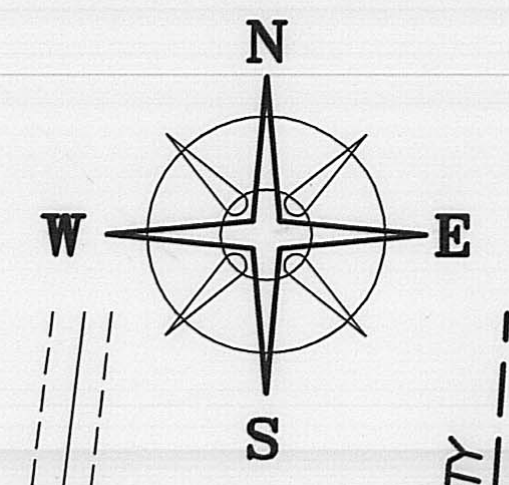


BEARINGS BASED ON A GPS OBSERVATION 12/5/06
 GEODETIC NORTH WGS 84.



69.9183± ACRES

PLEASANT TWP
 MT STERLING
 51.5104± ACRES
 18.4079± ACRES

US 62 & S.R.3
 E. MAIN ST.

US 62 & S.R.3
 EAST MAIN STREET

1.9485± ACRES

US 62 & S.R.3
 COLUMBUS STREET

US 62 & S.R.3

DEED REFERENCE
 WITTICH FARMS
 DB 256, P. 489
 (A) 76.81 ACRES
 PARCEL 2
 (B) 0.422 AC
 PARCEL 3

69.9183± ACRES

CSX RAILROAD

PLEASANT TOWNSHIP
 VILLAGE OF MT STERLING
 POP

US 62 & S.R.3

LEGEND

- (A) 3/4" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "RI BAKER" (FOUND)
 - (B) 5/8" Ø REBAR & AL. CAP STAMPED "NCB 5969" (FOUND)
 - (C) 3/4" IRON TEE BAR (FOUND)
 - (D) 3/4" IRON PIPE & YELLOW PLASTIC STAMPED "JAM 5963" (FOUND)
 - (E) METAL FENCE POST IN CONCRETE (FOUND)
 - (F) REBAR (FOUND)
 - (G) 3/4" SOLID IRON PIN (FOUND)
 - IRON PIPE (FOUND)
 - RAIL ROAD SPIKE
 - MAG NAIL (PREVIOUSLY SET)
 - ◎ MAG NAIL (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	S 58°52'13" W	60.92'
L2	N 19°43'54" W	90.50'
L3	S 40°15'07" E	51.74'
L4	S 41°05'26" E	0.65'
L5	N 13°59'32" W	12.00'
L6	N 76°00'28" E	30.00'
L7	S 13°59'32" E	13.00'
L8	N 79°49'19" E	30.07'
L9	N 76°00'28" E	10.29'
L10	S 44°02'32" E	48.86'

1.9485± ACRES
 SEE ABOVE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 12/13/06

JAMES R. COTTRILL P.S.
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

VMS 464, PLEASANT TOWNSHIP,
 VILLAGE OF MT STERLING,
 MADISON COUNTY, OHIO.
 SURVEYED FOR MARGE WITTICH

DATE DRAWN: 12/05/06	SCALE : 1" = 200'	CREW: MW, NY
JOB #S061202	200' 100' 0 200'	DWN. BY: RC
F. B. #40		CK. BY:

**69.9183 Acre Tract
Surveyed for Marjorie Wittich**

The following described 69.9183 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, Village of Mount Sterling, VMS 464, and being part of a 76.81 acre tract (parcel 2) and all of a 0.422 acre tract (parcel 3), both tracts conveyed to Wittich Farms by deed book 256 page 489, and being more particularly described as follows:

Beginning at an iron pin and cap previously set in the north right-of-way line of US 62 and State Route 3 (East Main St.), said iron pin and cap is that the southeast corner of a 1.0701 acre tract conveyed to Marjorie Y. Wittich by official record 212 page 1405;

