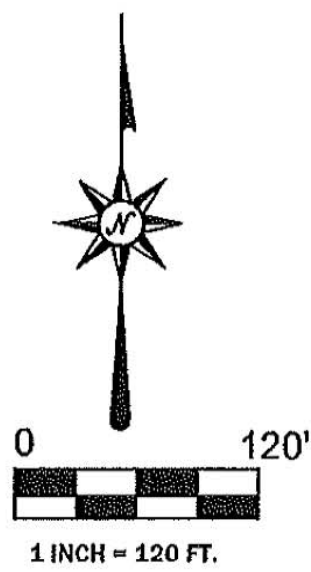


BOUNDARY SURVEY OF A 3.136 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DEERCREEK, AND IN VIRGINIA MILITARY SURVEY NUMBER 3900, AND BEING 3.136 ACRES OF LAND OUT OF A 0.240 ACRE TRACT (TRACT 2) AS CONVEYED TO MARK LEWIS DOWNING & TONYA LOUISE DOWNING JT LIVES, IN O.R. 270, PAGE'S 1150 & 1151, A 0.899 ACRE TRACT (TRACT 1) AS CONVEYED TO MARK LEWIS DOWNING & TONYA LOUISE DOWNING JT LIVES IN O.R. 270, PAGE'S 1943 & 1944, AND A 1.997 ACRE TRACT AS CONVEYED TO TONYA LOUISE DOWNING IN O.R. 251, PAGE 1507



REFERENCES:
DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS

BASIS OF BEARINGS:
THE CENTERLINE OF ARBUCKLE ROAD WHICH BEARS N45°28'00"W, AS DESCRIBED IN O.R 20, PG.406.

ALL REBARS SET ARE 5/8" X 30" W/YELLOW CAP STAMPED RUTTER PS 7958

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE

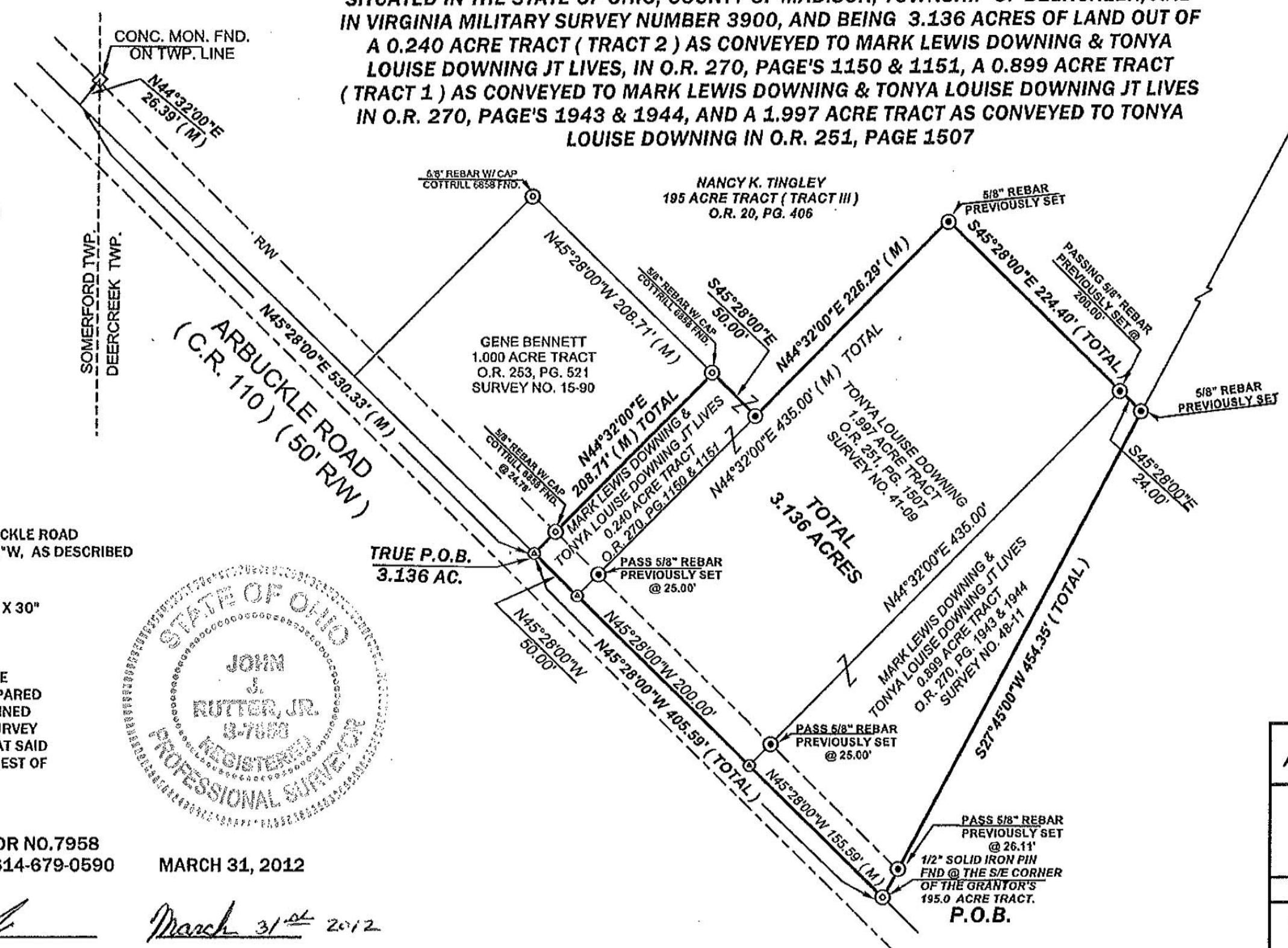


REGISTERED SURVEYOR NO.7958
JOHN J. RUTTER JR. 614-679-0590

MARCH 31, 2012

John J. Rutter, Jr.

