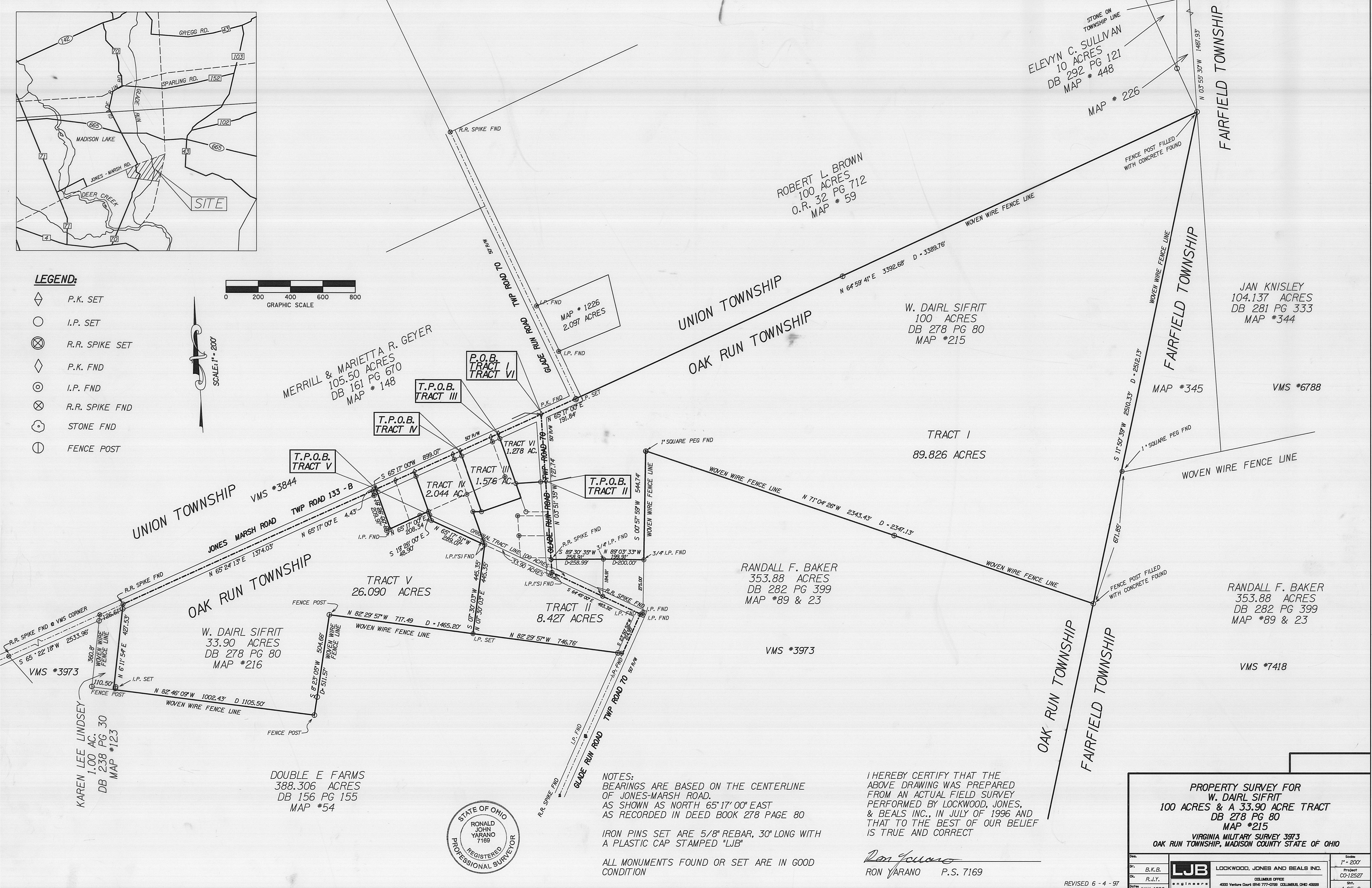
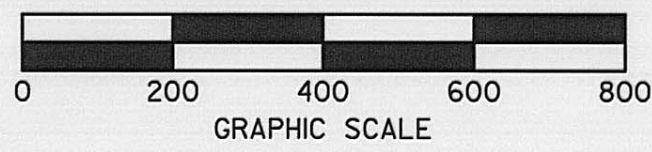


