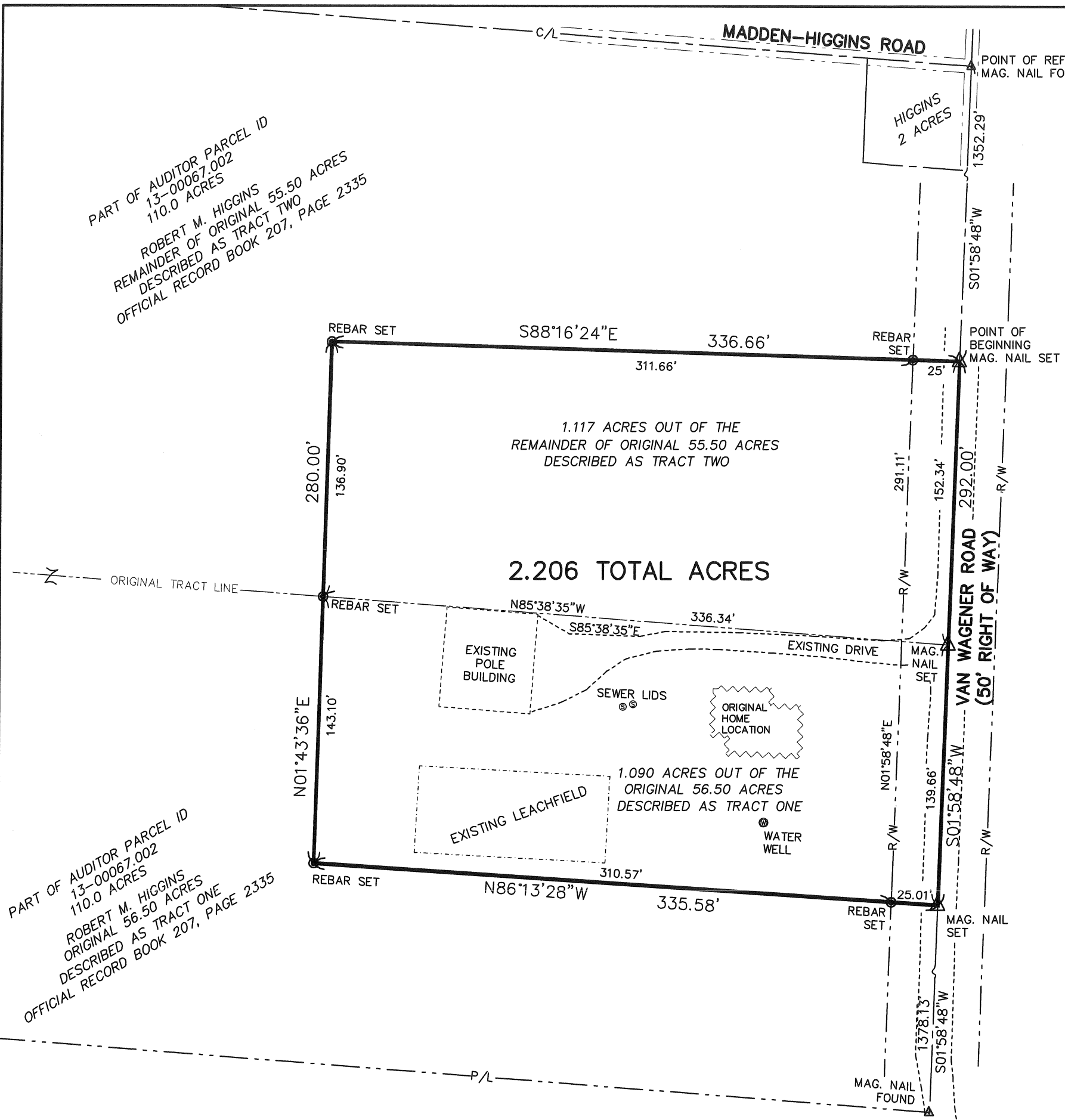


PART OF AUDITOR PARCEL ID
13-00067.002
110.0 ACRES
ROBERT M. HIGGINS
REMAINDER OF ORIGINAL 55.50 ACRES
DESCRIBED AS TRACT TWO
OFFICIAL RECORD BOOK 207, PAGE 2335

