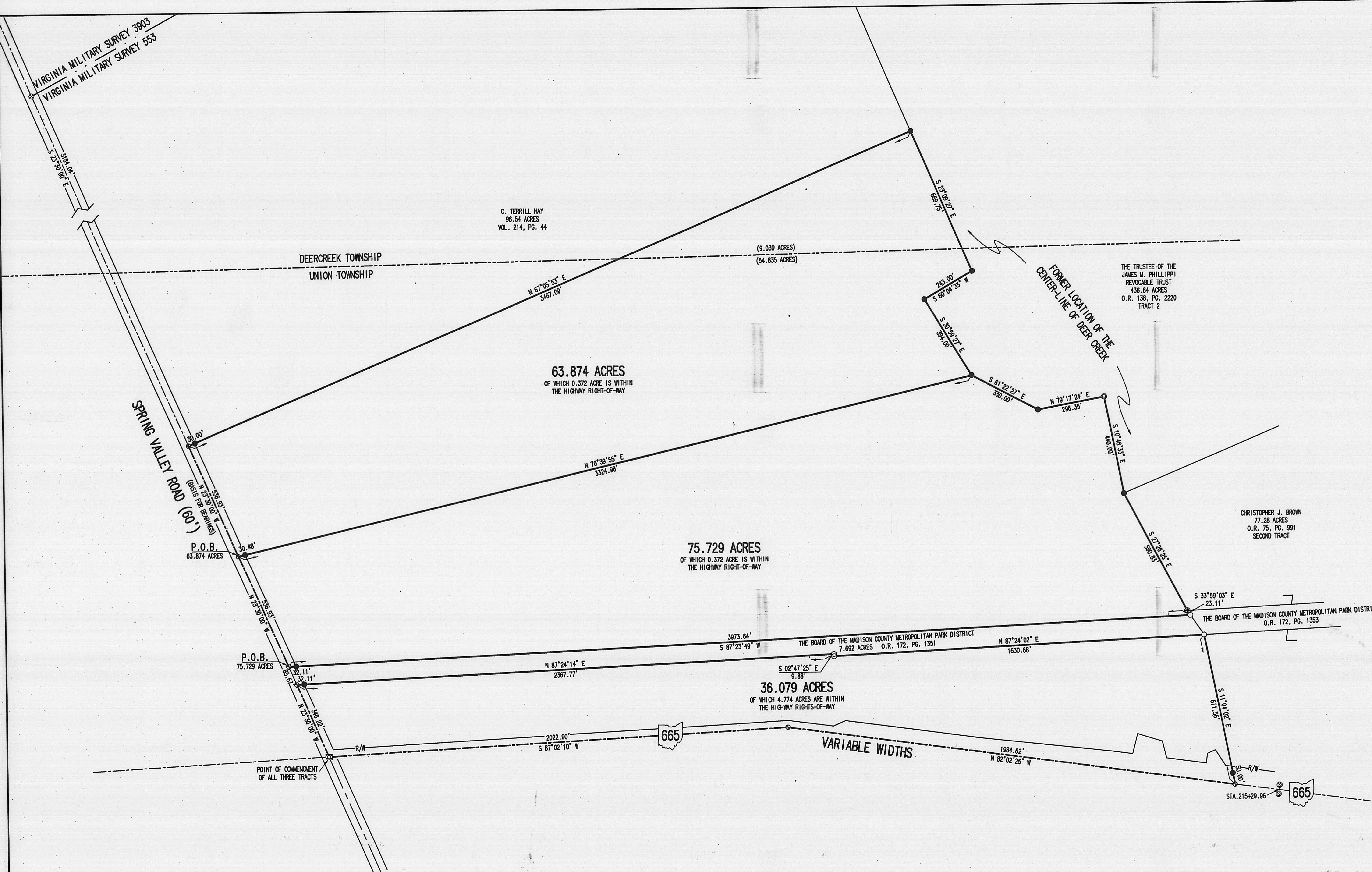


- LEGEND:
- ⊗ RAILROAD SPIKE FOUND
 - ⊙ RAILROAD SPIKE SET
 - 5/8 INCH IRON ROD SET
 - ⊙ 3/4 INCH IRON ROD FOUND
 - ⊙ 1 INCH "T" IRON ROD FOUND
 - ⊙ 5/8 INCH IRON ROD FOUND
 - ⊠ MONUMENT BOX FOUND (WELDED SHUT)
THE SURVEYOR REQUESTED THAT O.D.O.T. DISTRICT 6 OPEN THE BOX, BY THEY DENIED THE REQUEST
 - ⊙ CONCRETE MONUMENT WITH 1/2 INCH IRON ROD FOUND