LEGEND:

- ◇ P.K. SET
- I.P. SET
- ⊗ R.R. SPIKE SET
- ◇ P.K. FND
- ⊙ I.P. FND
- ⊗ R.R. SPIKE FND
- ⊙ STONE FND
- ⊙ FENCE POST



NOTES:
 BEARINGS ARE BASED ON THE CENTERLINE OF JONES-MARSH ROAD, AS SHOWN AS NORTH 65° 17' 00" EAST AS RECORDED IN DEED BOOK 278 PAGE 80

IRON PINS SET ARE 5/8" REBAR, 30" LONG WITH A PLASTIC CAP STAMPED "LJB"

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION

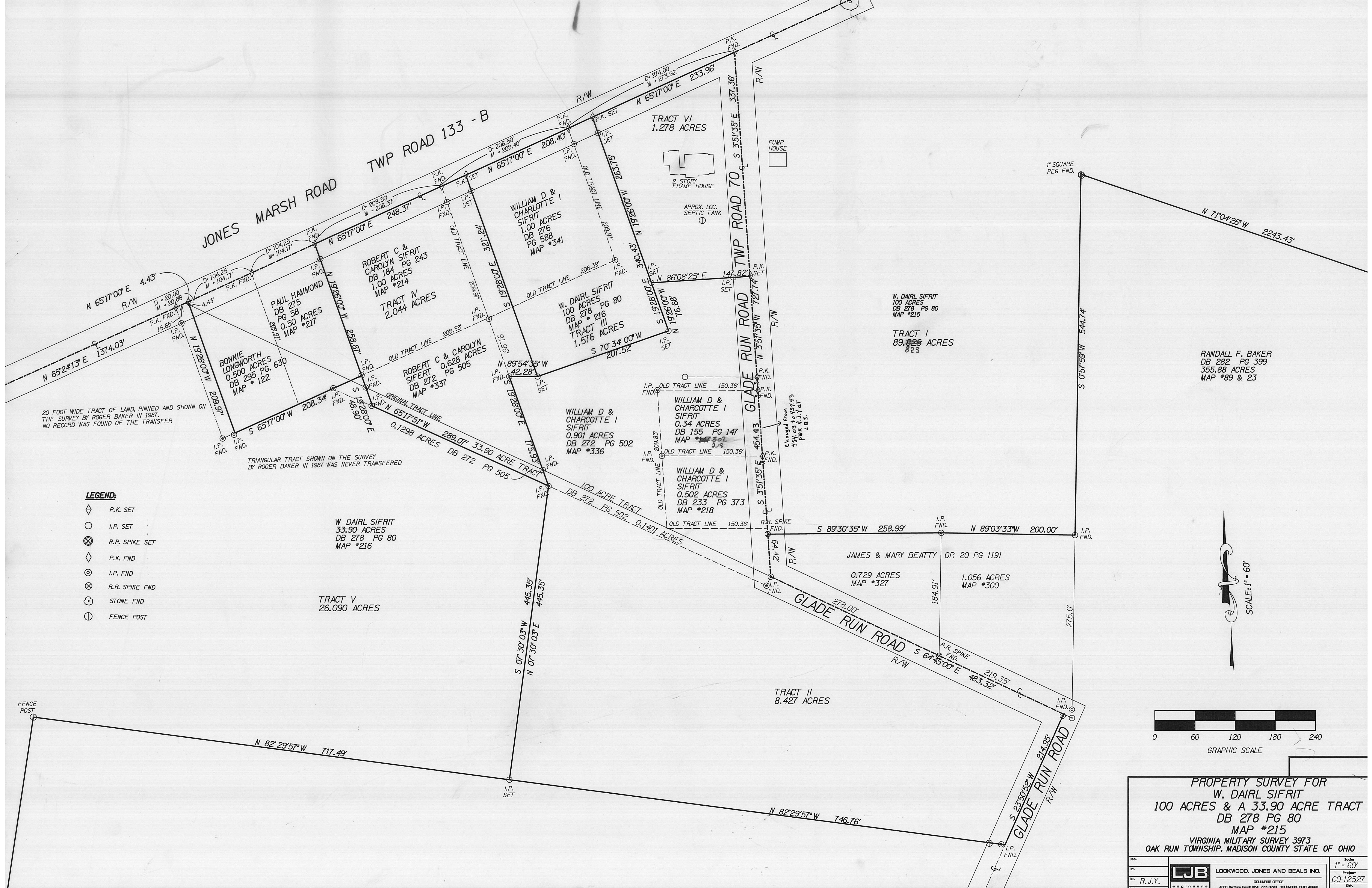
I HEREBY CERTIFY THAT THE ABOVE DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY LOCKWOOD, JONES, & BEALS INC., IN JULY OF 1996 AND THAT TO THE BEST OF OUR BELIEF IS TRUE AND CORRECT

