

SCALE: 1" = 300'

DATE: FEBRUARY 10, 2009

CLIENT: MARK REAVER, et al.

PLAT OF SURVEY

HARMONY TOWNSHIP, CLARK COUNTY, OHIO
UNION TOWNSHIP, MADISON COUNTY, OHIO
VIRGINIA MILITARY SURVEYS 6384 and 7943

REV. SURVEY VOL. _____ P. _____

TRACT "A"; O.R. _____ P. _____

TRACT "B"; O.R. _____ P. _____

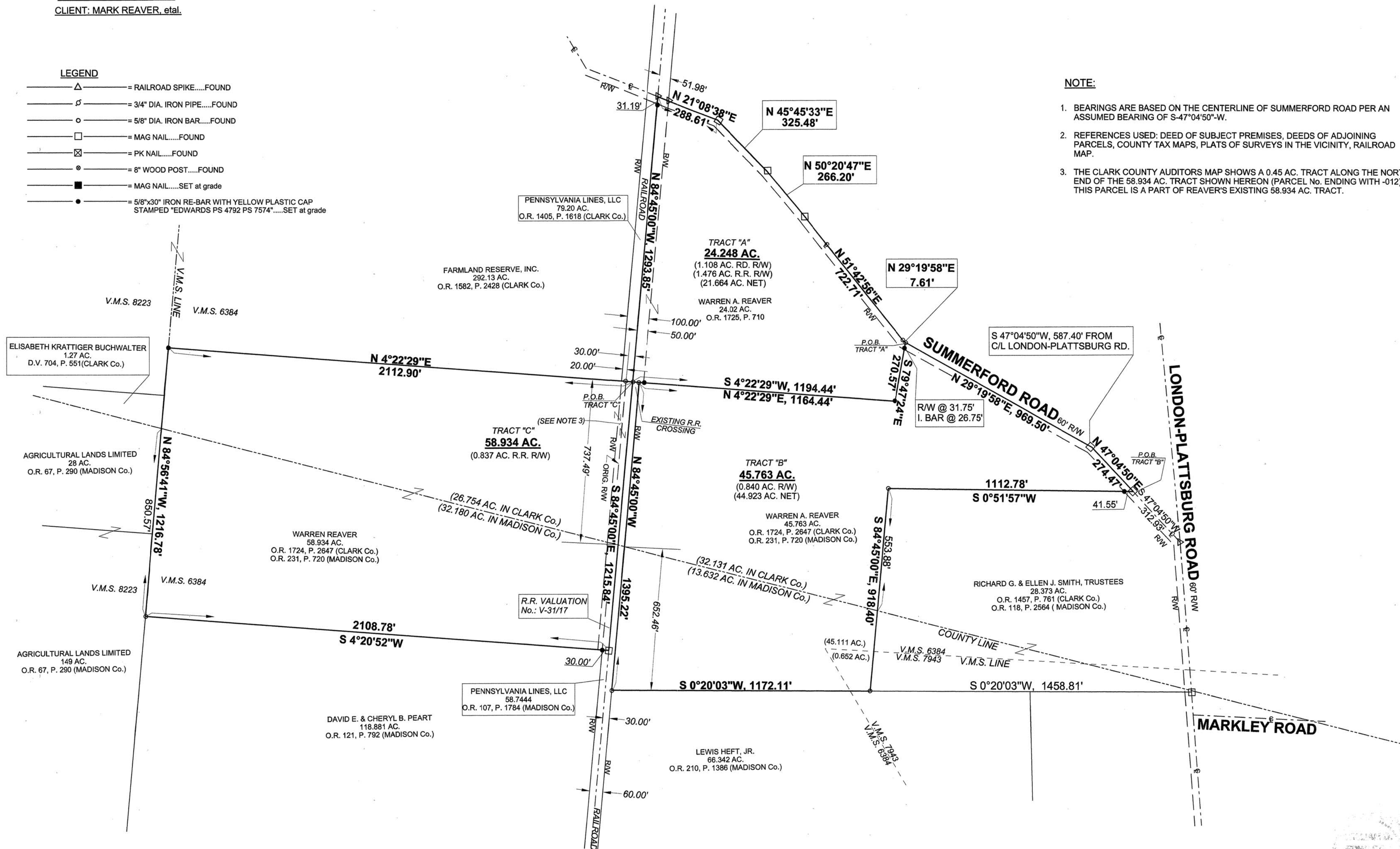
TRACT "C"; O.R. _____ P. _____

LEGEND

- △ = RAILROAD SPIKE.....FOUND
- σ = 3/4" DIA. IRON PIPE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = MAG NAIL.....FOUND
- ⊗ = PK NAIL.....FOUND
- ⊙ = 8" WOOD POST.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade

NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF SUMMERFORD ROAD PER AN ASSUMED BEARING OF S-47°04'50"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, RAILROAD MAP.
3. THE CLARK COUNTY AUDITORS MAP SHOWS A 0.45 AC. TRACT ALONG THE NORTH END OF THE 58.934 AC. TRACT SHOWN HEREON (PARCEL No. ENDING WITH -012). THIS PARCEL IS A PART OF REAVER'S EXISTING 58.934 AC. TRACT.



