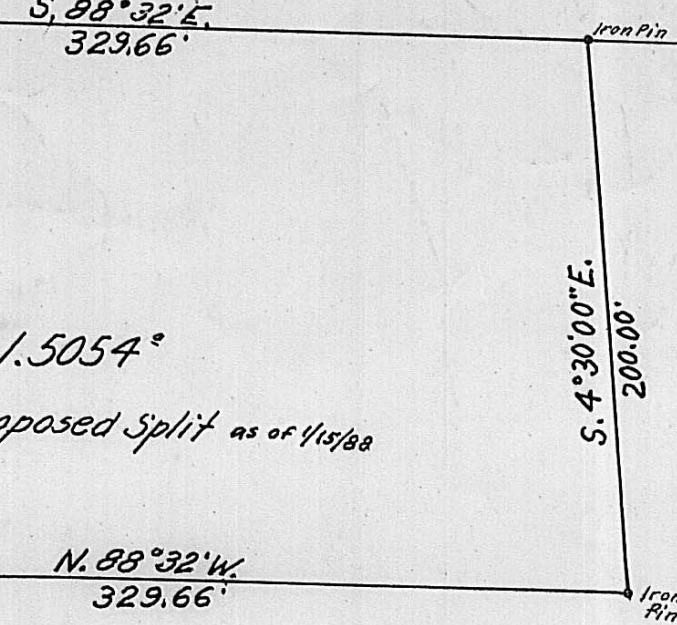
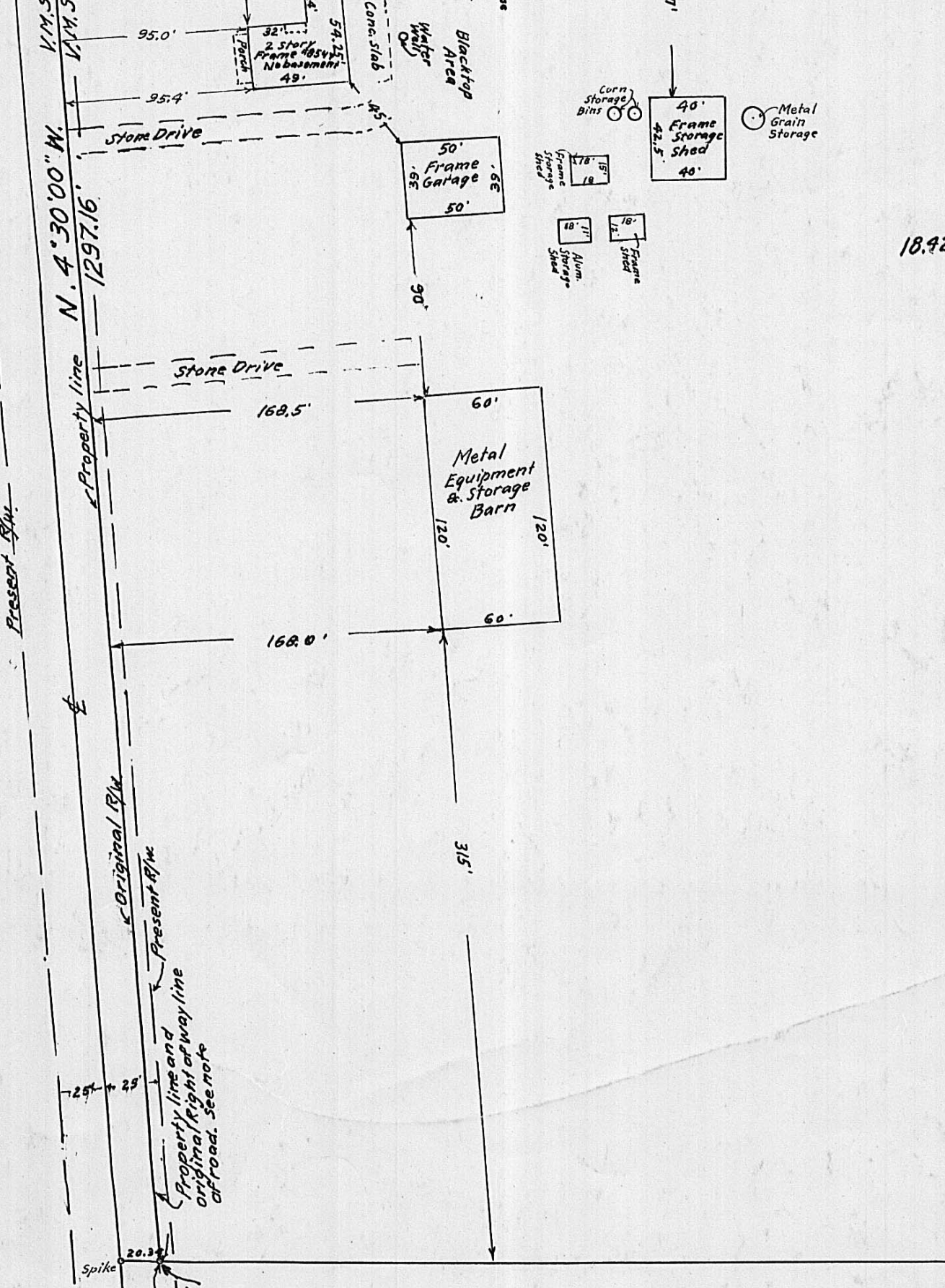