Ron Yarano
 RON YARANO P.S. 7169



PROPERTY SURVEY FOR
 W. DAIRL SIFRIT
 100 ACRES & A 33.90 ACRE TRACT
 DB 278 PG 80
 MAP #215
 VIRGINIA MILITARY SURVEY 3973
 OAK RUN TOWNSHIP, MADISON COUNTY STATE OF OHIO

Drawn by B.K.B.	LJB LOCKWOOD, JONES AND BEALS INC. COLUMBUS OFFICE 4000 Venture Court 1940 777-0789 COLUMBUS, OHIO 43229	Scale 1" = 200'
Checked by R.J.Y.		Project CO-12527
Date JULY 1996	Shaded by engineers	Sheet 1 OF 2



20 FOOT WIDE TRACT OF LAND, PINNED AND SHOWN ON THE SURVEY BY ROGER BAKER IN 1987. NO RECORD WAS FOUND OF THE TRANSFER

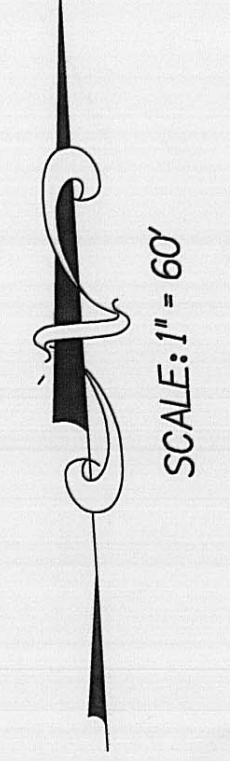
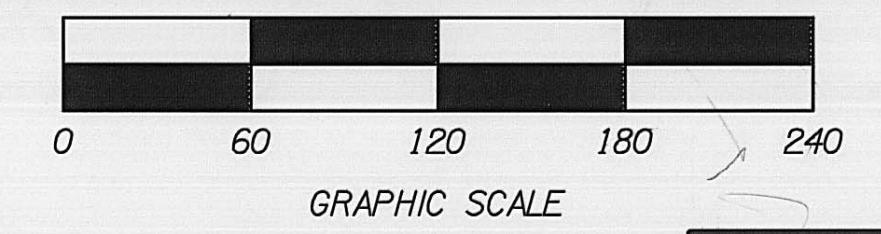
TRIANGULAR TRACT SHOWN ON THE SURVEY BY ROGER BAKER IN 1987 WAS NEVER TRANSFERRED

LEGEND:

- ◊ P.K. SET
- I.P. SET
- ⊗ R.R. SPIKE SET
- ◇ P.K. FND
- ⊙ I.P. FND
- ⊗ R.R. SPIKE FND
- ⊙ STONE FND
- ⊙ FENCE POST

W DAIRL SIFRIT
33.90 ACRES
DB 278 PG 80
MAP *216

TRACT V
26.090 ACRES



PROPERTY SURVEY FOR
W. DAIRL SIFRIT
100 ACRES & A 33.90 ACRE TRACT
DB 278 PG 80
MAP *215
VIRGINIA MILITARY SURVEY 3973
OAK RUN TOWNSHIP, MADISON COUNTY STATE OF OHIO