**SURVEY OF THREE TRACTS OUT OF THE
MAX DEBER AND
EVA D. SHANE
173.72 ACRE TRACT
VOLUME 267, PAGE 521
PARCEL 1, TRACTS I AND II
VIRGINIA MILITARY SURVEY 553
DEERCREEK AND UNION TOWNSHIP
MADISON COUNTY, OHIO**



SURVEYED BY:
Jeffrey L. Lee
JEFFREY L. LEE
PROFESSIONAL SURVEYOR 6359
JANUARY-26, 2006

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117 North Madriver Street
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6-06

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1975-2005 - 30 YEARS OF EXCELLENCE

**DEBER-SHANE
36.079 ACRES**

Lying in Virginia Military Survey 553, Union Township, Madison County, Ohio.

Being out of the Max Deber and Eva D. Shane 173.72 acre tract as deeded and described in Volume 267, Page 521, Parcel I, Tracts I and II of the Madison County Records of Deeds and being more particularly described as follows:

Commencing at a point on the center of an iron lid on an O.D.O.T. monument box found welded shut on the intersection of center-lines of Ohio Route 665 and Spring Valley Road.

THENCE, with the center-line of Spring Valley Road (60 feet wide), N 23°-30'-00"W, a distance of 346.22 feet to a railroad spike set.

THENCE, with the lines of The Board of the Madison County Metropolitan Park District 7.692 acre tract (O.R. 172, Pg. 1351), the following three courses:

N 87°-24'-14"E, a distance of 2367.77 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 32.11 feet.

S 2°-47'-25"E, a distance of 9.88 feet to a 5/8 inch iron rod found.

N 87°-24'-02"E, a distance of 1630.68 feet to a 5/8 inch iron rod found.

THENCE, with the west line of the Christopher J. Brown 77.28 acre tract (O.R. 75, Pg. 991, Second Tract), S 11°-04'-02"E, a distance of 671.56 feet to a railroad spike set on the center-line of Ohio Route 665, passing a 5/8 inch iron rod set at 621.56 feet.

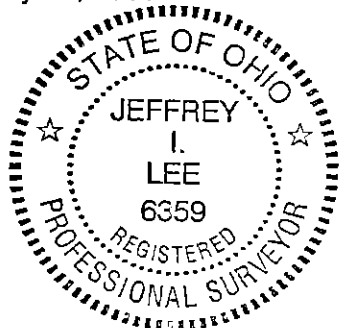
THENCE, with the center-line of Ohio Route 665 (variable widths), the following two courses:

N 82°-02'-25"W, a distance of 1984.62 feet to a railroad spike set.

S 87°-02'-10"W, a distance of 2022.90 feet to the point of beginning.

Containing 36.079 acres, of which 4.774 acres are within the highway rights-of-way.

The basis for bearings is the center-line of Spring Vally Road, being N 23°-30'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 26, 2006.



ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee', is written over a printed name and title. Below the signature, the text reads: 'Jeffrey I. Lee', 'Professional Surveyor 6359', and 'January 27, 2006'.

L-4171

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1975-2005 - 30 YEARS OF EXCELLENCE

**DEBER-SHANE
63.874 ACRES**

Lying in Virginia Military Survey 553, Deercreek and Union Township, Madison County, Ohio.

Being out of the Max Deber and Eva D. Shane 173.72 acre tract as deeded and described in Volume 267, Page 521, Parcel I, Tracts I and II of the Madison County Records of Deeds and being more particularly described as follows:

Commencing at a point on the center of an iron lid on an O.D.O.T. monument box found welded shut on the intersection of center-lines of Ohio Route 665 and Spring Valley Road.

THENCE, with the center-line of Spring Valley Road (60 feet wide), N 23°-30'-00"W, a distance of 968.82 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Spring Valley Road, N 23°-30'-00"W, a distance of 536.93 feet to a railroad spike set.