Thence, with said 1.0701 acre tract the following 2 courses:

- 1) North 15° 18 minutes 15 seconds West a distance of 194.89 ft. to an iron pin and cap previously set
- 2) South 76° 01 minutes 42 seconds West, passing a tee bar and caps at 37.00 ft. and at 137.00 ft., a total distance of 236.97 ft. to a 3/4 inch tee bar and cap found at the northeast corner of a 1.7081 acre tract conveyed to Robert B. Leach Et Al by official record 71 page 376;

Thence, with the north line of said 1.7081 acre tract, South 84° 01 minutes 14 seconds West a distance of 236.19 ft. to an 8 in. diameter metal fence post found at the northeast corner of a 0.466 acre tract conveyed to William E. Arbogast III by official record 60 page 838;

Thence, with the north line of said 0.466 acre tract, South 59° 40 minutes 35 seconds West, passing a 5/8 inch diameter rebar and aluminum cap stamped "N C B 5969" found at the northeast corner of a 0.435 acre tract conveyed to Karen Sue Arbogast by official record 71 page 916, and continuing with the north line of said 0.435 acre tract a total distance of 345.99 ft. to an 8 in. diameter iron fence post found at the northwest corner of said 0.435 acre tract;

Thence, with the west line of said 0.435 acre tract, South 41° 05 minutes 26 seconds East a distance of 171.72 ft. to a mag nail set in a concrete driveway, said mag nail is in the north right-of-way line of said East Main St.;

Thence, with the north right-of-way line of said East Main St., South 58° 52 minutes 13 seconds West a distance of 60.92 ft. to a point in said right-of-way;

Thence, North 41° 05 minutes 26 seconds West, passing a 5/8 inch diameter rebar found at the southeast corner of a 0.219 acre tract conveyed to Rebecca Susan Rector Et Al by official record 132 page 476 at 0.65 ft., a total distance of 161.53 ft. to an iron pin and cap set at the northeast corner of said 0.219 acre tract;

Thence, with the north line of said 0.219 acre tract, South 48° 58 minutes 26 seconds West, passing a 3/4 inch diameter solid iron pin found at the northeast corner of a 0.28 acre tract also conveyed to Rebecca Susan Rector Et Al by official record 132 page 476 at 80.00 ft., a total distance of 119.88 ft. to a 8 in. diameter metal fence post found in the east line of a 2.0421 acre tract conveyed to Mount Sterling Community Center by official record 218 page 661;

Thence, with the east line of said 2.041 acre tract, North 41° 03 minutes 06 seconds West, passing an iron pin and cap previously set at 5.00 ft., also passing the southern corner of said 0.422 acre tract at 303.09 ft., also passing an iron pin and cap previously set at the northeast corner of said 2.0421 acre tract at 379.36 ft., also passing a 5 in. diameter fence post found at 605.78 ft., a total distance of 608.52 ft. to a point in the south right-of-way line of the CSX Railroad and the northeast corner of an 8.84 acre tract conveyed to the Mount Sterling chamber of commerce by deed book 139 page 619;

Thence, with the south line of said CSX Railroad, North 45° 42 minutes 31 seconds East, passing the northeast corner of said 0.422 acre tract at 122.10 ft., a total distance of 290.13 ft. to the western corner of an 88.085 acre tract conveyed to Ethel Johnson Et Al by official record 189 page 1680;

Thence, with the south line of said 88.085 acre tract, North 70° 04 minutes 00 seconds East, passing a 3/4 inch diameter iron pipe found at 0.94 ft., also passing the Mount Sterling corporation line at 880.32 ft., also passing the southwest corner of an 18.745 acre tract conveyed to a Margaret H. Remy by deed book 288 page 273 at 2494.26 feet, a total distance of 3311.88 ft. to a 3/4 inch diameter iron pipe and yellow plastic caps stamped "R. I. Baker" found;

