

PLAT OF SURVEY FOR:
JOHN B. COSGRAY AND
KATHY K. COSGRAY, TRUSTEES
DARBY TOWNSHIP ~ V.M.S. 3685
MADISON COUNTY, OHIO
OFF REC 89, PG 340

NOTES:

- 1) Δ RAILROAD SPIKE FOUND
- 2) \odot IRON ROD FOUND
- 3) \circ IRON PIPE FOUND
- 4) \square CONC POST FOUND
- 5) \oplus MAG NAIL SET
- 6) \bullet 3/4" X 30" GALV IRON PIPE
WITH PLASTIC I.D. CAP SET
- 7) BEARING ASSUMED FROM PLAT
OF 39.844 AC LEASE

BETHEL ROAD INVESTMENT CO., INC.
20.81 AC ~ DEED REC 271, PG 224
238.9 AC ~ DEED REC 289, PG 911

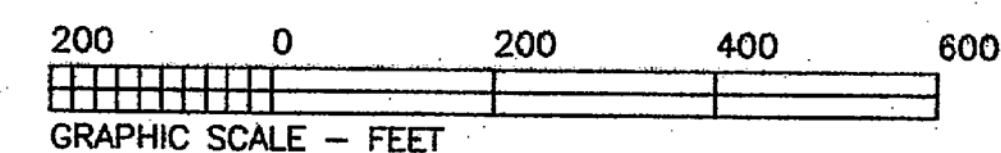
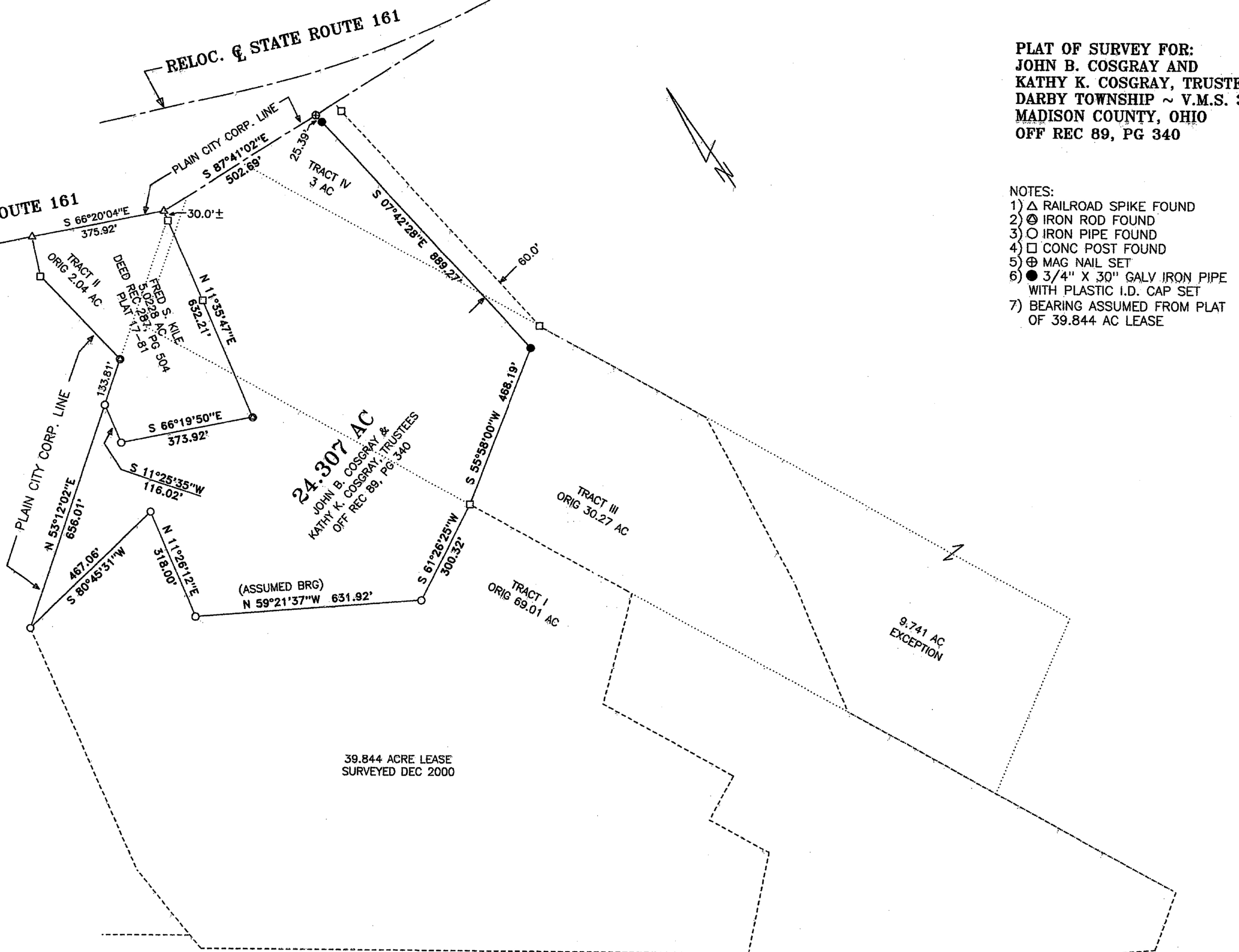


Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
JUNE 22, 2007 JN 96-32

I HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED FROM AN ACTUAL FIELD SURVEY
AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
(937) 642-3400



LEGAL DEED DESCRIPTION
24.307 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 3685; being part of the original 69.01 acre Tract I, the original 30.27 acre Tract III, and the 3 acre Tract IV, of John B. Cosgray and Kathy K. Cosgray, Trustees, (Official Record 89, page 340); and being further bounded and described as follows:

Beginning for reference at a railroad spike found in the centerline of Old State Route 161 (County Road 242) at the northwesterly corner of the 5.0228 acre tract of Fred S. Kile (Deed Record 287, page 504 & Plat 17-81). Also being the northeasterly corner of the 20.81 acre tract of Bethel Road Investment Co., Inc (Deed Record 271, page 224), also recorded as a 238.9 acre tract (Deed Record 289, page 911).

Thence South 66 deg.-20'-04" East, 375.92 feet along said centerline of Old State Route 161 to a railroad spike found at the northeasterly corner of said 5.0228 acre tract, being the TRUE POINT OF BEGINNING.

Thence South 87 deg.-41'-02" East, 502.69 feet continuing along said centerline of Old State Route 161 to a mag nail set.

Thence South 07 deg.-42'-28" East, 889.27 feet (passing over an iron pipe set at 25.39 feet) to an iron pipe set.

Thence South 55 deg.-58'-00" West, 468.19 feet to a concrete post found at a northerly corner of a 39.844 acre lease which was surveyed in December of 2000.

Thence with four consecutive courses of said 39.844 acre lease:

- 1) South 61 deg.-26'-25" West, 300.32 feet to an iron pipe found.
- 2) North 59 deg.-21'-37" West (assumed bearing), 631.92 feet to an iron pipe found.
- 3) North 11 deg.-26'-12" East, 318.00 feet to an iron pipe found.
- 4) South 80 deg.-45'-31" West, 467.06 feet to an iron pipe found at an angle in an easterly and southeasterly line of aforesaid 20.81 acre tract.

Thence North 53 deg.-12'-02" East, 656.01 feet along a southeasterly line of said 20.81 acre tract to an iron pipe found at an angle point in the westerly line of aforesaid 5.0228 acre tract.

Thence with three consecutive courses of said 5.0228 acre tract:

- 1) South 11 deg.-25'-35" West, 116.02 feet to an iron pipe found.
- 2) South 66 deg.-19'-50" East, 373.92 feet to an iron rod found.
- 3) North 11 deg.-35'-47" East, 632.21 feet (passing over a concrete post found at approximately 602.2 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from plat of said 39.844 acre lease. The tract as described from an actual field survey performed on or about June 22, 2007, by Registered Surveyor Joseph P. Priday (S-7277), contains **24.307 acres**, 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 plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.