TRACT 1

Description of a 89.823 acre tract located in Virginia Military Survey 3973, Oak Run Township, County of Madison, State of Ohio,

Situated in the State of Ohio, County of Madison, Oak Run Township, and in Virginia Military Survey Number 3973, and being part of a 100 acre tract conveyed to W. Dairl Sifrit, by deed in Deed Book 278, Page 80, as found in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning at a P.K. nail found in the center line intersection of Glade Run Road (Co. Rd. 70) and Jones-Marsh Road (Twp. Rd. 133-B);

Thence North $65^{\circ} 17' 00''$ East, along the center line of Glade Run Road, and the Northerly line of said 100 acre tract and the South line of a 105.50 acre tract conveyed to Merrill Geyer by deed in Deed Book 161, Page 670, a distance of 191.84 feet to an iron pin set at the Southeast corner of said 105.50 acre tract and the Southwest corner of a 100 acre tract conveyed to Robert L. Brown by deed in Official Record 32, Page 712, as found in the Recorder's Office, Madison County, Ohio;

Thence North $64^{\circ} 59' 41''$ East, along the Southerly line of said 100 acre tract and the Northerly line of said 100 acre tract, a distance of 3392.68 feet to a fence post filled with concrete found at the Northeasterly corner of said 100 acre tract and the Southeast corner of said 100 acre tract, and in the Westerly line of a 104.137 acre tract as conveyed to Jan Knisley by deed in Deed Book 281, Page 333, as recorded in the Recorder's Office, Madison County, Ohio;

Thence South $11^{\circ} 50' 39''$ West, along the Easterly line of said 100 acre tract and the Westerly line of said 104.137 acre tract, and along a Westerly line of a 353.88 acre tract conveyed to Randall F. Baker by deed in Deed Book 282, Page 399, as found in the Recorder's Office, Madison County, Ohio, a distance of 2510.33 feet (crossing a 1" square peg found at 1835.15 feet) to a fence post filled with concrete found at a corner of said 100 acre tract and said 353.88 acre tract;

Thence North $71^{\circ} 04' 26''$ West, along a Southerly line of said 100 acre tract and a Northerly line of said 353.88 acre tract, a distance of 2343.43 feet to a 1" square peg found, at a corner of said 100 acre tract and 353.88 acre tract;

Thence South $00^{\circ} 57' 59''$ West, along a Westerly line of said 100 acre tract, and a Easterly line of said 353.88 acre tract a distance of 544.74 feet to an $3/4''$ iron pipe found, at the Northeasterly corner of a 1.056 acre tract conveyed to James Beatty by deed in Official Record 20, Page 1191, as found in the Recorder's Office, Madison County, Ohio;

Thence North $89^{\circ} 03' 33''$ West, along a Southerly line of said 100 acre tract, and a Northerly line of said 1.056 acre tract, a distance of 199.91 feet to an iron pipe found at the Northwesterly corner of said 1.056 acre tract, and the Northeasterly corner of a 0.729 acre tract conveyed to James Beatty by deed in Official Record 20, Page 1191, as found in the Recorder's Office, Madison County, Ohio;

Thence South $89^{\circ} 30' 35''$ West, along a Southerly line of said 100 acre tract and the Northerly line of said 0.729 acre tract, a distance of 258.91 feet to a railroad spike found in the center line of Glade Run Road;

Thence North $03^{\circ} 51' 35''$ West, along the center line of said Glade Run Road, a distance of 727.74 feet to the point of beginning and containing 89.823 acres more or less.

Bearings are based on the center line of Jones-Marsh Road, North $65^{\circ} 17' 00''$ East.

Subject to all easements of record.

Iron pin set are $5/8''$ rebar and are 30" long with a plastic cap stamped "LJB".

This description was prepared from a actual field survey performed by Lockwood, Jones, and Beals in July of 1996.