PART OF AUDITOR PARCEL ID
13-00067.002
110.0 ACRES
ROBERT M. HIGGINS
ORIGINAL 56.50 ACRES
DESCRIBED AS TRACT ONE
OFFICIAL RECORD BOOK 207, PAGE 2335



SITUATED IN THE STATE OF OHIO,
MADISON COUNTY,
OAK RUN TOWNSHIP,
VIRGINIA MILITARY SURVEY 8751

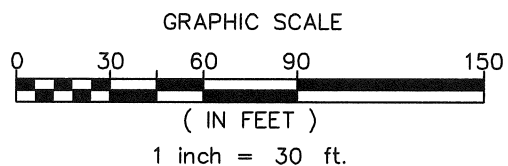
BEING A NEW SURVEY OF 2.206 TOTAL ACRES
ALL OUT OF AUDITOR'S PARCEL 13-00067.002
WITH 0.167 ACRES IN THE ROAD RIGHT OF WAY
NET AREA BEING 2.039 ACRES

ACREAGE INFORMATION:
2.206 ACRES TOTAL OUT OF AUDITOR'S PARCEL 13-00067.002
1.117 ACRES OF THE REMAINDER OF THAT ORIGINAL 55.5 ACRES DESCRIBED AS TRACT TWO
1.090 ACRES OF THAT ORIGINAL 56.5 ACRES DESCRIBED AS TRACT ONE
ALL IN OFFICIAL RECORD BOOK 207, PAGE 2335

BASIS OF COORDINATES:
AN OHIO STATE PLANE (SOUTH ZONE) COORDINATE VALUE OF:
N 662024.07 E 1719294.95
WAS MEASURED AT THE POINT OF REFERENCE MAG NAIL FOUND AT THE
NORTHEAST CORNER OF THE ORIGINAL 55.5 ACRE TRACT DESCRIBED AS TRACT
TWO IN OFFICIAL RECORD BOOK 207, PAGE 2335, BEING AT THE INTERSECTION
OF VAN WAGENER ROAD AND MADDEN-HIGGINS ROAD.

AN OHIO STATE PLANE (SOUTH ZONE) COORDINATE VALUE OF:
N 660672.58 E 1719248.23
WAS MEASURED AT THE MAG NAIL SET AT THE POINT OF BEGINNING OF
THE 2.206 ACRE TRACT IN THE PAVEMENT OF VAN WAGENER ROAD

BASIS OF BEARING:
AN OHIO STATE PLANE (SOUTH ZONE) BEARING OF SOUTH 01°58'48" WEST
WAS MEASURED BETWEEN THE MAG NAIL FOUND AT THE NORTHEAST CORNER
OF THE ORIGINAL 55.5 ACRE TRACT DESCRIBED AS TRACT TWO IN OFFICIAL
RECORD BOOK 207, PAGE 2335, BEING AT THE INTERSECTION OF VAN
WAGENER ROAD AND MADDEN-HIGGINS ROAD, AND THE MAG NAIL FOUND
NEAR THE EDGE OF PAVEMENT OF VAN WAGENER ROAD AT THE SOUTHEAST
CORNER OF THE ORIGINAL 56.5 ACRE TRACT DESCRIBED AS TRACT ONE IN
OFFICIAL RECORD BOOK 207, PAGE 2335.



