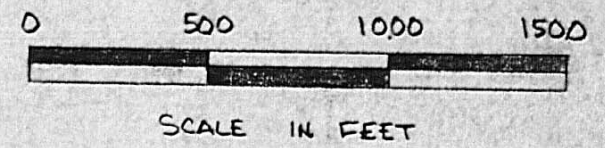


204.385 ACRES

DATE 5-5-88



REFERENCE DEEDS SHOWN ON PLAT  
 BEARINGS SHOWN HEREON ARE BASED ON AN  
 ASSUMED MERIDIAN AND ARE USED TO  
 DENOTE ANGULAR MEASUREMENTS ONLY.

BREAKDOWN OF ACREAGES

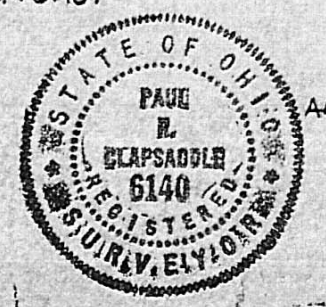
- ✱ PK NAIL FOUND & REPLACED WITH RAILROAD SPIKE
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON PIN FOUND
- IRON POST FOUND
- IRON PIN SET 5/8" x 30" ROD WITH I.D. CAP MARKED "P.R. CLAPSADDLE, P.S.#6140.
- △ STONE FOUND
- CONCRETE MONUMENT FOUND

- PART OF GEORGE L. TOMLINSON'S 165.87 ACRE PARCEL III, THIRD TRACT DESCRIBED IN D.V. 247, PG. 359
  - VMS 8137, 24.039 ACRES, UNION COUNTY
  - VMS 6788, 83.791 ACRES, FAIRFIELD COUNTY
  - VMS 11096 & 12141, 34.342 ACRES, FAIRFIELD COUNTY
- PART OF GEORGE L. TOMLINSON'S 99.77 ACRE, PARCEL I, FOURTH TRACT DESCRIBED IN D.V. 247, PG. 359
  - VMS 5046, 37.870 ACRES,
  - VMS 11096 & 12141, 17.493 ACRES
- ALL OF GEORGE L. TOMLINSON'S 7 ACRE, PARCEL I, THIRD TRACT DESCRIBED IN D.V. 247, PG. 359
  - VMS 5046, 6.850 ACRES BY THIS SURVEY

SURVEY FOR GEORGE TOMLINSON  
 BY PAUL R. CLAPSADDLE & ASSOCIATES

STATE OF OHIO, COUNTY OF MADISON  
 TOWNSHIP OF UNION, VMS 5046, 8137, 11096 & 12141  
 TOWNSHIP OF FAIRFIELD, VMS 6788, 11096 & 12141

SURVEY & PLAT BY Paul R. Clapsaddle 3-7-88 #6140



The following described tract of land is situated in the State of Ohio, County of Madison, Township of Fairfield, V.M.S. 6788, 11096, and 12141, and Township of Union, V.M.S. 8137, 5046, 11096, and 12141, being part of George L. Tomlinson's 99.77 acre Parcel I, Fourth Tract, part of his 165.87 acre Parcel III, Third Tract, and all of his 7 acre Parcel I, Third Tract, all described in deed volume 247, page 357, said tract being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of Lilly Chapel-Georgesville Rd. with the centerline of State Route #665(S.R. #665), said spike being in a southerly line of said 165.87 acre tract and marking the place of beginning;

thence South  $35^{\circ}11'20''$  West 35.94 feet, departing said Rd. centerline, to an iron pin set in the southerly right of way line of S.R. #665 and in a northerly line of Charles J. Sexton's original 62.75 acre tract described in deed volume 242, page 292;

thence North  $88^{\circ}13'03''$  West 458.45 feet, following the southerly right of way line of S.R. #665 and line common to said 62.75 acre tract and said 165.87 feet, to an iron pin set South  $0^{\circ}23'33''$  East 30.02 feet from a P.K. nail found and replaced with a railroad spike found at an angle point in the centerline of said Rd.;

thence South  $87^{\circ}25'58''$  West 476.06 feet, continuing with the southerly right of way line of S.R. #665 and line common to said 165.87 acre tract and said 62.75 acre tract, to an iron pin set at the northeast corner of Anne M. Knisely's 94.137 acre tract described in deed volume 222, page 438, said pin being South  $2^{\circ}34'02''$  East 30.00 feet from a P.K. nail found and replaced with a railroad spike at an angle point in the centerline of said Rd.;

thence South  $87^{\circ}39'15''$  West 1480.51 feet, following the southerly right of way line of S.R. #665 and line common to said 94.137 acre tract and said 165.87 acre tract, to a concrete monument on the Union-Fairfield Township line, said monument being the northeast corner of Eugene Sullivan et ux' 8.9912 acre tract described in deed volume 272, page 568, said monument being South  $4^{\circ}49'54''$  West 13.55 feet from an iron pin found at an angle point in the centerline of S.R. #665;

thence North  $71^{\circ}06'45''$  West 729.47 feet, following the southerly right of way line of S.R. #665 and line common to said 165.87 acre tract and said 8.9912 acre tract and north line of a 1.0088 acre tract, to an iron pin found in a northerly line of George L. Tomlinson's 55.64 acre Parcel I, Second Tract described in deed volume 247, page 359;