Thence, South 24° 38 minutes 13 seconds East, passing a 2 inch diameter iron fence post found at 123 .55 ft., crossing the old State Route 3 and a mill race, also passing an iron pin and cap previously set at the North west corner of a 181.3437 acre tract conveyed to Clinton Lee Borrer Et Al by official record 198 page 1233 at 172.27 ft., also passing an iron pin and cap set in the north right-of-way line of US 62 and State Route 3 at 1009.83 ft., passing the centerline of said US 62 and State Route 3, a total distance of 1079.74 ft. to the southwest corner of said 181.3437 acre tract;

Thence, with the south line of said 76.81 acre tract, South 74° 21 minutes 32 seconds West a distance of 2050.17 ft. to a mag nail set in the old centerline of said US 62 and State Route 3;

Thence, with the old centerline of said US 62 and State Route 3, South 73° 58 minutes 28 seconds West a distance of 64.91 ft. to a mag nail set in the Mount Sterling corporation line;

Thence, with said Mount Sterling corporation line, North 44° 02 minutes 32 seconds West a distance of 48.86 ft. to iron pin and cap set in the north right-of-way line of said US 62 and State Route 3;

Thence, with the north right-of-way line of said US 62 and State Route 3, South 76° 00 minutes 46 seconds West a distance of 360.86 feet returning to the point beginning containing **69.9183 acres** more or less, of which 69.4909 acres more or less is part of said 76.81 acre tract and 0.4274 acres more or less is all of said 0.422 acre tract, there are also 18.4079 acres more or less in the Village of Mount Sterling and 51.5104 acres more or less and Pleasant Township.

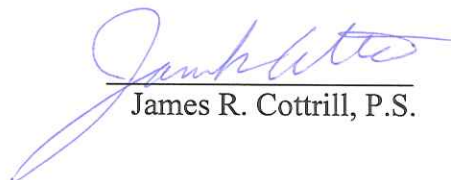
Bearings are based on a GPS observation December 5, 2006, geodetic North WGS 84.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed December 5, 2006 by James R. Cottrill registration #6858. (Job #S061202)




James R. Cottrill, P.S.

1.9485 Acre Tract Surveyed for Marjorie Wittich

The following described 1.9485 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, and being part of a 76.81 acre tract (parcel 2) conveyed to Wittich Farms by deed book 256 page 489, and being more particularly described as follows:

Beginning at an iron pin and cap previously set in the north right-of-way line of US 62 and State Route 3 (East Main St.), said iron pin and cap is that the southeast corner of a 1.0701 acre tract conveyed to Marjorie Y. Wittich by official record 212 page 1405;

Thence, with the north right-of-way line of said US 62 and State Route 3, North $76^{\circ} 00$ minutes 46 seconds East a distance of 360.86 ft. to an iron pin and cap set at the intersection of said right-of-way line with the Mount Sterling corporation line;

Thence, with said Mount Sterling corporation line, South $44^{\circ} 02$ minutes 32 seconds East a distance of 48.86 ft. to a mag nail set in the old centerline of said US 62 and State Route 3 (East Main St.), also being in and the south line of said 76.81 acre tract;

Thence, with said old centerline of US 62 and State Route 3 (East Main St.) and the south line of said 76.81 acre tract, South $73^{\circ} 58$ minutes 28 seconds West a distance of 1207.81 feet to a point in the extended centerline of said US 62 and State Route 3 (East Main St.);

Thence, with said centerline extended, South $49^{\circ} 43$ minutes 19 seconds West a distance of 258.46 ft. to a point in said centerline and the southwest corner of said 76.81 acre tract;

