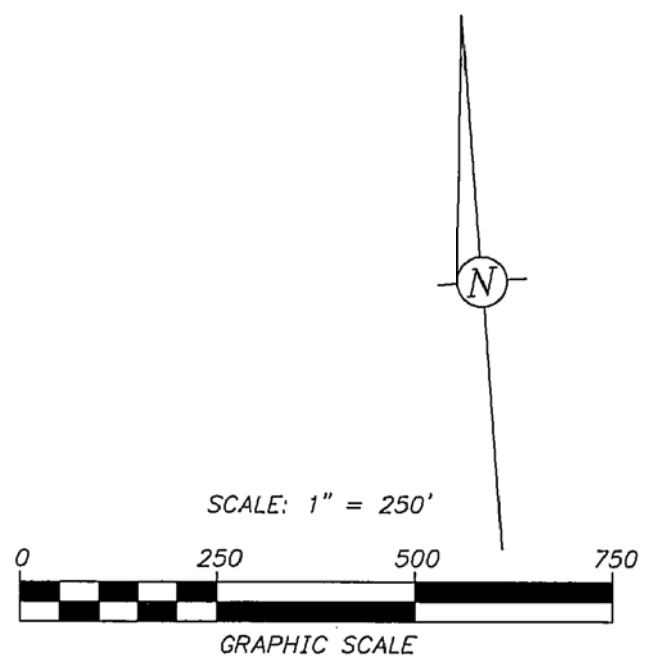


Point Referenced by a P.K. Nail Found S 35° 08' 16" W a distance of 0.33 feet.

PLACE OF BEGIN. FOR AN 81.093 ACRE TRACT



—○— 3/4" I.D. Iron Pipe Found Unless Otherwise Shown.  
 —△— P.K. Nail Set.

BASIS OF BEARINGS: The Centerline of Debolt Road, being N 19° 02' 00" E, as Shown of Record in Official Record 226, Page 110, Recorder's Office, Union County, Ohio.

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in April, 2008. Each 3/4" I.D. Iron Pipe Set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

*Kevin L. Baxter*  
 Kevin L. Baxter ~ Ohio Surveyor No. 7697



**38-08**

**Bird+Bull**  
 Engineers + Surveyors  
 C.F. BIRD & R.J. BULL, INC.  
 Engineers and Surveyors  
 2875 W. Dublin-Granville Road  
 Columbus, Ohio 43235  
 Ph: (614) 761-1661  
 Fax: (614) 761-1328  
 WWW.BIRDBULL.COM

O.R. 720, PG. 546 - UNION, CO.  
 O.R. 225, PG. 1620 - MADISON CO.

**EXHIBIT FOR AN 81.093 AC. TRACT  
 ALONG S.R. 161 AT DEBOLT ROAD,  
 DARBY TWP., UNION CO., & DARBY TWP.,  
 MADISON CO., OHIO (V.M.S. 7393 & 12270)**

SCALE: 1" = 250'

DWN: KLB	CKD: ARD	MAY 08, 2008	JOB NO. 1
			08-030

ROBERT & DEBRA A. KLEIBER  
 ORIG. 66.5 AC.  
 D.B. 293, PG. 773

GEORGE A. NICHOLS  
 33.172 AC.  
 D.B. 341, PG. 448

WILLIAM L. NICOL, TRUSTEE  
 ORIG. 90.9 AC.  
 O.R. 720, PG. 546-UNION CO.  
 O.R. 225, PG. 1620-MADISON CO.

ROBERT L. NICHOLS, SR.  
 98.763 AC.  
 D.B. 341, PG. 445-UNION CO.  
 - 12.396 AC.  
 O.R. 5, PG. 66-MADISON CO.  
 - 86.367 AC.

69.418 AC.  
 DARBY TWP., UNION COUNTY  
 DARBY TWP., MADISON COUNTY  
 11.675 AC.

KENNETH L. & SHEILA A. RUNYON  
 4.163 AC.  
 O.R. 550, PG. 941  
 (UNION CO.-1.980 AC.)  
 O.R. 186, PG. 1003  
 (MADISON CO.-2.183 AC.)