thence North  $21^{\circ}47'36''$  West 20.35 feet to a P.K. nail found and replaced with a railroad spike in the centerline of S.R. #665;

thence North  $68^{\circ}48'32''$  West 923.16 feet, following the centerline of S.R. #665, southerly line of said 7 acre tract and a northerly line of said 55.64 acre tract, to a P.K. nail found and replaced with a railroad spike;

thence North  $77^{\circ}38'07''$  West 535.02 feet, continuing with the centerline of S.R. #665, to a P.K. nail found and replaced with a railroad spike;

thence South  $86^{\circ}26'37''$  West 785.44 feet, following the centerline of S.R. #665, to a railroad spike found;

thence South  $86^{\circ}23'36''$  West 158.19 feet, following the centerline of said Rd., to a railroad spike found at the southeast corner of Charles O. Dheel et ux' 9.5929 acre tract described in deed volume 272, page 952;

thence North  $1^{\circ}28'04''$  East 586.04 feet, following the easterly line of said 9.5929 acre tract and passing through an iron pin found at 58.87 feet, to a 3" steel post in the southerly line of Eugene Elbin et ux' 215.66 acre tract described in deed volume 274, page 503;

thence North  $65^{\circ}59'25''$  East 1692.85 feet, following a line common to said 99.77 acre tract and said 215.66 acre tract, to a stone found in the easterly line of V.M.S. 5046;

thence North  $73^{\circ}36'21''$  East 1354.04 feet, following a line common to said 215.66 acre tract and said 99.77 acre tract, to an iron pin set in the Union-Fairfield Township line and in the westerly line of Ralph W. and Dorothy L. Miller's 118.559 acre tract described in deed volume 248, page 18;

thence South  $2^{\circ}29'05''$  West 131.66 feet, following the Union-Fairfield Township line and westerly line of said 118.559 acre tract, to an iron pin found;

thence South  $34^{\circ}52'50''$  West 822.65 feet, following a line common to said 118.559 acre tract and said 99.77 acre tract, to a point;

thence South  $86^{\circ}36'22''$  East 2361.74 feet, following a line common to said 165.87 acre tract and said 118.559 acre tract, passing through steel post at 1.00 foot and 2336.74 feet, to a point;

thence North  $27^{\circ}32'06''$  West 346.32 feet, following a line common to said 118.559 acre tract and said 165.87 acre tract, to a point being North  $48^{\circ}55'32''$  East 20.00 feet from a steel post;

thence North  $55^{\circ}52'58''$  West 189.36 feet, following a line common to said 118.559 acre tract and said 165.87 acre tract, to a point being North  $74^{\circ}15'05''$  East 20.00 feet from a steel post;

thence North  $24^{\circ}51'30''$  East 196.25 feet, following a line common to said 118.559 acre tract and said 165.87 acre tract, to a point being South  $46^{\circ}33'33''$  East 20.00 feet from an iron pin found;

thence North  $60^{\circ}02'06''$  East 335.58 feet, following a line common to said 118.559 acre tract and said 165.87 acre tract, to an iron pin found;

thence South  $82^{\circ}14'30''$  East 1444.29 feet, following a line common to said 118.559 acre tract and said 165.87 acre tract and passing the northeast corner of V.M.S. 6788 at approximately 280 feet, to an iron pin found at the southwest corner of Scott D. Duffey etux' 1.632 acre tract described in deed volume 269, page 58;

thence South  $64^{\circ}17'47''$  East 398.60 feet, following a line common to said 165.87 acre tract and said 1.632 acre tract, to an iron pin found;

thence North  $56^{\circ}20'00''$  East 70.88 feet, following a line common to said 1.632 acre tract and said 165.87 acre tract, to a railroad spike found at an angle point in the centerline of Wilson Rd.;

thence South  $35^{\circ}11'20''$  West 897.52 feet, following the centerline of Wilson Rd., to a railroad spike found at the intersection of said Rd. with the centerline of Lilly Chapel-Georgesville Rd.;

thence South  $35^{\circ}11'20''$  West 1168.70 feet, following the centerline of Lilly Chapel-Georgesville Rd. and passing through the easterly line of V.M.S. 6788 at approximately 1118.70 feet, to the place of beginning, containing 204.385 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 204.385 acre tract, 6.850 acres is all of said 7 acre tract in Union Township, 37.870 acres is that part of said 99.77 acre tract in V.M.S. 5046 in Union Township, 17.493 acres is that part of said 99.77 acre tract in V.M.S. 11096 & 12141 in Union Township, 24.039 acres is that part of said 165.87 acre tract in V.M.S. 8137 in Union Township, 83.791 acres is that part of said 165.87 acre tract in V.M.S. 6788 in Fairfield Township, and 34.342 acres is that part of said 165.87 acre tract in V.M.S. 11096 & 12141 in Fairfield Township.

The above description was prepared from a field survey completed in May of 1988 by Paul R. Clapsaddle, Registered Surveyor #6140. Iron pins set are  $5/8''$  by 30" reinforcing rod with I.D. caps marked "P.R. Clapsaddle, P.S.#6140." Bearings indicated herein are based on an assumed meridian and are used to denote angular measurements only.

Attest: Paul R. Clapsaddle R.S.#6140  
Paul R. Clapsaddle, Registered Surveyor #6140  
19019 W. Darby Rd.  
Marysville, Ohio 43040  
(513) 747-2599