Thence, with the west line of said 76.81 acre tract North $19^{\circ} 43$ minutes 54 seconds West, passing the south line of a 0.13 acre tract conveyed to Vernon L. and Dottie L. Kiser by official record 161 page 1017 at 35.24 ft., also passing the east line of said 0.13 acre tract and the west line of a 16.5 ft. alley at 43.43 ft., a total distance of 90.50 ft. to an iron pin and cap set in the west line of a 0.398 acre tract conveyed to Richard Williams Et Al by official record 141 page 819;

Thence, with said 0.398 acre tract the following 2 courses:

- 1) South $40^{\circ} 15$ minutes 07 seconds East a distance of 51.74 ft. to a 3/4 inch iron pipe and yellow plastic cap stamped "JAM 5963" found at the intersection of the east line of said 16.5 feet alley with the north line of said US 62 and State Route 3 (East Main St.)
- 2) North $49^{\circ} 42$ minutes 44 seconds East a distance of 116.70 ft. to a 3/4 inch iron pipe and yellow plastic cap stamped "JAM 5963" found at the southwest corner of a 0.28 acre tract conveyed to Rebecca Susan Rector Et Al by official record 132 page 476;

Thence, with the south line of said 0.28 acre tract, North $49^{\circ} 52$ minutes 23 seconds East, passing the southwest corner of a 0.219 acre tract also conveyed to Rebecca Susan Rector Et Al by official record 132 page 476 at 80.00 ft., a total distance of 119.58 ft. to a 3/4 inch Rebar found;

Thence, with the south line of said 0.219 acre tract, North $59^{\circ} 23$ minutes 41 seconds East a distance of 41.75 ft. to a 5/8 inch diameter rebar down at the southeast corner of said 0.219 acre tract;

Thence, with a new line across said 76.81 acre tract, South $41^{\circ} 05$ minutes 26 seconds East a distance of 0.65 ft. to a point in the north right-of-way line of said US 62 and State Route 3 (East Main St.);

Thence, with the north right-of-way line of said US 62 and State Route 3 (East Main St.), North $58^{\circ} 52$ minutes 13 seconds East, passing a mag nail set at the southwest corner of a 0.435 acre tract conveyed to Karen Sue Arbogast by official record 71 page 916 at 60.92

ft., a total distance of 188.36 ft. to an iron pin and cap set corner to a 0.57 acre tract conveyed to William E. Arbogast by official record 60 page 838;

Thence, with the north right-of-way line of US 62 and State Route 3 (East Main St.) the following 7 courses:

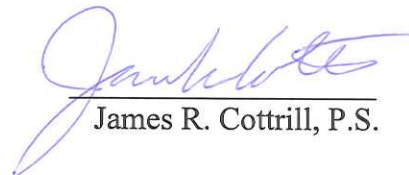
- 1) North 78° 22 minutes 57 seconds East passing a 5/8 inch diameter rebar found at the southwest corner of a 1.0781 acre tract conveyed to Robert D. Leach Et Al by official record 71 page 376 at 140.93 ft. a total distance of 295.90 ft. to an iron pin and cap previously set
- 2) North 13° 59 minutes 32 seconds West a distance of 12.00 ft. to an iron pin and cap previously set
- 3) North 76° 00 minutes 28 seconds East a distance of 30.00 ft. to an iron pin and cap previously set
- 4) South 13° 59 minutes 32 seconds East a distance of 13.00 ft. to an iron pin and cap set
- 5) North 79° 49 minutes 19 seconds East a distance of 30.07 ft. to an iron pin and cap set
- 6) North 76° 00 minutes 28 seconds East a distance of 10.29 ft. to iron pin and cap previously set at the southwest corner of said Wittch's 1.0701 acre tract
- 7) North 76° 00 minutes 15 seconds East a distance of 241.40 ft. returning to the point beginning containing **1.9485 acres** more or less.

Bearings are based on a GPS observation on December 5, 2006, geodetic North WGS 84.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed December 8, 2006 by James R. Cottrill registration #6858. (Job #S061202)


James R. Cottrill, P.S.