THENCE, with the south line of the C. Terrill Hay 96.54 acre tract (Vol. 214, Pg. 44), N 67°-05'-53"E, a distance of 3467.09 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, with the west lines of The Trustee of the James M. Phillippi Revocable Trust 436.64 acre tract (O.R. 138, Pg. 2220, Tract 2) and the former location of the center-line of Deer Creek, the following three courses:

S 23°-09'-27"E, a distance of 669.75 feet to a 5/8 inch iron rod set.

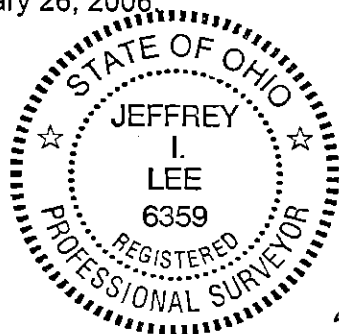
S 60°-04'-33"W, a distance of 243.00 feet to a 5/8 inch iron rod set.

S 30°-59'-27"E, a distance of 394.00 feet to a 5/8 inch iron rod set.

THENCE, S 76°-39'-55"W, a distance of 3324.98 feet to the point of beginning, passing a 5/8 inch iron rod set at 3294.50 feet.

Containing 63.874 acres, of which 0.372 acre is within the highway right-of-way. There are 9.039 acres in Deercreek Township and 54.835 acres in Union Township.

The basis for bearings is the center-line of Spring Vally Road, being N 23°-30'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 26, 2006.



ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.
Jeffrey I. Lee
Professional Surveyor 6359
January 27, 2006

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1975-2005 - 30 YEARS OF EXCELLENCE

**DEBER-SHANE
75.729 ACRES**

Lying in Virginia Military Survey 553, Union Township, Madison County, Ohio.

Being out of the Max Deber and Eva D. Shane 173.72 acre tract as deeded and described in Volume 267, Page 521, Parcel I, Tracts I and II of the Madison County Records of Deeds and being more particularly described as follows:

Commencing at a point on the center of an iron lid on an O.D.O.T. monument box found welded shut on the intersection of center-lines of Ohio Route 665 and Spring Valley Road.

THENCE, with the center-line of Spring Valley Road (60 feet wide), N 23°-30'-00"W, a distance of 431.89 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Spring Valley Road, N 23°-30'-00"W, a distance of 536.93 feet to a railroad spike set.

THENCE, N 76°-39'-55"E, a distance of 3324.98 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.48 feet.

THENCE, with the west lines of The Trustee of the James M. Phillippi Revocable Trust 436.64 acre tract (O.R. 138, Pg. 2220, Tract 2) and the former location of the center-line of Deer Creek, the following three courses:

S 61°-22'-27"E, a distance of 330.00 feet to a 5/8 inch iron rod set.

N 79°-17'-24"E, a distance of 296.35 feet to a 3/4 inch iron rod found.

S 10°-46'-33"E, a distance of 440.00 feet to a 5/8 inch iron rod set.

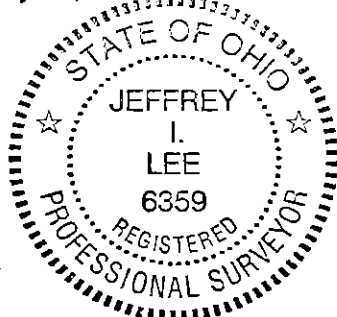
THENCE, with the west line the Christopher J. Brown 77.28 acre tract (O.R. 75, Pg. 991, Second Tract) and the former location of the center-line of Deer Creek, S 27°-26'-25"E, a distance of 590.83 feet to a 1 inch "T" iron rod found.

THENCE, with the west line of The Board of the Madison County Metropolitan Park District (O.R. 172, Pg. 1353) and the former location of the center-line of Deer Creek, S 33°-59'-03" E, a distance of 23.11 feet to a 5/8 inch iron rod found.

THENCE, with the north line of The Board of the Madison County Metropolitan Park District 7.692 acre tract (O.R. 172, Pg. 1351), S 87°-23'-49"W, a distance of 3973.64 feet to the point of beginning, passing a 5/8 inch iron rod set at 3941.53 feet.

Containing 75.729 acres, of which 0.372 acre is within the highway right-of-way.

The basis for bearings is the center-line of Spring Vally Road, being N 23°-30'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 26, 2006.



ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink, appearing to read 'J. Lee', is written over the typed name and title.
Jeffrey I. Lee
Professional Surveyor 6359
January 27, 2006

L-4171