Jeane M. Rhoades
46.43 D.B. 171 pg. 278

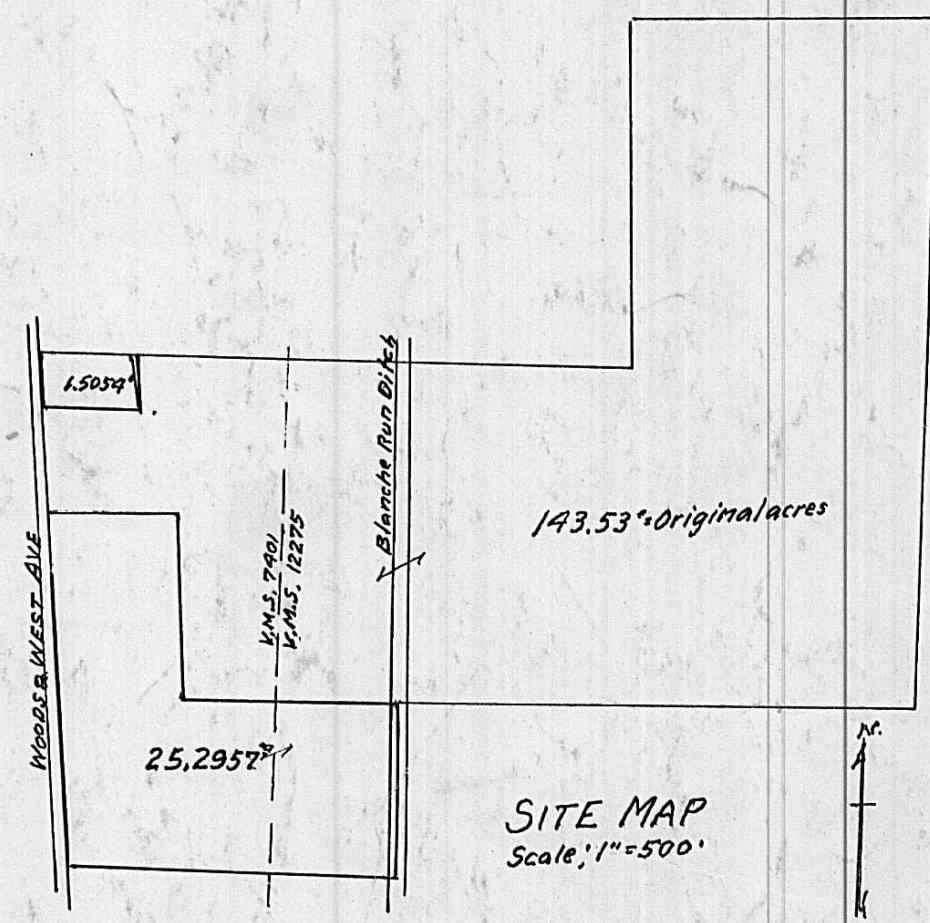


1.5054^{ac}
Proposed Split as of 1/15/88

WOODS & WEST AVE.



