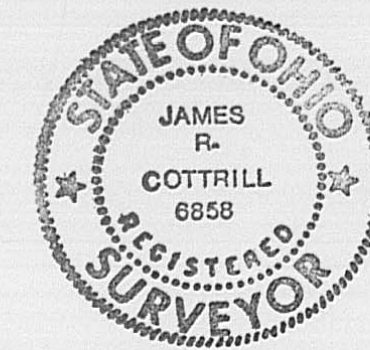


MAXID INC.
 D.B. 286 PG. 862
 102.45 AC.



BEARINGS BASED ON THE \bar{C} OF S.R. 38
 (S 15°35'00"E) AS DESCRIBED IN
 D.B. 286 PG. 79



I HEREBY CERTIFY THAT THIS PLAT
 DEPICTS AN ACTUAL FIELD SURVEY
 PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE 9-24-91

LEGEND

- P K NAIL (SET)
- RAILROAD SPIKE (SET)
- ⬡ 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED 'COTTRILL 6858' (SET)

MARK & BEVERLY JOHNSTON
 D.B. 286 PG. 79
 10.0000 AC.
 -2.0000 AC.
 8.0000 AC. REMAINING

JAMES R. COTTRILL P.S.		
8256 S.R.207 N.E. MT. STERLING, OHIO 43143 PH.(614) 869-3811		
PLAT OF		
2.0000 ACRES, VMS 7263 & 7799, RANGE TOWNSHIP, MADISON COUNTY, OHIO.		
DATE:	SCALE: 1"=50'	
9-24-91		

Situated in the County of Madison in the State
of Ohio and in the Township of Range and bounded and described as
follows:

V.M.S. 7263 and 7799 and being part of a 10 acre tract conveyed to Mark and Beverly Johnston by Deed Book 286 Page 79 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of State Route 38 (60 foot right-of-way) said spike is set at the Northeast corner at said 10.0000 acre tract and the Southeast corner of 102.45 acre tract conveyed to Maxio Inc. by Deed Book 286 Page 862;

Thence, with the centerline of State Route 38 South 15 deg. 35 min. 00 sec. East a distance of 208.00 feet to a PK nail set in said centerline;

Thence, with the following two new lines across said 10.000 acre tract:

- 1) South 81 deg. 07 min. 44 sec. West passing an iron pin and cap set at 30.00 feet a total distance of 421.74 feet to an iron pin and cap set
- 2) North 15 deg. 35 min. 00 sec. West a distance of 208.00 feet to an iron pin and cap set in the North line of said 10.00 acre tract and in the South line of said Maxio 102.45 acre tract;

Thence, with the line between said 102.45 acre tract and said 10.00 acre tract North 81 deg. 07 min. 44 sec. East passing an iron pin and cap found at 392.39 feet a total distance of 421.74 feet to the point of beginning containing 2.0000 acres more or less.

Bearings are based on the centerline of State Route 38 (South 15 deg. 35 min. 00 sec. East) as described in Deed Book 296 Page 79.

All as shown on the plat attached and made a part hereof.

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. 17, 1991 by James R. Cottrill registration #6858.

With the benefit of a 25 foot drainage easement extending from the Southwest corner of the here-in-above described 2.0000 acre tract to the West line of Johnston's 10.0000 acre tract and being tangent to an 12.5 feet on both sides of the following described centerline of said 25 foot drainage easement:

Beginning at a point in the West line of the here-in-above described 2.0000 acre tract said point bears North 15 deg. 35 min. 00 sec. West a distance of 5.00 feet from the Southwest corner of the here-in-above described 2.0000 acre tract;

Thence, South 47 deg. 34 min. 30 sec. West a distance of 144.22 feet to a point;

Thence, North 76 deg. 24 min. 49 sec. West a distance of 105.48 feet to a point in the West line of said 10.0000 acre tract said point bears North 3 deg. 10 min. 22 sec. West a distance of 5.00 feet from an iron pin and cap found at an angle point in the West line of Johnston's 10.0000 acre tract.