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MADISON TOWNSHIP, FAYETTE COUNTY, OHIO

V.M.S. 4685 & 9338

PLEASANT TOWNSHIP, MADISON COUNTY, OHIO

V.M.S. 9338 & 471

PLAT OF SURVEY

For: Attorney: Steven Brooks

File No.:	S10-2863	Drawn By:	JAF
Date:	April 2010	Scale:	1" = 200'

BEARING REFERENCE: CENTERLINE OF STATE ROUTE 207 AS DESCRIBED IN RIGHT OF WAY PLAT S.H.590 SECTION 1 BEING N00°59'59"E.

IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH YELLOW PLASTIC CAP STAMPED "M.E. CLARK ASSOC."

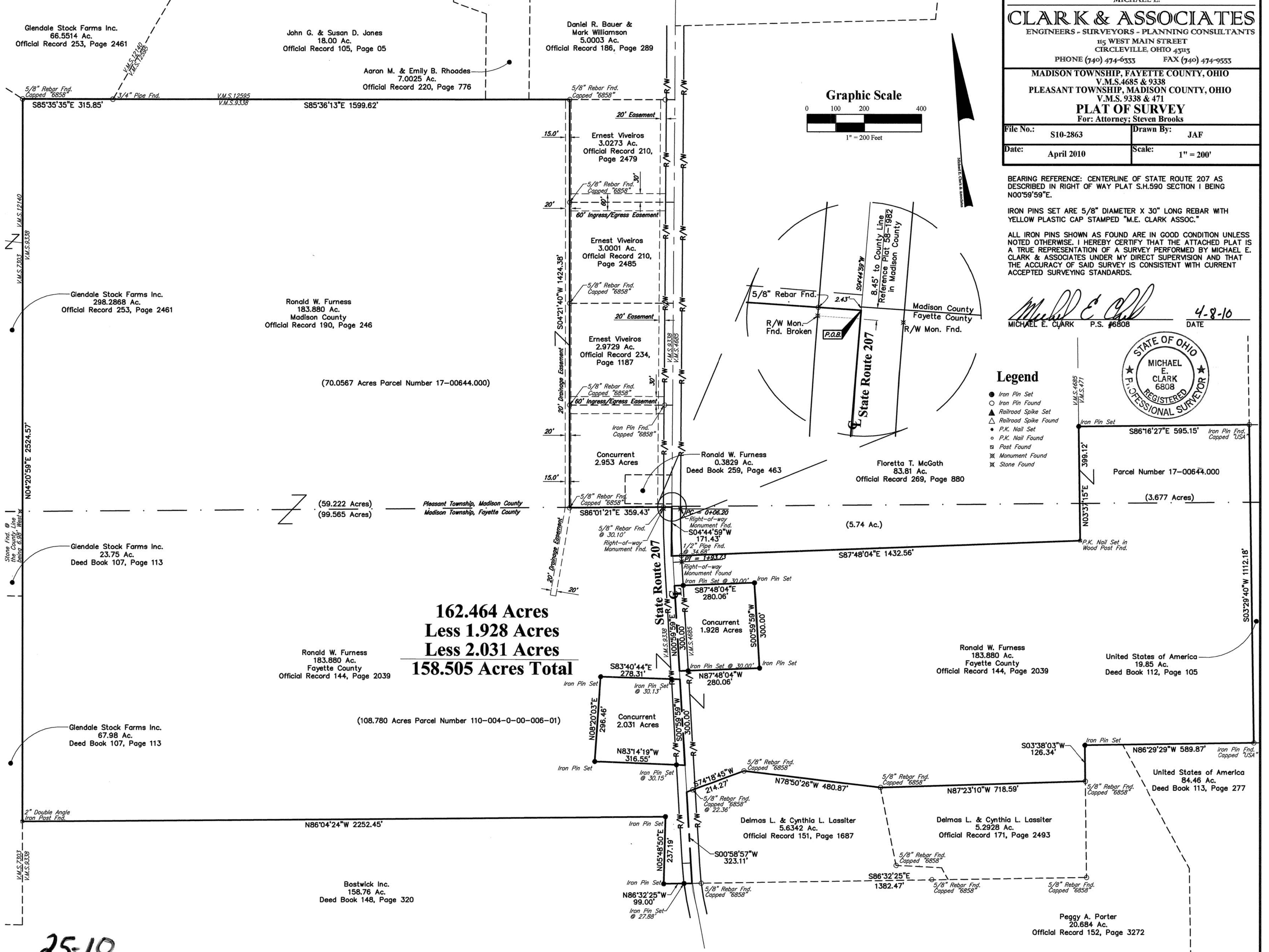
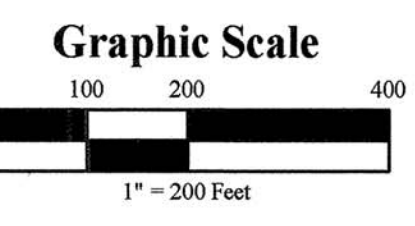
ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE. I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE REPRESENTATION OF A SURVEY PERFORMED BY MICHAEL E. CLARK & ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH CURRENT ACCEPTED SURVEYING STANDARDS.