TRACT 11

Description of a 8.427 acre tract located in Virginia Military Survey Number 3973, Oak Run Township, Madison County, State of Ohio,

Situated in the State of Ohio, County of Madison, Oak Run Township, and in Virginia Military Survey Number 3973, and being a part of a 100.00 acre tract and a 33.90 acre tract conveyed to W. Dairl Sifrit by deed in Deed Book 278, Page 80, as found in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning for reference at a P.K. nail found in the centerline intersection of Glade Run Road (Co. Rd. 70) and Jones-Marsh Road (Twp. Rd. 133-B);

Thence South 03° 51' 35" East, along the centerline of said Glade Run Road, a distance of 337.36 feet to a P.K. nail set at the TRUE POINT OF BEGINNING;

Thence South 3° 51' 35" East, along the centerline of said Glade Run Road, and along the Easterly line of a 0.901 acre tract, a 0.502 acre and a 0.340 acre tract, all conveyed to William D. Sifrit by deed in Deed Books 272 Page 502, DB 233 Page 373, and DB 155 Page 147, and a Westerly line of a 0.729 acre tract conveyed to James Beatty by deed in Official Record 20, Page 1191, as found in the Recorder's Office, Madison County, Ohio, a distance of 454.43 feet to an iron pipe found at a P.I. at Glade Run Road, and the Southeasterly corner of said 0.901 acre tract, and the Southwesterly corner of said 0.729 acre tract, and in the Southerly line of said 100 acre tract, and in the Northerly line of said 33.90 acre tract;

Thence South 64° 45' 00" East, along the centerline of said Glade Run Road, and the original Southerly line of said 100 acre tract, and the Northerly line of said 33.90 acre tract, and along the Southerly line of said 0.729 acre tract, and the Southerly line of a 1.056 acre tract conveyed to James Beatty by deed in Official Record 20, Page 1191, as found in the Recorder's Office, Madison County, Ohio, a distance of 483.32 feet to an iron pipe found at the P.I. of Glade Run Road, and at a Northeasterly corner of said 33.90 acre tract, in the Southerly line of said 100 acre tract and a Northwesterly corner of a 353.88 acre tract conveyed to Randall F. Baker by deed in Deed Book 282, Page 399, as found in the Recorder's Office, Madison County, Ohio;

Thence South 23° 50' 52" West, along the centerline Glade Run, and the Easterly line of said 33.90 acre tract, and a Westerly line of said 353.88 acre tract, a distance of 214.95 feet to a P.K. nail set, at the Southeasterly corner of said 33.90 acre tract, and a Northeasterly corner of a 388.306 acre tract, conveyed to Double E. Farms by deed in Deed Book 156, Page 155, as found in the Recorder's Office, Madison County, Ohio, and in the Easterly line of said 353.88 acre tract.

Thence North $82^{\circ} 29' 57''$ West, along a Southerly line of said 33.90 acre tract and along a Northerly line of said 388.306 acre tract, a distance of 746.76 feet to a iron pin set;

Thence North $07^{\circ} 30' 03''$ East, crossing said 33.90 acre tract, a distance of 445.35 feet to an iron pipe found at the Northwesterly corner of said 0.901 acre tract and in the easterly line of 0.628 acre tract, as conveyed to Robert Sifrit by deed in Deed Book 337 Page 503, as found in the Recorder's Office, Madison County, Ohio;

Thence North $19^{\circ} 26' 00''$ West, crossing said 33.90 acre tract, a distance of 175.93 feet to an iron pipe found at the Northwesterly corner of said 0.901 acre tract and in the easterly line of said 0.628 acre tract;

Thence South $89^{\circ} 54' 35''$ East, along the Northerly line of said 0.901 acre tract, a distance of 42.28 feet to an iron pipe set;

Thence North $70^{\circ} 34' 00''$ East,, a distance of 207.52 feet to a iron pin set;

Thence North $19^{\circ} 26' 00''$ West, a distance of 76.68 feet to an iron pipe set;

Thence North $86^{\circ} 08' 25''$ East, a distance of 147.82 feet to the point of beginning and containing 8.427 acres more or less.

Bearings are based on the centerline of Jones-Marsh Road, North $65^{\circ} 17' 00''$ East.

