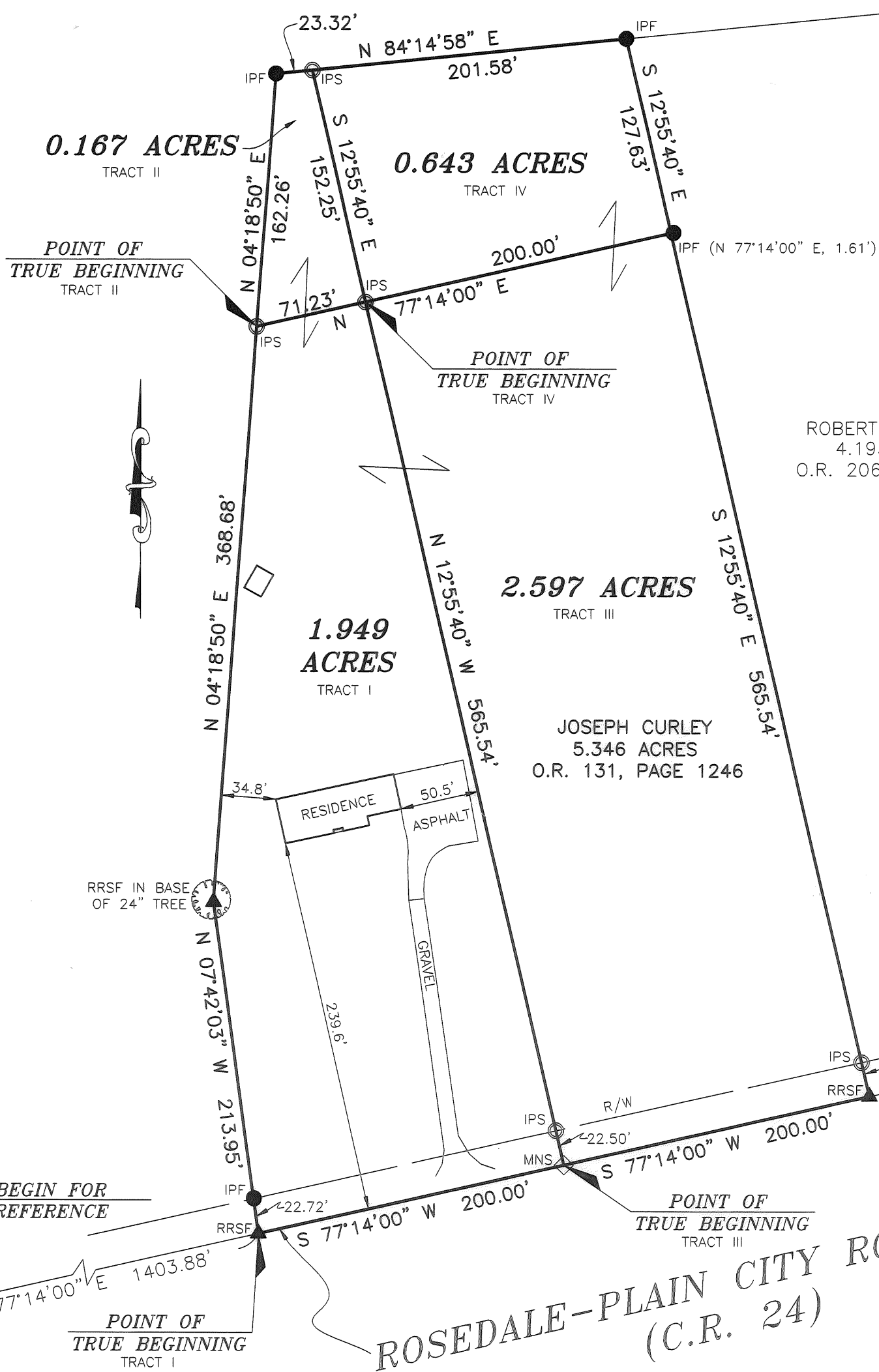


**LEGEND**

- IPF 3/4" IRON PIN FOUND
- IPS IRON PIN SET
- ◇ MNS MAG NAIL SET
- ▲ RRSF RAILROAD SPIKE FOUND

WICK/WATERTOWER  
 ORIGINAL 54.6068 ACRES  
 REMAINING 41.8506 ACRES  
 D.V. 288, PAGE 671



ROBERT ROY MILLER  
 4.1932 ACRES  
 O.R. 206, PAGE 1990

JOSEPH CURLEY  
 5.346 ACRES  
 O.R. 131, PAGE 1246

VMS 11028  
 VMS 7239

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 77°14'00" E FOR THE CENTER LINE OF ROSEDALE-PLAIN CITY ROAD, OF RECORD IN INSTRUMENT NO. 200100008721, RECORDER'S OFFICE, MADISON COUNTY, OHIO.

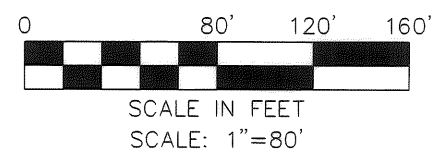
**NOTE:**

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY OF 2006 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



BOUNDARY SURVEY OF  
**1.949, 0.167, 0.643 & 2.597 ACRES**  
 LYING IN  
 VIRGINIA MILITARY SURVEY NO. 7239  
 TOWNSHIP OF DARBY, COUNTY OF MADISON  
 STATE OF OHIO



**LS** LANDMARK SURVEY  
**GI** GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212  
 PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 7/10/06 FILE NO. 83683B

**70-00**

DRAWN BY: BKG

*Scott D. Grundeel 7/18/06*

SCOTT D. GRUNDEI, P.S.  
 REGISTERED SURVEYOR NO. 8047

DATE

**DESCRIPTION OF A 1.949 ACRE TRACT  
LOCATED NORTH OF ROSEDALE-PLAIN CITY ROAD  
TRACT I**

Situate in the State of Ohio, County of Madison, Township of Darby, lying in Virginia Military Survey No. 7239, being part of the 5.346 acre tract conveyed to Joseph Curley by a deed of record in Official Record 131, Page 1246, records of the Recorder's Office, Madison County, Ohio and being bounded and more particularly described as follows:

Begin for Reference at a railroad spike found at the intersection of the centerline of Rosedale-Plain City Road (45.00 feet in width) and the westerly line of VMS 7239;