March 31st 2012



STATE OF OHIO (OHIO STATE UNIVERSITY)
DB. 257, PG. 718

SURVEY NOTE: THE INTENTION OF THIS SURVEY IS TO COMBINE TRACTS 1, 2 AND THE 1.997 DOWNING TRACT TO GREAT ONE PARCEL

LEGEND	
⊙	Iron Pipe Found (as noted)
⊕	Mag Nail Previously Set
⊗	Set 5/8" Rebar w/ Cap Previously Set
(D)	Dead Distance
(M)	Measured Distance

ADVANCED SURVEY SOLUTIONS, LLC.

1315 ORCHARD PARK DR.
COLUMBUS, OHIO 43232
614-679-0590

JOB NO.	DRAWN BY
200-002	J.R.

Legal Description of a 3.136 Acre Tract

Situated in the State of Ohio, County of Madison, Township of Deercreek, and in Virginia Military Survey Number 3900, and being 3.136 Acres of land out of a 0.240 Acre Tract (Tract 2), as conveyed to Mark Lewis Downing and Tonya Louise Downing JT LIVES, in Official Record 270, page's 1150 & 1151, a 0.899 Acre Tract (Tract 1), as conveyed to Mark Lewis Downing and Tonya Louise Downing JT LIVES, in Official Record 270, page's 1943 & 1944, and a 1.997 Acre Tract, as conveyed to Tonya Louise Downing, in Official Record 251, page 1507, hereon referred to as Grantor, (all records herein are from the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Beginning for reference at a ½" solid iron pin found in the centerline of Arbuckle Road (50' right-of-way) (C.R. 110), and at the southwest corner of a tract of land as conveyed to State Of Ohio (Ohio State University) in Deed Book 257, Page 718, and also being at the southeasterly corner of the Grantor's land, said ½" solid iron pin found being at the TRUE POINT OF BEGINNING for the 3.136 Acre Tract hereon described;

Thence northwesterly with the centerline of said Arbuckle Road and the Grantor's southerly line, North 45°28'00" West, passing Previously Set Mag Nails at 155.59 feet and 355.59 feet for a total distance of 405.59 feet, to a Previously Set Mag Nail, said Previously Se Mag Nail being at the southeasterly corner of a 1.000 Acre Tract as conveyed to Gene Bennett in Official Record 253, Page 521, and being at the Grantor's Southwesterly corner;

Thence northeasterly leaving the said centerline of Arbuckle Road, with the Grantor's westerly line and the easterly line of said 1.00 Bennett Tract, North 44°32'00" East, passing a Found 5/8" Rebar w/ Cap Stamped Cottrill 6858 at 24.78 feet, for a total distance of 208.71 feet, to a Found 5/8" Rebar w/ Cap Stamped Cottrill 6858, said Found Rebar being at the northeasterly corner of said Bennett Tract, the Grantor's northwesterly corner and on the southerly line of a 1.95 Acre Tract known as (Tract III), as conveyed to Nancy K. Tingley in Official Record 20, Page 406 ;

Thence southeasterly with the southerly line of said Tingley Tract, and with the Grantor's northerly line, South 45°28'00" East, a distance of 50.00 feet, to a Previously Set 5/8" Rebar w/ Cap

Thence northeasterly with the easterly line of said Tingley Tract, and with the Grantor's westerly line, North 44°32'00" East, a distance of 226.29 feet, to a Previously Set 5/8" Rebar w/ Cap, said Previously Set Rebar with Cap being on the Grantor's northerly line and the southerly line of said Tingley Tract;

Thence easterly with the southerly line of said Tingley Tract, and with the Grantor's northerly line, South 45°28'00" East, passing a Previously Set 5/8" Rebar w/Cap at a distance of 200.00 feet, for a total distance of 224.40 feet, to a Previously Set 5/8" Rebar w/ Cap, said Previously Set Rebar with Cap being at the Grantor's northeasterly corner and on the westerly line of the State Of Ohio (Ohio State University) Tract as shown in Deed Book 257, Page 718;

Thence southeasterly with the Grantor's easterly line and the westerly line of said State of Ohio Tract , South 27°45'00" West, passing a Previously Set 5/8" Rebar w/ Cap at 428.24 feet, for a total distance of 454.35 feet, to the TRUE POINT OF BEGINNING and containing 3.136 Acres.

Exh A

Subject to all easements, rights-of way or restrictions of record.

This description was prepared from a survey of the premises in March 2012.

All Rebar's Set are 5/8" x 30" with yellow cap stamped RUTTER PS 7958.

Basis of Bearings is the centerline of Arbuckle Road, North 45°28'00" West as referenced in O.R. 20, Page 406.

The intention of this Survey is to combine all three tracts into one parcel.

John J. Rutter Jr. P.S. 7958

March 31, 2012