25.2957^{ac}



SITE MAP
Scale: 1" = 500'

Morgridge Farms, Inc.
429.25^{ac}
Deed Bk. 190 pg. 503

10.423^{ac} in V.M.S. 7401

S. 89° 09' E.
796.85'

6.873^{ac} in V.M.S. 12275

N. 89° 02' W.
1221.66'

Wm. J. Dyer, Life Estate

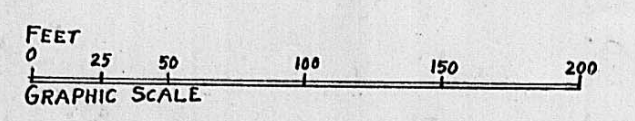
NOTE: The deed to this property, deed to Morgridge Farms, Inc. D.B. 198, pg. 503 and deed to Jeane M. Rhoades D.B. 171 pg. 278, all describe their property lines as being the East line of the road, being V.M.S. line as herein shown. Also, this is verified by survey findings. Original R/W apparently being 40'

SURVEYED FOR
MR. Alfred L. Farmwald

SURVEY OF 25.2957^{ac} & 1.5054^{ac}
VIRGINIA MILITARY SURVEYS No. 7401 & 12275
DARBY TWP. MADISON COUNTY OHIO
Showing Buildings & FACILITIES
SCALE: 1" = 50' reduced
See Graphic Scale
JAN. 1988

Reference:
Being part of a 143.53^{ac} tract as conveyed to Travelers Insurance Company as recorded in Deed Book 273, pgs. 922 to 925, incl.

J. K. Harvey
Registered Surveyor No. 2570
Tel. (614) 877-3293



Situated in Virginia Military Surveys No. 7401 and 12275, Township of Darby, County of Madison, State of Ohio. Being part of a 143.53 acre tract as conveyed to Travelers Insurance Agency, Deed Book 273, page 822 and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of said 143.53 acre tract, on the original East line Right of way line of Woods and West Ave., being also a Southwest corner of V.M.S. 7401. Said beginning point is also referenced as being South $89^{\circ} 02'$ East a distance of 20.34 feet from a spike in the center of said Woods and West Ave.

Thence from said true point of beginning North $4^{\circ} 30' 00''$ West a distance of 1297.16 feet along the original East Right of way line of said Woods and West Ave. and being the West line of V.M.S. 7401, to an iron pin. Said iron pin is referenced as being South $89^{\circ} 09'$ East a distance of 20.34 feet from a spike in the center of said Woods and West Ave.

Thence South $89^{\circ} 09'$ East a distance of 472.54 feet to an iron pin.

Thence South $4^{\circ} 30'$ East a distance of 660.38 feet to an iron pin.

Thence South $89^{\circ} 09'$ East a distance of 796.85 feet to an iron pin at the Bottom of Blanche Run Ditch, County Ditch No. 52, passing an iron pin on top of bank at 784.65 feet. Said corner iron pin at bottom of Ditch is 3.3 feet West of center of Ditch.

Thence South $00^{\circ} 12'$ East a distance of 636.60 feet along the bottom of said Blanche Run Ditch, and approximately 3.0 feet West of the center of said Ditch, to an iron pin.

Thence North $89^{\circ} 02'$ West a distance of 1221.66 feet, passing an iron pin on the top of the bank of said Blanche Run Ditch, at 10.00 feet, to place of beginning containing 25.2957 acres.

Being 18.423 acres in V.M.S. 7401, and 6.873 acres in V.M.S. 12275.

Subject however to all legal highways, easements and restrictions of record. Also, subject to an easement for Blanche Run Drainage Ditch No. 52, granted to Madison County Commissioners for right of construction, necessary maintenance, and cleanup of said ditch, reservations contained in Deed Vol. 275, page 317 and page 320 and taxes and assessments for the 2nd half of 1987.

F. K. Harvey
Registered Surveyor No. 2570