EUGENE J. & SUZANNE D. KITCHEN  
 1.500 AC.  
 D.B. 226, PG. 110

ROBERT E. & MARY L. HEADINGS  
 1.500 AC.  
 D.B. 313, PG. 318

TIMOTHY E. NORRIS  
 0.995 AC.  
 O.R. 691, PG. 935  
 S 85°29'49" E

ROY & JANET E. LOFTUS  
 1.78 AC.  
 O.R. 78, PG. 215

LELAND & BARBARA NICOL  
 1.544 AC.  
 D.B. 316, PG. 351

WALTER M. & DIANNE N. BURNS  
 ORIG. 61.34 AC.  
 D.B. 331, PG. 286

PAMELA J. HARRELL  
 (UND. 1/2 INT.)  
 1.502 AC.  
 O.R. 638, PG. 747

RICHARD S. GREENER, TRUSTEE  
 ORIG. 62.036 AC.  
 O.R. 345, PG. 557

RICHARD S. GREENER, TRUSTEE  
 4.442 AC.  
 O.R. 345, PG. 557

KERMIT C. & DOROTHY A. GREENER  
 46.00 AC.  
 O.R. 355, PG. 762

Situated in the State of Ohio, County of Union, Township of Darby and County of Madison, Township of Darby, in Virginia Military Surveys Nos. 7393 and 12270, and being a portion of an original 90.9 acre tract of land conveyed to William L. Nicol, Trustee, by deed of record in Official Record 720, Page 546 (Union County) and Official Record 225, Page 1620 (Madison County), Recorder's Office, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the centerline of State Route 161 (60 feet in width) with the centerline of Debolt Road - Co., Rd. 54 (40 feet in width) and at the northwest corner of said original 90.9 acre tract; said point being referenced by a P.K. nail found at S 35° 08' 16" W a distance of 0.33 feet;

thence S 66° 55' 47" E along the centerline of State Route 161 and along a northerly line of said original 90.9 acre tract a distance of 345.43 feet to a concrete monument found in the centerline of State Route 161 and at a corner of said original 90.9 acre tract;

thence S 85° 29' 49" E along the centerline of State Route 161 and along a portion of a northerly line of said original 90.9 acre tract a distance of 716.18 feet to a P.K. nail set in the centerline of State Route 161 and the northwest corner of a 1.78 acre tract of land conveyed to Roy & Janet Loftus by deed of record in Official Record 78, Page 215;

thence S 05° 07' 38" W crossing a portion of said original 90.9 acre tract and along the west line of said 1.78 acre tract a distance of 251.03 feet to a 3/4" I.D. iron pipe found at the southwest corner of said 1.78 acre tract (passing a 3/4" I.D. iron pipe found on-line at 27.26 feet);

thence S 53° 09' 46" E crossing a portion of said original 90.9 acre tract and along the southwesterly line of said 1.78 acre tract a distance of 82.45 feet to a 3/4" I.D. iron pipe found at a corner of said 1.78 acre tract;

thence S 84° 15' 35" E crossing a portion of said original 90.9 acre tract and along the south line of said 1.78 acre tract a distance of 182.78 feet to a 3/4" I.D. iron pipe set at the southeast corner of said 1.78 acre tract;

thence N 08° 19' 16" E crossing a portion of said original 90.9 acre tract and along the east line of said 1.78 acre tract a distance of 299.73 feet to a P.K. nail set in the centerline of State Route 161, at the northeast corner of said 1.78 acre tract and in a northerly line of said original 90.9 acre tract (passing a 3/4" I.D. iron pipe found on-line at 270.27 feet);

thence S 85° 29' 49" E along the centerline of State Route 161 and along a portion of a northerly line of said original 90.9 acre tract a distance of 15.44 feet to a P.K. nail set at an angle point in the centerline of State Route 161 and at a corner of said original 90.9 acre tract;

thence S 85° 59' 39" E along the centerline of State Route 161 and along a portion of a northerly line of said original 90.9 acre tract a distance of 251.02 feet to a P.K. nail set at the northwest corner of a 1.544 acre tract of land conveyed to Leland & Barbara Nicol, by deed of record in Deed Book 316, Page 351;

thence S 08° 43' 52" W crossing a portion of said original 90.9 acre tract and along the west line of said 1.544 acre tract a distance of 300.00 feet to a 3/4" I.D. iron pipe found at the southwest corner of said 1.544 acre tract (passing a 3/4" I.D. iron pipe found on-line at 30.10 feet);