Thence North 77° 14' 00" East, a distance of 1403.88 feet, along the centerline of said Rosedale-Plain City Road, to a railroad spike found at the southerly common corner of said 5.346 acre tract and the 41.8506 acres remaining of the original 54.6068 acre tract conveyed to Wick/Watertower, of record in Deed Volume 288, Page 671, said point also being the Point of True Beginning for the herein described tract;

Thence North 07° 42' 03" West, a distance of 213.95 feet, along the line common to said 41.8506 and 5.346 acre tracts, passing a ¾" iron pin found at 22.72 feet, to a railroad spike found in the base of a 24" tree;

Thence North 04° 18' 50" East, a distance of 368.68 feet, along the line common to said 41.8506 and 5.346 acre tracts, to an iron pin set;

Thence the following two (2) courses and distances across said 5.346 acre tract;

- 1.) North 77° 14' 00" East, a distance of 71.23 feet, to an iron pin set;
- 2.) South 12° 55' 40" East, a distance of 565.54 feet, passing an iron pin set at 543.04 feet, to a mag nail set in the southerly line of said 5.346 acre tract and in the centerline of said Rosedale-Plain City Road;

Thence South 77° 14' 00" West, a distance of 200.00 feet, along the centerline of said Rosedale-Plain City Road and the southerly line of said 5.346 acre tract, to the Point of True Beginning, containing 1.949 acres, more or less and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of North 77° 14' 00" East for the centerline of Rosedale-Plain City Road, of record in Official Record 131, Page 1246.

All iron pins set are ¾" I.D. iron pipes 30" long with red plastic caps stamped "Landmark Survey".