I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY
OF THE PROPERTY IN DECEMBER 2014, MONUMENTS WERE SET AS INDICATED.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND
IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

Mark D. Power

DECEMBER 29, 2014

MARK D. POWER
PROFESSIONAL SURVEYOR #7935
P.O. BOX 185
HARRISBURG, OHIO 43216
(614) 546-8337



DESCRIPTION OF 2.206 ACRES OF LAND
WEST SIDE OF VAN WAGENER ROAD
SOUTH OF MADDEN-HIGGINS ROAD
OAK RUN TOWNSHIP
MADISON COUNTY, OHIO

Situated in the State of Ohio, Madison County, Oak Run Township, Virginia Military Survey 8751, and being 2.206 acres of land, all out of Madison County Auditor Parcel 13-00067.002, and being 1.117 acres of the remainder of that 55.5 acre tract described as Tract Two, and 1.090 acres of that 56.5 acre tract described as Tract One, as both are described in a Quit Claim deed to Robert M. Higgins of record in Official Record Book 207, Page 2335, Madison County Recorder's Office. Said 2.206 acres of land being more particularly described as follows:

Beginning for reference at a magnetic nail found at the northeast corner of said 55.5 acre tract, being at the intersection of Van Wagener Road and Madden-Higgins Road, also being the northeast corner of a 2.00 acre tract conveyed to Robert M. Higgins and Lisa L. Higgins in Official Record Book 142, Page 1703; Thence South $1^{\circ}58'48''$ West, along the east line of said 55.5 acre tract in Van Wagener Road, 1352.29 feet to a magnetic nail set, being the northeast corner of said 2.206 acres and the True Point of Beginning;

Thence continuing South $01^{\circ}58'48''$ West, passing the southeast corner of said 55.5 acre tract and the northeast corner of said 56.5 acre tract at 152.34 feet, a total distance of 292.00 feet to a magnetic nail set in Van Wagener Road;

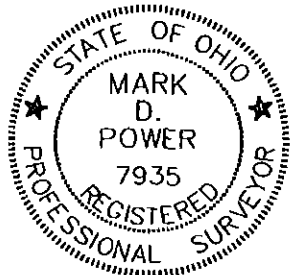
Thence North $86^{\circ}13'28''$ West, into said 56.5 acre tract, passing a rebar set at 25.01 feet, a total distance of 335.58 feet to a rebar set;

Thence North $01^{\circ}43'36''$ East, passing the common line between said 55.5 and 56.5 acre tracts at 143.10 feet, a total distance of 280.00 feet to a rebar set;

Thence South $88^{\circ}16'24''$ East, passing a rebar set at 311.66 feet, a total distance of 336.66 feet to the Point of Beginning.

Containing 2.206 acres of land.

An Ohio state plane (South Zone) bearing of South $01^{\circ}58'48''$ West was measured between the mag nail found at the northeast corner of the original 55.5 acre tract described as Tract Two in Official Record Book 207, page 2335, being at the intersection of Van Wagener Road and Madden-Higgins Road, and the mag nail found near the west edge of pavement of Van Wagener Road at the southeast corner of the original 56.5 acre tract described as Tract One in Official Record Book 207, page 2335.



A handwritten signature in black ink, appearing to read "Mark D. Power".

December 29, 2014

DESCRIPTION OF 1.117 ACRES OF LAND
WEST SIDE OF VAN WAGENER ROAD
SOUTH OF MADDEN-HIGGINS ROAD
OAK RUN TOWNSHIP
MADISON COUNTY, OHIO

Situated in the State of Ohio, Madison County, Oak Run Township, Virginia Military Survey 8751, and being 1.117 acres of land, all out of Madison County Auditor Parcel 13-00067.002, part of that 55.5 acre tract described as Tract Two in a Quit Claim deed to Robert M. Higgins of record in Official Record Book 207, Page 2335, Madison County Recorder's Office. Said 1.117 acres of land being more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of Van Wagener Road and Madden-Higgins Road, being the northeast corner of said 55.5 acre tract, also being the northeast corner of a 2.00 acre tract conveyed to Robert M. Higgins and Lisa L. Higgins in Official Record Book 142, Page 1703; Thence South $1^{\circ}58'48''$ West, along the east line of said 55.5 acre tract in Van Wagener Road, 1352.29 feet to a magnetic nail set, being the True Point of Beginning;

Thence continuing South $01^{\circ}58'48''$ West, along the east line of said 55.5 acre tract, 152.34 feet to a magnetic nail set in Van Wagener Road, being the southeast corner of said 55.5 acre tract, and the northeast corner of a 56.5 acre tract described as Tract One in said Quit Claim deed to Robert M. Higgins of record in Official Record Book 207, Page 2335;

