Fee estate, South 86 degrees 27 minutes 48 seconds East, 97.84 feet to an iron pipe;

thence with an existing fence, more or less, being the west line of a part of Lot 13, surveyed this date, South 3 degrees 9 minutes 46 seconds West, 103.66 feet to a steel axle housing;

thence South 87 degrees 12 minutes 38 degrees East, 4.59 feet to a two (2) inch diameter steel fence post;

thence continuing with the fence, more or less, and the west line of the survey of Lot 13 South 2 degrees 59 minutes 47 seconds West, 93.91 feet to an iron pipe at the southwest corner of the Lot 13 survey at the true place of beginning.

The tract includes a possible alley along the easterly side of Lot 14 as indicated by existing tax maps.

Bearing assumed from a survey of adjacent lots by others.

The tract as described from an actual field survey performed on or about May 27, 1987, by registered surveyor James A. Page (S-6034), contains 0.45 acre, more or less,

All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-5456/S-6034. The survey is recorded in the office of the Madison County Engineer.

In the Village of Plain City of Madison County, Ohio; in the Virginia Military Survey Number 5128; being part of the G.W. Fee estate (Deed Record 228, Page 5); and being part of Lot 13 as designated on the recorded plat of Pleasant Valley (Plat Book 1, page 3); and being further bounded and described as follows:

Beginning at an iron pipe at the southeast corner of Lot 13; thence with the North margin of East Main Street, North 86 degrees 27 minutes 48 seconds West, 64.00 feet to an iron pipe;

thence with an existing fence, more or less, North 2 degrees 59 minutes 47 seconds East, 93.91 feet to a two (2) inch diameter iron fence post;

thence North 87 degrees 12 minutes 38 seconds West, 4.59 feet to an axle housing;

thence continuing with the afore-said fence, more or less, North 3 degrees 09 minutes 46 seconds East, 103.66 feet to an iron pipe;

thence with the South line of a 1.00 acre tract surveyed this same date and also being a part of the Fee estate, South 86 degrees 27 minutes 48 seconds East, 19.88 feet to an iron pipe in the West line of the L.A. Millholland tract (Deed Record 199, Page 172);

thence with said Millholland tract for two consecutive lines:

South 3 degrees 30 minutes 27 seconds West, 7.65 feet to a wood post, and

South 84 degrees 14 minutes 48 seconds East, 51.77 feet to a wood post at the corner of Lot 13;

thence with the east line of Lot 13 South 3 degrees 58 minutes 58 seconds West, 187.86 feet to the place of beginning.

Bearing assumed from a survey of adjacent lots by others.

The tract as described from an actual field survey performed on or about May 27, 1987, by registered surveyor James A. Page (S-6034), contains 0.30 acre, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-5456/S-6-34. The survey is recorded in the office of the Madison County Engineer.