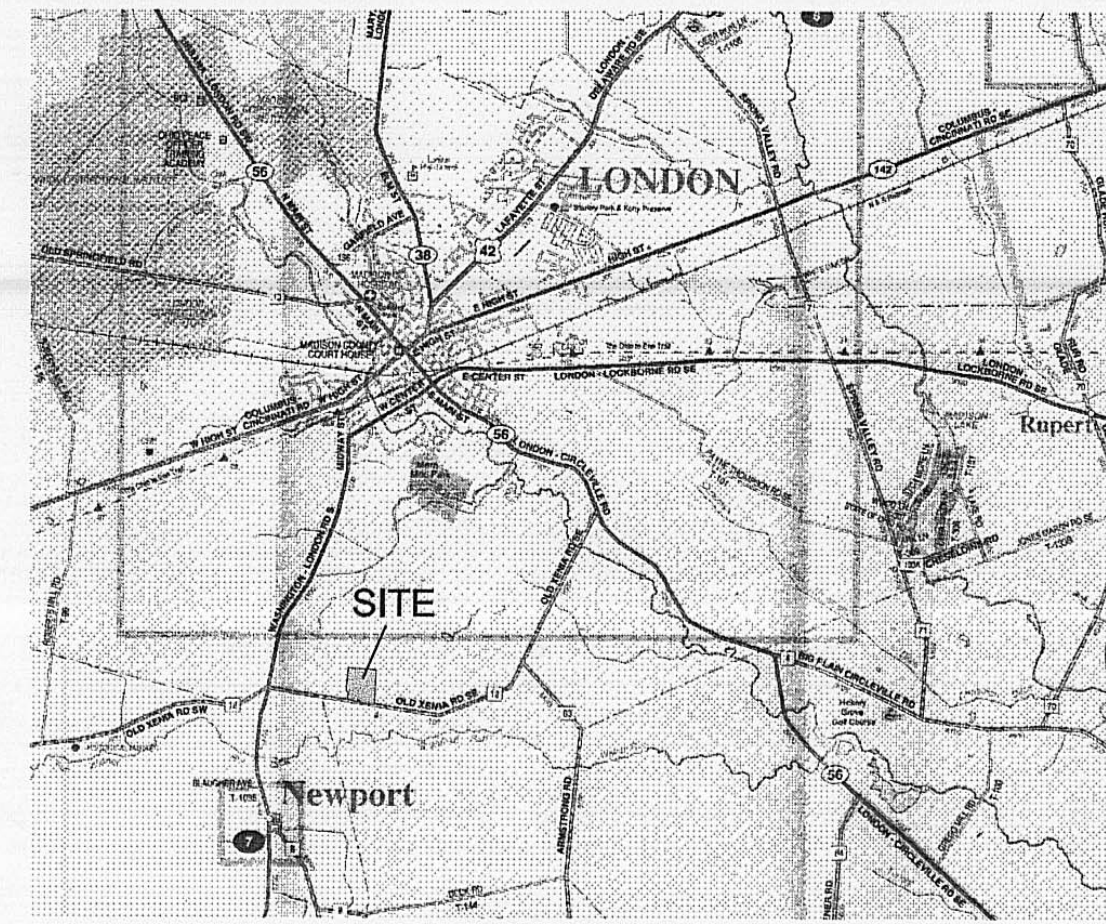


**PROPOSED DIVISION OF 170.710 ACRES ±
SURVEY NO. 4387, VIRGINIA MILITARY SURVEY DISTRICT
UNION TOWNSHIP, MADISON COUNTY OHIO**

earthmetric, LLC
p.o. box 814
circleville, ohio 43113
614.263.6600

**KAREN L. PRICE
CHARLES L. RIDENOUR**

BOUNDARY SURVEY



LOCATION MAP

SURVEY NOTES

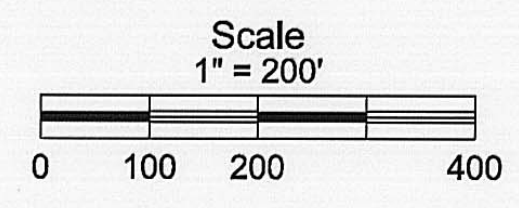
- Measurements shown on this survey may be shown with one or more of the following notations:
M - Field measure, usually shown between found monuments
D - Record measure by deed legal description
P - Measure by a record plat
C - Calculated measure, used to show a discrepancy in measure.