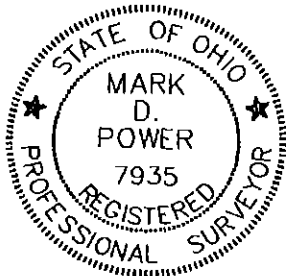
Thence North $85^{\circ}38'35''$ West, along the common line between said 55.5 and 56.5 acre tracts, 336.34 feet to a rebar set;

Thence North $01^{\circ}43'36''$ East, 136.90 feet to a rebar set;

Thence South $88^{\circ}16'24''$ East, 336.66 feet to the Point of Beginning.

Containing 1.117 acres of land.

An Ohio state plane (South Zone) bearing of South $01^{\circ}58'48''$ West was measured between the mag nail found at the northeast corner of the original 55.5 acre tract described as Tract Two in Official Record Book 207, page 2335, being at the intersection of Van Wagener Road and Madden-Higgins Road, and the mag nail found near the west edge of pavement of Van Wagener Road at the southeast corner of the original 56.5 acre tract described as Tract One in Official Record Book 207, page 2335.



A handwritten signature in black ink, appearing to read "Mark D. Power".

December 29, 2014

DESCRIPTION OF 1.090 ACRES OF LAND
WEST SIDE OF VAN WAGENER ROAD
SOUTH OF MADDEN-HIGGINS ROAD
OAK RUN TOWNSHIP
MADISON COUNTY, OHIO

Situated in the State of Ohio, Madison County, Oak Run Township, Virginia Military Survey 8751, and being 1.090 acres of land, all out of Madison County Auditor Parcel 13-00067.002, part of that 56.5 acre tract described as Tract One in a Quit Claim deed to Robert M. Higgins of record in Official Record Book 207, Page 2335, Madison County Recorder's Office. Said 1.090 acres of land being more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of Van Wagener Road and Madden-Higgins Road, being the northeast corner of a 55.5 acre tract described as Tract Two in a Quit Claim deed to Robert M. Higgins of record in Official Record Book 207, Page 2335, also being the northeast corner of a 2.00 acre tract conveyed to Robert M. Higgins and Lisa L. Higgins in Official Record Book 142, Page 1703; Thence South $1^{\circ}58'48''$ West, along the east line of said 55.5 acre tract in Van Wagener Road, 1504.63 feet to a magnetic nail set, being the southeast corner of said 55.5 acres, the northeast corner of said 56.5 acres, and the True Point of Beginning;

Thence continuing South $01^{\circ}58'48''$ West, along the east line of said 56.5 acre tract, 139.66 feet to a magnetic nail set in Van Wagener Road;

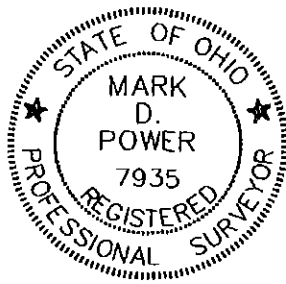
Thence North $86^{\circ}13'28''$ West, into said 56.5 acre tract, passing a rebar set at 25.01 feet, a total distance of 335.58 feet to a rebar set;

Thence North $01^{\circ}43'36''$ East, 143.10 feet to a rebar set in the common line between said 55.5 and 56.5 acre tracts;

Thence South $85^{\circ}38'35''$ East, 336.34 feet to the Point of Beginning.

Containing 1.090 acres of land.

An Ohio state plane (South Zone) bearing of South $01^{\circ}58'48''$ West was measured between the mag nail found at the northeast corner of the original 55.5 acre tract described as Tract Two in Official Record Book 207, page 2335, being at the intersection of Van Wagener Road and Madden-Higgins Road, and the mag nail found near the west edge of pavement of Van Wagener Road at the southeast corner of the original 56.5 acre tract described as Tract One in Official Record Book 207, page 2335.



A handwritten signature in black ink, appearing to read "Mark D. Power".

December 29, 2014