The above description is based on an actual field survey in July of 2006.



LANDMARK SURVEY GROUP, INC.

*Scott D. Grundei* 7/11/06  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047

**DESCRIPTION OF A 0.167 ACRE TRACT  
LOCATED NORTH OF ROSEDALE-PLAIN CITY ROAD  
TRACT II**

Situate in the State of Ohio, County of Madison, Township of Darby, lying in Virginia Military Survey No. 7239, being part of the 5.346 acre tract conveyed to Joseph Curley by a deed of record in Official Record 131, Page 1246, records of the Recorder's Office, Madison County, Ohio and being bounded and more particularly described as follows:

Begin for Reference at a railroad spike found at the intersection of the centerline of Rosedale-Plain City Road (45.00 feet in width) and the westerly line of VMS 7239;

Thence North 77° 14' 00" East, a distance of 1403.88 feet, along the centerline of said Rosedale-Plain City Road, to a railroad spike found at the southerly common corner of said 5.346 acre tract and the 41.8506 acres remaining of the original 54.6068 acre tract conveyed to Wick/Watertower, of record in Deed Volume 288, Page 671;

Thence North 07° 42' 03" West, a distance of 213.95 feet, along the line common to said 41.8506 and 5.346 acre tracts, passing a ¾" iron pin found at 22.72 feet, to a railroad spike found in the base of a 24" tree;

Thence North 04° 18' 50" East, a distance of 368.68 feet, along the line common to said 41.8506 and 5.346 acre tracts to an iron pin set, at the **Point of True Beginning** for the herein described tract;

Thence North 04° 18' 50" East, a distance of 162.26 feet, continuing along the line common to said 41.8506 and 5.346 acre tracts, to a ¾" iron pin found at the northwesterly corner of said 5.346 acre tract at an interior corner of said 41.8506 acre tract;

Thence North 84° 14' 58" East, a distance of 23.32 feet, along the line common to said 41.8506 and 5.346 acre tracts, to an iron pin set;

Thence the following two (2) courses and distances across said 5.346 acre tract;

- 1.) South 12° 55' 40" East, a distance of 152.25 feet, to an iron pin set;
- 2.) South 77° 14' 00" West, a distance of 71.23 feet, to the **Point of True Beginning**, containing 0.167 acres, more or less and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of North 77° 14' 00" East for the centerline of Rosedale-Plain City Road, of record in Official Record 131, Page 1246.

All iron pins set are ¾" I.D. iron pipes 30" long with red plastic caps stamped "Landmark Survey".

The above description is based on an actual field survey in July of 2006.



LANDMARK SURVEY GROUP, INC.

*Scott D. Grundei* 7/11/06  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047

**DESCRIPTION OF A 2.597 ACRE TRACT  
LOCATED NORTH OF ROSEDALE-PLAIN CITY ROAD  
TRACT III**

Situate in the State of Ohio, County of Madison, Township of Darby, lying in Virginia Military Survey No. 7239, being part of the 5.346 acre tract conveyed to Joseph Curley by a deed of record in Official Record 131, Page 1246, records of the Recorder's Office, Madison County, Ohio and being bounded and more particularly described as follows:

Begin for Reference at a railroad spike found at the intersection of the centerline of Rosedale-Plain City Road (45.00 feet in width) and the westerly line of VMS 7239;

Thence North 77° 14' 00" East, a distance of 1603.88 feet, along the centerline of said Rosedale-Plain City Road, passing a railroad spike found at a distance of 1403.88 feet at the southerly common corner of said 5.346 acre tract and the 41.8506 acres remaining of the original 54.6068 acre tract conveyed to Wick/Watertower, of record in Deed Volume 288, Page 671, to a mag nail set in the centerline of said Rosedale-Plain City Road and in the southerly line of said 5.346 acre tract, said point also being the Point of True Beginning for the herein described tract;

Thence the following two (2) courses and distances across said 5.346 acre tract;