APPROVED BY CLARK COUNTY PLANNING COMMISSION _____ DATE _____

APPROVED BY CLARK COUNTY HEALTH DEPARTMENT _____ DATE _____

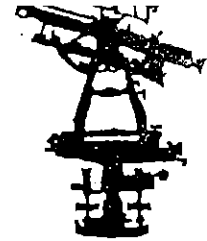
APPROVED BY CLARK COUNTY ENGINEER'S OFFICE _____ DATE _____

SURVEYED BY: *William D. Edwards*
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508

11-09



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR REAVER'S 45.763 ACRE TRACT
TRACT "B"

Being situate in the State of Ohio, County of Clark, Township of Harmony, Clark County, Ohio and Township of Union, Madison County, Ohio, and being a part of Virginia Military Surveys 6384 and 7943, and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerlines of London-Plattsburg Road (60' right-of-way) and Summerford Road (60' right-of-way);

thence with the centerline of Summerford Road S-47°04'50"-W, 312.93' (feet) to a Mag nail found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, said Mag nail found being at a Northwest corner of a 28.373 acre tract conveyed to Richard G. & Ellen J. Smith, Trustees, by Deeds recorded in Official Record 1457, Page 761, of the Clark County Records and in Official Record 118, Page 2564, of the Madison County Records;

thence with the bounds of said Smith's tract the following two (2) courses:

1. S-0°51'57"-W, 1112.78' (feet) to a 5/8" diameter iron bar found, passing for reference an iron bar set on the right-of-way line of Summerford Road at 41.55' (feet);
2. S-84°45'00"-E, 918.40' (feet) to an iron bar found at the Southeast corner of said Smith's tract, also being on the West line of a 66.342 acre tract conveyed to Lewis Heft, Jr., by Deed recorded in Official Record 210, Page 1386, of the Madison County Records, passing for reference the Clark-Madison County line at 553.88' (feet);

thence with the West line of said Heft's tract S-0°20'03"-W, 1172.11' (feet) to a 5/8" diameter iron bar found on the North line of the railroad (Pennsylvania Lines, LLC, as recorded in Official Record 107, Page 1784, of the Madison County Records and in Official Record 1405, Page 1618, of the Clark County Records;

thence with the North line of said railroad N-84°45'00"-W, 1395.22' (feet) to a 5/8" diameter iron bar found on the East line of a 24.02 acre tract conveyed to Warren A. Reaver by Deed recorded in Official Record 1725, Page 710, of the Clark County Records, passing for reference the Madison-Clark County line at 652.46' (feet);

thence with the bounds of said Reaver's 24.02 acre tract the following two (2) courses:

1. N-4°22'29"-E, 1164.44' (feet) to an iron bar set, passing for reference an iron bar set on a North line of the aforementioned railroad at 20.00' (feet);
2. N-79°47'24"-W, 270.57' (feet) to an iron bar found on the centerline of aforementioned Summerford Road, passing for reference the right-of-way line of said Summerford Road at 238.82' (feet) and also passing for reference an iron bar set at 243.82' (feet);

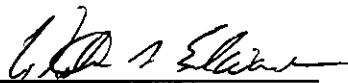
thence with the centerline of Summerford Road the following two (2) courses:

1. N-29°19'58"-E, 969.50' (feet) to a Mag nail found;
2. N-47°04'50"-E, 274.47' (feet) to the place of beginning.

Containing a total of 45.763 acres, 0.840 acre of which is within the road right-of-way, 13.632 acres of which is within Union Township of Madison County, 32.131 acres of which is within Harmony Township of Clark County, approximately 0.652 acre of which is a part of Virginia Military Survey 7943, and approximately 45.111 acres of which is a part of Virginia Military Survey 6384, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 45.763 acre tract conveyed to Warren A. Reaver by Deed recorded in Official Records 1724, Page 2647, of the Clark County Records and in Official Record 231, Page 720, of the Madison County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, February 10, 2009. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of Summerford Road per an assumed bearing of S-47°04'50"-W.