Michael E. Clark
 MICHAEL E. CLARK P.S. #6808 DATE 4-8-10



Legend

- Iron Pin Set
- Iron Pin Found
- ▲ Railroad Spike Set
- △ Railroad Spike Found
- P.K. Nail Set
- P.K. Nail Found
- Post Found
- ⊗ Monument Found
- ⊗ Stone Found



25-10

Legal Description
Madison Township, Fayette County, Ohio
V.M.S. 9338 and V.M.S. 4685
Pleasant Township, Madison County, Ohio
V.M.S. 9338 & V.M.S. 471
158.505 Acres
For: Attorney; Steven Brooks

Situated in the Township of Madison, County of Fayette, the State of Ohio and a part of V.M.S. 9338 and V.M.S. 4685 and also in the Township of Pleasant, County of Madison, the State of Ohio and a part of V.M.S. 9338 and V.M.S. 471 more particularly bounded and described as follows:

Being part of a 183.880 acre tract as described in Official Record 144, Page 2039 in the Fayette County Recorder's Office and in Official Record 190, Page 246 in the Madison County Recorder's Office.

Beginning at a point in the centerline of State Route 207 being S04°44'59"W 2.43 feet distant from the point of intersection of said centerline with the line between Fayette County and Madison County;

Thence continuing with said centerline and centerline extended S04°44'59"W 171.43 feet to a point in the road at the Southwest corner of an 83.81 acre tract (reference Official Record 269, Page 880);

Thence with three common lines of said 83.81 acre tract the following calls;

S87°48'04"E 1432.56 feet (passing a ½" pipe found at 34.68 feet) to a pk nail set in a wood post found at the Southeast corner of said tract;

Thence N03°37'15"E 399.12 feet to an iron pin set;

Thence S86°16'27"E 595.15 feet to an iron pin found capped "USA" at the Southeast corner of said 83.81 acre tract and the Northwest corner of a 19.85 acre tract (reference Deed Book 112, Page 105);

Thence with the West line of said 19.85 acre tract S03°29'40"W 1112.18 feet to an iron pin found capped "USA" in the North line of an 84.46 acre tract (reference Deed Book 113, Page 277);

Thence with said North line and with the North line of a 20.684 acre tract (reference Official Record 152, Page 3272) N86°29'29"W 589.87 feet to an iron pin set at a Northwest corner of said 20.684 acre tract;

Thence with a West line of said tract S03°38'03"W 126.34 feet to a 5/8" rebar found capped "6858" at the Northeast corner of a 5.2928 acre tract (reference Official Record 171, Page 2493);