- 1.) North 12° 55' 40" West, a distance of 565.54 feet, passing an iron pin set at 22.50 feet, to an iron pin set;
- 2.) North 77° 14' 00" East, a distance of 200.00 feet, to a point in the line common to said 5.346 acre tract and a 4.1932 acre tract conveyed to Robert Roy Miller, by a deed of record in Official Record 206, Page 1990, said point being referenced by a ¼" iron pin found North 77° 14' 00" East, a distance of 1.61 feet;

Thence South 12° 55' 40" East, a distance of 565.54 feet, passing an iron pin set at a distance of 543.04 feet, to a railroad spike found in the centerline of said Rosedale-Plain City Road at the southerly common corner of said 5.346 and 4.1932 acre tracts;

Thence South 77° 14' 00" West, a distance of 200.00 feet, along the centerline of said Rosedale-Plain City Road and the southerly line of said 5.346 acre tract, to the Point of True Beginning, containing 2.597 acres, more or less and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of North 77° 14' 00" East for the centerline of Rosedale-Plain City Road, of record in Official Record 131, Page 1246.

All iron pins set are ¼" I.D. iron pipes 30" long with red plastic caps stamped "Landmark Survey".

The above description is based on an actual field survey in July of 2006.



LANDMARK SURVEY GROUP, INC.

*Scott D. Grundei* 7/11/06  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047

**DESCRIPTION OF A 0.643 ACRE TRACT  
LOCATED NORTH OF ROSEDALE-PLAIN CITY ROAD  
TRACT IV**

Situate in the State of Ohio, County of Madison, Township of Darby, lying in Virginia Military Survey No. 7239, being part of the 5.346 acre tract conveyed to Joseph Curley by a deed of record in Official Record 131, Page 1246, records of the Recorder's Office, Madison County, Ohio and being bounded and more particularly described as follows:

Begin for Reference at a railroad spike found at the intersection of the centerline of Rosedale-Plain City Road (45.00 feet in width) and the westerly line of VMS 7239;

Thence North 77° 14' 00" East, a distance of 1603.88 feet, along the centerline of said Rosedale-Plain City Road, passing a railroad spike found at a distance of 1403.88 feet at the southerly common corner of said 5.346 acre tract and the 41.8506 acres remaining of the original 54.6068 acre tract conveyed to Wick/Watertower, of record in Deed Volume 288, Page 671, to a mag nail set in the centerline of said Rosedale-Plain City Road in the southerly line of said 5.346 acre tract;

Thence North 12° 55' 40" West, a distance of 565.54 feet, across said 5.346 acre tract, passing an iron pin set at 22.50 feet, to an iron pin set, at the **Point of True Beginning** for the herein described tract;

Thence North 12° 55' 40" West, a distance of 152.25 feet, across said 5.346 acre tract, to an iron pin set in the line common to said 5.346 and 41.8506 acre tracts;

Thence North 84° 14' 58" East, a distance of 201.58 feet, along the line common to said 5.346 and 41.8506 acre tracts, to a 3/4" iron pin found at the northerly common corner of said 5.346 acre tract and a 4.1932 acre tract conveyed to Robert Roy Miller by a deed of record in Official Record 206, Page 1990;

Thence South 12° 55' 40" East, a distance of 127.63 feet, along the line common to said 5.346 and 4.1932 acre tracts, to a point, said point being referenced by a 3/4" iron pin found North 77° 14' 00" East, a distance of 1.61 feet;

Thence South 77° 14' 00" West, a distance of 200.00 feet, across said 5.346 acre tract, to the **Point of True Beginning**, containing 0.643 acres, more or less and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of North 77° 14' 00" East for the centerline of Rosedale-Plain City Road, of record in Official Record 131, Page 1246.

All iron pins set are 3/4" I.D. iron pipes 30" long with red plastic caps stamped "Landmark Survey".

The above description is based on an actual field survey in July of 2006.



LANDMARK SURVEY GROUP, INC.

*Scott D. Grundei* 7/11/06  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047