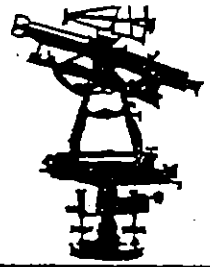


William D. Edwards
Professional Surveyor No. 7574





EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



**LEGAL DESCRIPTION FOR REAVER'S 58.934 ACRE TRACT
TRACT "C"**

Being situate in the State of Ohio, Harmony Township of Clark County, Union Township of Madison County, and being a part of Virginia Military Survey 6384, and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerlines of London-Plattsburg Road (60' right-of-way) and Summerford Road (60' right-of-way);

thence with the centerline of Summerford Road the following two (2) courses:

1. S-47°04'50"-W, 587.40' (feet) to a Mag nail found, passing for reference a Mag nail found at 312.93' (feet);
2. S-29°19'58"-W, 969.50' (feet) to a 5/8" diameter iron bar found at the Northwest corner of a 24.02 acre tract conveyed to Warren A. Reaver by Deed recorded in Official Record 1725, Page 710, of the Clark County Records, said iron bar found also being at a corner of a 45.763 acre tract also conveyed to Warren A Reaver by Deeds recorded in Official Record 1724, Page 2647, of the Clark County Records and in Official Record 231, Page 720, of the Madison County Records;

thence with the bounds of said Reaver's 24.02 acre tract and said Reaver's 45.763 acre tract the following two (2) course:

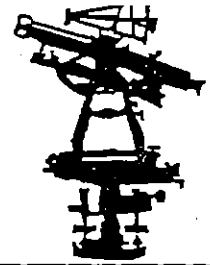
1. S-79°47'24"-E, 270.57' (feet) to an iron bar set, passing for reference the right-of-way line of Summerford Road at 31.75' (feet) and also passing for reference an iron bar set at 26.75' (feet);
2. S-4°22'29"-W, 1194.44' (feet) to a 5/8" diameter iron bar found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, said iron bar found being on the centerline of a railroad (Pennsylvania Lines, LLC, Official Record 1405, Page 1618, of the Clark County Records, Official Record 107, Page 1784, of the Madison County Records), passing for reference a 5/8" diameter iron bar found at 1164.44' (feet) and also passing for reference an iron bar set at 1144.44' (feet);

thence with the centerline of said railroad S-84°45'00"-E, 1215.84' (feet) to a Mag nail in a railroad tie found, passing for reference the Clark-Madison County line at 737.49' (feet);

thence with the West line of a 118.881 acre tract conveyed to David E. & Cheryl B. Peart by Deed recorded in Official Record 121, Page 792, of the Madison County Records, S-4°20'52"-W, 2108.78' (feet) to a 5/8" diameter iron bar found on the North line of a 149 acre tract conveyed to Agricultural Lands Limited by Deed recorded in Official Record 67, Page 290, of the Madison County Records, passing for reference an iron bar set on the South line of said railroad at 30.00' (feet);



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



thence with the North line of said Agricultural Lands' 149 acre tract, the North line of a 28 acre tract also conveyed to Agricultural Lands Limited by Deed recorded in Official Record 67, Page 290, of the Madison County Records, with the North line of a 1.27 acre tract conveyed to Elisabeth Krattiger Buchwalter by Deed recorded in Deed Volume 704, Page 551, of the Clark County Deed Records, and with a North line of a 292.13 acre tract conveyed to Farmland Reserve, Inc., by Deed recorded in Official Record 1582, Page 2428, of the Clark County Records, N-84°56'41"-W, 1216.78' (feet) to an iron bar set, passing for reference the Madison-Clark County line at 850.57' (feet);

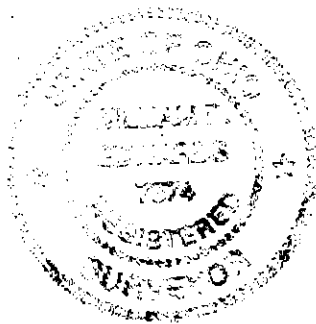
thence with an East line of said Farmland Reserve's 292.13 acre tract N-4°22'29"-E, 2112.90' (feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found on the original South line of the aforementioned railroad, to the East, at 2082.89' (feet);

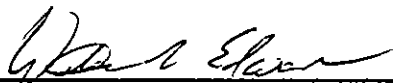
Containing 58.934 acres, 0.837 acre of which is within the railroad right-of-way, 26.754 acres of which is within Harmony Township of Clark County, and 32.180 acres of which is within Union Township of Madison County, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 58.934 acre tract conveyed to Warren A. Reaver by Deeds recorded in Official Record 1724, Page 2647, of the Clark County Records and Official Record 231, Page 720, of the Madison County Records.

The herein described 58.934 ac. tract is to be used together with mentioned Reaver's 45.763 acre tract.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, February 10, 2009. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of Summerford Road per an assumed bearing of S-47°04'50"-W.




William D. Edwards
Professional Surveyor No. 7574