Thence with the North line of said 5.2928 acre tract N87°23'10"W 718.59 feet to a 5/8" rebar found capped "6858" at the Northwest corner of said tract and the Northeast corner of a 5.6342 acre tract (reference Official Record 151, Page 1687);

Thence with the North line of said 5.6342 acre tract N78°50'26"W 480.87 feet to a 5/8" rebar found capped "6858";

Thence again with said North line S74°18'45"W 214.27 feet (passing a 5/8" rebar found capped "6858" at 191.91 feet) to a point in State Route 207;

Thence with said road S00°58'57"W 323.11 feet to a point;

Thence leaving said road N86°32'25"W 99.00 feet (passing an iron pin set at 27.88 feet) to an iron pin set at a common corner of a 158.76 acre tract (reference Deed Book 148, Page 320);

Thence with a common line to said 158.76 acre tract N05°48'50"E 237.19 feet to an iron pin set at the Northeast corner of said tract;

Thence with the North line of said 158.76 acre tract N86°04'24"W 2252.45 feet to a 2" double angle iron post found at the Northwest corner of said tract and in the East line of a 67.98 acre tract (reference Deed Book 107, Page 113) also being in the line between V.M.S. 9338 and V.M.S. 7303;

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V.M.S. 9338 and V.M.S. 4685
Pleasant Township, Madison County, Ohio
V.M.S. 9338 & V.M.S. 471
158.505 Acres
For: Attorney; Steven Brooks

Thence with the East line of said 67.98 acre tract, the East line of a 23.75 acre tract (reference Deed Book 107, Page 113) and with the East line of a 298.2868 acre tract (reference Official Record 253, Page 2461) also with the West line of V.M.S. 9338 N04°20'59"E 2524.57 feet to a 5/8" rebar found capped "6858" at the Northeast corner of said 298.2868 acre tract and at the Southwest corner of a 66.5514 acre tract (reference Official Record 253, Page 2461);

Thence with the South line of said 66.5514 acre tract S85°35'35"E 315.85 to a 5/8" rebar found at the Southeast corner of said 66.5514 acre tract and at the Southwest corner of an 18.00 acre tract (reference Official Record 105, Page 05);

Thence with the South line of said 18.00 acre tract, with the South line of a 7.0025 acre tract (reference Official Record 220, Page 776) and with the South line of a 5.0003 acre tract (reference Official Record 186, Page 289) S85°36'13"E 1599.62 feet to a 5/8" rebar found capped "6858" at the Northwest corner of a 3.0273 acre tract (reference Official Record 210, Page 2479);

Thence with the West line of said 3.0273 acre tract, the West line of a 3.0001 acre tract (reference Official Record 210, Page 2485), with the West line of a 2.9729 acre tract (reference Official Record 234, Page 1187) and extending through said 183.880 acre tract S04°21'40"W 1424.38 feet to an iron pin found capped "6858";

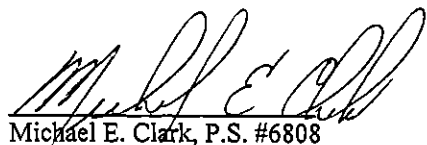
Thence with another line through said 183.880 acre tract S86°01'21"E 359.43 feet (passing a 5/8" rebar found at 329.33 feet) to the **POINT OF BEGINNING**;

Containing 162.464 acres, excepting a concurrent 1.928 acre tract and a 2.031 acre tract leaving in subject survey 158.505 Acres, more or less, being 99.565 acres in Fayette County and 58.940 acres in Madison County.

Subject to all existing valid rights-of-way and easements of record.

Bearings are based on the centerline of State Route 207 as described in Right-of-way Plat S.H.590 Section I being N00°59'59"E.

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the survey and that the accuracy of same is consistent with accepted surveying standards.


Michael E. Clark, P.S. #6808



File No. S10-2863

4-12-10
Date