thence S 85° 59' 39" E crossing a portion of said original 90.9 acre tract and along the south line of said 1.544 acre tract a distance of 225.00 feet to a 3/4" I.D. iron pipe found at the southeast corner of said 1.544 acre tract, in the east line of said original 90.9 acre tract and in the west line of a 33.172 acre tract of land conveyed to George A. Nichols, by deed of record in Deed Book 341, Page 448, said iron pipe being S 08° 43' 52" W a distance of 269.90 feet from a 1"+ I.D. iron pipe found in the southerly right-of-way line of State Route 161;

thence S 08° 43' 52" W along a portion of the east line of said original 90.9 acre tract, along a portion of the west line of said 33.172 acre tract and along a portion of the west line of a 98.763 acre tract of land conveyed to Robert L. Nichols, Sr., by deeds of record in Deed Book 341, Page 445 (Union County) & Official Record 5, Page 66 (Madison County) a distance of 1,756.81 feet to a 1"+ I.D. iron pipe found at the southeast corner of said original 90.9 acre tract and at the northeast corner of an original 66.5 acre tract of land conveyed to Robert & Debra A. Kleiber, by deed of record in Deed Book 293, Page 773 (Madison County) (passing a point in the county line between Union County and Madison County at 1,314.18 feet);

thence N 81° 22' 18" W along a portion of the south line of said original 90.9 acre tract and along a portion of the north line of said original 66.5 acre tract a distance of 1,598.59 feet to a 3/4" I.D. iron pipe found at the southeast corner of a 4.163 acre tract of land conveyed to Kenneth L. & Sheila A. Runyon, by deeds of record in Official Record 550, Page 941 (Union County) and Official Record 186, Page 1003 (Madison County);

thence N 19° 02' 00" E crossing a portion of said original 90.9 acre tract, along the east line of said 4.163 acre tract and parallel with the centerline of Debolt Road a distance of 331.99 feet to a 3/4" I.D. iron pipe found at the northeast corner of said 4.163 acre tract (passing a point in the county line between Madison County and Union County at 207.31 feet);

thence N 83° 56' 25" W crossing a portion of said original 90.9 acre tract and along a portion of the north line of said 4.163 acre tract a distance of 231.08 feet to a 3/4" I.D. iron pipe found at the southeast corner of a 1.500 acre tract of land conveyed to Robert E. & Mary L. Headings, by deed of record in Deed Book 313, Page 318;

thence N 19° 02' 00" E crossing a portion of said original 90.9 acre tract, along the east line of said 1.500 acre tract, along the east line of a 1.500 acre tract of land conveyed to Eugene J. & Suzanne D. Kitchen, by deed of record in ~~Deed Book~~ Deed Book 226, Page 110 and parallel with the centerline of Debolt Road a distance of 340.17 feet to a 3/4" I.D. iron pipe found at the northeast corner of said 1.500 acre tract conveyed to Eugene J. & Suzanne D. Kitchen;

thence N 70° 58' 00" W crossing a portion of said original 90.9 acre tract, along the northerly line of said 1.500 acre tract conveyed to Eugene J. & Suzanne D. Kitchen and perpendicular to the centerline of Debolt Road a distance of 343.90 feet to a railroad spike found in the centerline of Debolt Road, in the westerly line of said original 90.9 acre tract and at the northwest corner of said 1.500 acre tract conveyed to Eugene J. & Suzanne D. Kitchen (passing a 3/4" I.D. iron pipe found in the easterly right-of-way line of Debolt Road at 323.90 feet);

thence N 19° 02' 00" E along the centerline of Debolt Road and along a portion of the westerly line of said original 90.9 acre tract a distance of 1,341.65 feet to the place of beginning;

containing 81.093 acres of land more or less, and being subject to all highways, easements and restrictions of record. Of the above described 81.093 acres, 69.418 acres lies within Union County and 11.675 acres lies within Madison County.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey, performed under his supervision, in April, 2008. Basis of bearings in the centerline of Debolt Road, being N 19° 02' 00" E, as shown of record in Official Record 226, Page 110, Recorder's Office, Union County, Ohio.



Kevin L. Baxter  
Ohio Surveyor #7697