If no notation is given, the measurement in the field matches that called in the legal description of record.
- The following surveys were used in the determination of this survey:
-Survey of 1.7116 Acres by James R. Cottrill, P.S., dated May 5, 2004.
-Survey of 5.313 Acres, 5.486 acres, 7.419 acres 15.952 acres and 22.520 acres by First Consulting, dated December 21, 1994.
-Survey of 1.00 acre by Rodger Irwin Baker, P.S., dated May 23, 1970.
-Survey of 5.4122 Acres by James R. Cottrill, P.S., dated March 5, 2008.
- The following deeds of record were used in the determination of this survey:
OR 224, Page 49
OR 257, Page 812
DB 297, Page 894
OR 124, Page 1219
OR 249, Page 1084
OR 258, Page 2440
- The subject property is zoned Agricultural District 1 under Article VII of the Madison County Zoning Code.

We hereby certify:
- that this survey is based on a field survey performed in November/December 2010;
- and that this is a Boundary Survey prepared in accordance with Chapter 4733-37 of the Administrative Code.

Signed and Sealed this 10th day of December, 2010:

earthmetric, LLC:
Robert M. Foster
Robert M. Foster, P.S.
Registered Professional Surveyor No. 7729



LINES		LEGEND		SYMBOLS	
—	PARCEL BOUNDARY	— — — — —	WOVEN WIRE FENCE	⊗	PK NAIL FOUND
- - - - -	INTERIOR PARCEL BOUNDARY	— — — — —	CHAIN LINK FENCE	⊙	RAIL SPIKE FOUND
- - - - -	EASEMENT LIMITS	— — — — —	GAS LINE	⊕	PIPE FOUND
- - - - -	MUNICIPALITY BOUNDARY	— — — — —	POWER LINE (OVERHEAD)	⊖	REBAR FOUND
- - - - -	CENTERLINE OF ROAD	— — — — —	POWER LINE (UNDERGROUND)	⊗	LIGHT POLE
- - - - -	PAVEMENT	— — — — —	TEL LINE (OVERHEAD)	⊕	STUMP
- - - - -	CONCRETE (WALK, ETC)	— — — — —	TEL LINE (UNDERGROUND)	⊖	SIGN
— — — — —		— — — — —	STORM	⊗	POWER POLE
— — — — —		— — — — —	SAN	⊕	LIGHT POLE
— — — — —		— — — — —	RAILROAD TRACK	⊖	TEL CLOSURE
		— — — — —		⊗	TEL MANHOLE
		— — — — —		⊕	SANITARY MANHOLE
		— — — — —		⊖	STORM SEWER MANHOLE
		— — — — —		⊗	STORM-CATCH BASIN
		— — — — —		⊕	STORM-CURB INLET
		— — — — —		⊖	WATER METER
		— — — — —		⊗	WATER VALVE
		— — — — —		⊕	WATER-FIRE HYDRANT

Rev No.	Date	Revision

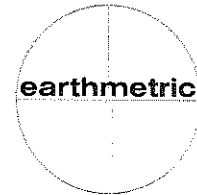
Location: 43140 Drawn/Chkd: RF/RF
Job No. 10007-10-01 SHEET 1 OF 1
Date: Dec. 4, 2010



Basis of Bearings
Bearings are based on State Plane Coordinates, Ohio South Zone as determined from GPS observations. The centerline of old Xenia Rd (County Road 12) is given as South 82 degrees 02 minutes 55 seconds East.

10 December, 2010

EXHIBIT A
DESCRIPTION OF TRACT 1 - 85.355 acres
North of Old Xenia Road (C.R. 12)
East of State Route 38
Union Township, Madison County, Ohio



Situated in the State of Ohio, County of Madison, Township of Union, within Survey Number 4387 of the Virginia Military Survey District, and being 85.355 acres out of that residual 175.26 acre (original) tract described in a deed to KAREN L. PRICE AND CHARLES L. RIDENOUR (Madison County Auditor Parcel Number 29-00521.000), of record in Official Record 224, Page 49 and Official Record 146, Page 1134 and being further described as follows:

Beginning at a rail spike set at the southeasterly corner of said 175.26 acre tract, the southeasterly corner of a 74.21 acre tract described to MICHAEL S. VALLERY, TRUSTEE AND LAURA L. VALLERY, TRUSTEE of record in Official Record 258, Page 2440, in the centerline of Old Xenia Road (County Road 12);

thence North 82 degrees 02 minutes 56 seconds West along the southerly line of said 175.26 acre tract, the centerline of Old Xenia Road, passing a rail spike found at a distance of 41.13 feet, a total distance of 60.17 feet to a rail spike set;

thence into said 175.26 acre tract, along the following two (2) courses and distances:

- (1) North 03 degrees 49 minutes 56 seconds East parallel with the easterly line of said 175.26 acre tract, passing an iron pin set at a distance of 25.06 feet, a total distance of 1697.90 feet to an iron pin set;
- (2) North 85 degrees 18 minutes 16 seconds West, a distance of 2500.05 feet to an iron pin set in the westerly line of said 175.26 acre tract, the easterly line of a 110.00 acre tract described in a deed to PETER L. LEFFLER, TRUSTEE, of record in OR 124, Page 1219;

thence North 05 degrees 05 minutes 05 seconds East, along the westerly line of said 175.26 acre tract, the easterly line of said 110.00 acre tract, passing the southeasterly corner of a 239.37 acre tract described to ROBERT E. BOGENRIFE AND BARBARA A. BOGENRIFE, of record in Deed Book 297, Page 894 at a distance of 1058.40 feet, a total distance of 1420.00 feet to an iron pin set at the northwest corner of said 175.26 acre tract, a southwesterly corner of a 20.001 acre tract described to AUSTIN ROBERT BOGENRIFE AND CARRIE LYNN BOGENRIFE, of record in OR 257, Page 812 and being a corner to said 239.37 acre tract;

thence South 85 degrees 22 minutes 25 seconds East, along the northerly line of said 175.26 acre tract, the southerly line of said 20.001 acre and 239.37 acre tracts, passing a southeasterly corner of said 20.001 acre tract at a distance of 1195.25 feet, a total distance of 1945.88 feet to an iron pin set at a northwesterly corner of said 74.21 acre tract, a southeasterly corner of said 239.37 acre tract;

(continued)

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Description of Tract 1 - 85.355 acres
10 December, 2010
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thence South 85 degrees 03 minutes 38 seconds East, along the northerly line of said 175.26 acre tract, the southerly line of said 74.21 acre tract, a distance of 583.16 feet to an iron pin set at the northeasterly corner of said 175.26 acre tract;

thence South 03 degrees 49 minutes 56 seconds West, along the easterly line of said 175.26 acre tract, the westerly line of said 74.21 acre tract, passing an iron pin set at a distance of 3096.25 feet, a total distance of 3121.31 feet to the **Point of Beginning containing 85.355 acre, more or less.**

Bearings are based on State Plane coordinate system, Ohio South zone and derived from GPS observations. The centerline of Old Xenia Road (CR 12) is given as South 82 degrees 02 minutes 56 seconds East.

References described hereon refer to those found in the Recorder's Office, Madison County, Ohio.

This description is based on a field survey performed in November/December 2010, and from record information. The description is a part of a survey entitled "*Proposed Division of 170.710 Acres*" prepared by earthmetric, LLC, Job No. 10007-10-01, dated December 4, 2010.

Iron pins set consist of a 5/8" rebar, thirty (30) inches in length, with a yellow plastic cap inscribed: "R M Foster S-7729."

earthmetric, LLC



Robert M. Foster, P.S. ¹²⁻¹⁰⁻²⁰¹⁰
Registered Professional Surveyor No. S-7729

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10 December, 2010

EXHIBIT A
DESCRIPTION OF TRACT 2 - 85.355 acres
North of Old Xenia Road (C.R. 12)
East of State Route 38
Union Township, Madison County, Ohio



Situated in the State of Ohio, County of Madison, Township of Union, within Survey Number 4387 of the Virginia Military Survey District, and being 85.355 acres out of that residual 175.26 acre (original) tract described in a deed to KAREN L. PRICE AND CHARLES L. RIDENOUR (Madison County Auditor Parcel Number 29-00521.000), of record in Official Record 224, Page 49 and Official Record 146, Page 1134 and being further described as follows:

Beginning for Reference at a rail spike set at the southeasterly corner of said 175.26 acre tract, the southeasterly corner of a 74.21 acre tract described to MICHAEL S. VALLERY, TRUSTEE AND LAURA L. VALLERY, TRUSTEE of record in Official Record 258, Page 2440, in the centerline of Old Xenia Road (County Road 12); thence along the southerly line of said 175.26 acre tract, the centerline of Old Xenia Road, passing a rail spike found at a distance of 41.13 feet, a total distance of 60.17 feet to the **True Point of Beginning**;

thence North 82 degrees 02 minutes 56 seconds West continuing along the southerly line of said 175.26 acre tract, the centerline of Old Xenia Road, a distance of 1262.29 feet to a nail found at the southeasterly corner of a 1.7116 acre tract described in a deed to ERIK LEIBBRAND, of record in Official Record 188, Page 1130;

thence into said 175.26 acre tract, along the following three (3) courses and distances:

- (1) North 09 degrees 01 minutes 02 seconds East along the easterly line of said 1.7116 acre tract, passing a rebar found at a distance of 19.90 feet, a total distance of 249.21 feet to a rebar found;
- (2) North 81 degrees 41 minutes 26 seconds West along the northerly line of said 1.7116 acre tract, a distance of 296.20 feet to a rebar found
- (3) South 09 degrees 52 minutes 40 seconds West along the westerly line of said 1.7116 acre tract, passing a rebar found at a distance of 225.97, a total distance of 251.16 feet to a nail found in the southerly line of said 175.26 acre tract, the centerline of Old Xenia Road;

thence North 82 degrees 02 minutes 56 seconds West along the southerly line of said 175.26 acre tract, the centerline of Old Xenia Road, a distance of 229.10 feet to a nail found at the southeasterly corner of a 1 acre tract described in a deed to RONALD L. COOPER AND DIANE L. COOPER, of record in Official Record 240, Page 1934;

(continued)

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Description of Tract 2 - 85.355 acres
10 December, 2010
Page 2 of 3

thence into said 175.26 acre tract, along the following four (4) courses and distances:

- (1) North 04 degrees 00 minutes 05 seconds East along the easterly line of said 1 acre tract, a distance of 218.32 feet to a rebar found;
- (2) North 82 degrees 02 minutes 56 seconds West along the northerly line of said 1 acre tract, a distance of 200.00 feet to a rebar found in the easterly line of a 43,680 square feet (1.002 acre) tract described in a deed to MICHAEL R. POTTS AND JEANETTE K. POTTS, of record in Deed Book 265, Page 916;
- (3) North 04 degrees 00 minutes 05 seconds East along the easterly line of said 43,680 sq. ft. tract, a distance of 21.68 feet to a rebar found;
- (4) North 82 degrees 02 minutes 56 seconds West along the northerly line of said 43,680 sq. ft. tract, passing the northeasterly corner of a 0.825 acre tract described in a deed to PIPER J. FINCHUM, of record in Official Record 122, Page 2165, at a distance of 182.00 feet, a total distance of 338.26 feet to a rebar found in a westerly line of said 175.26 acre tract, the easterly line of a 4.01 acre tract described in a deed to PAUL L. WRIGHT, of record in Official Record 249, Page 793;

thence North 05 degrees 05 minutes 28 seconds East, along the westerly line of said 175.26 acre tract, the easterly line of said 4.01 acre tract, a distance of 614.78 feet to an iron pin set at the northeasterly corner of said 4.01 acre tract;

thence North 84 degrees 09 minutes 32 seconds West along a southerly line of said 175.26 tract, the northerly line of said 4.01 acre tract, a distance of 205.92 feet to a rebar set in the westerly line of said 175.26 acre tract, the easterly line of a 65.00 acre tract described in a deed to GEORGENA HARSH, of record in Official Record 248, Page 1084 and being the northwesterly corner of said 4.01 acre tract;

thence North 05 degrees 05 minutes 05 seconds East, along the westerly line of said 175.26 acre tract, the easterly line of said 65.00 acre tract, passing the southeasterly corner of a 110.00 acre tract described in a deed to PETER L. LEFFLER, TRUSTEE, of record in OR 124, Page 1219 at a distance of 93.10 feet, a total distance of 706.56 feet to an iron pin set;

thence into said 175.26 acre tract, along the following two (2) courses and distances:

- (1) South 85 degrees 18 minutes 16 seconds East, a distance of 2500.05 feet to an iron pin set;
- (2) South 03 degrees 49 minutes 56 seconds West parallel with the easterly line of said 175.26 acre tract, passing an iron pin set at a distance of 1672.85 feet, a total distance of 1697.90 feet to an iron pin set to the **Point of Beginning containing 85.355 acre, more or less.**

Bearings are based on State Plane coordinate system, Ohio South zone and derived from GPS observations. The centerline of Old Xenia Road (CR 12) is given as South 82 degrees 02 minutes 56 seconds East.

(continued)

Description of Tract 2 - 85.355 acres
10 December, 2010
Page 3 of 3

References described hereon refer to those found in the Recorder's Office, Madison County, Ohio.

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Iron pins set consist of a 5/8" rebar, thirty (30) inches in length, with a yellow plastic cap inscribed: "R M Foster S-7729."

earthmetric, LLC



Robert M. Foster, P.S. 12-10-2010
Registered Professional Surveyor No. S-7729