Subject to all easements of record.

Iron pin set are $5/8''$ rebar and are 30" long with a plastic cap stamped "LJB".

This description was prepared from a actual field survey performed by Lockwood, Jones, and Beals in July of 1996.

TRACT III

Description of a 1.576 acre tract located in Virginia Military Survey Number 3973, Oak Run Township, County of Madison, State of Ohio,

Situated in the State of Ohio, County of Madison, Oak Run Township, Virginia Military Survey Number 3973, and being part of a 100 acre tract conveyed to W. Dairl Sifrit by deed in Deed Book 278, Page 80, and a 1.00 acre tract conveyed to William Sifrit by deed in Deed Book 276, Page 588, both descriptions being of record in the Recorder's Office, Madison County, Ohio and being more particularly described as follows:

Beginning for reference at a P.K. nail found in the centerline intersection of Glade Run Road, (Co. Rd. 70) and Jones-Marsh Road (Twp. Rd. 133-B);

Thence South $65^{\circ} 17' 00''$ West, along the centerline of said Jones-Marsh Road and the Northerly line of said 100 acre tract and said 1.00 acre tract, and the Southerly line of a 105.50 acre tract as conveyed to Merrill Geyer by deed in Deed Book 161, Page 670, as found in the Recorder's Office, Madison County, Ohio, a distance of 233.96 feet to a P.K. nail set at the **TRUE POINT OF BEGINNING**;

Thence South $19^{\circ} 26' 00''$ East, a distance of 340.43 feet, (passing over an iron pipe at 25.00 feet);

Thence South $70^{\circ} 34' 00''$ East, a distance of 207.52 feet to an iron pin set;

Thence North $19^{\circ} 26' 00''$ West, crossing said 1.00 acre tract, a distance of 321.24 feet (passing over an iron pin set at 296.24) to a P.K. nail set in the centerline of said Jones-Marsh Road, and in the Southerly line of said 105.50 acre tract;

Thence North $65^{\circ} 17' 00''$ East, along the centerline of said Jones-Marsh Road and the Southerly line of said 105.50 acre tract, a distance of 208.40 feet (passing over a P.K. nail found at 168.40 feet) to the point of beginning and containing 1.576 acres of land more or less.

Bearings are based on the centerline of Jones-Marsh Road, North $65^{\circ} 17' 00''$ East.

Subject to all easements of record.

Iron pin set are $5/8''$ rebar and are 30" long with a plastic cap stamped "LJB".

This description was prepared from a actual field survey performed by Lockwood, Jones, and Beals in July of 1996.

TRACT IV

Description of a 2.044 acre tract of land located in Virginia Military Survey Number 3973, Oak Run Township, Madison County, State of Ohio;

Situated in the State of Ohio, County of Madison, Oak Run Township, Virginia Military Survey Number 3973, and being a 2.044 acre tract out of a 100 acre, and a 33.90 acre tract conveyed to W. Dairl Sifrit, by deed in Deed Book 278, Page 80, and a 1.00 acre tract conveyed to Robert Sifrit by deed in Deed Book 184, Page 243, and a 0.628 acre tract in Deed Book 337, Page 505, and a 0.1298 acre tract in Deed Book 337, Page 503, all being of record in the Recorder's Office, Madison County, Ohio and being more particularly described as follows:

Beginning for reference at a P.K. nail found in the centerline intersection of Glade Run Road (Co. Rd. 70) and Jones-Marsh Road (Twp. Rd. 133-B);

Thence South $65^{\circ} 17' 00''$ West, along the centerline of said Jones-Marsh Road and the North line of said 100 acre tract, and the Northerly line of a 1.000 acre tract conveyed to William Sifrit by deed in Deed Book 276, Page 588, as found in the Recorder's Office, Madison County, Ohio, and the Southerly line of a 105.50 acre tract conveyed to Merrill Geyer by deed in Deed Book 161, Page 670, as found in the Recorder's Office, Madison County, Ohio, a distance of 442.36 feet to a P.K. nail set (passing over P.K. nail found at 273.92 feet) to the **TRUE POINT OF BEGINNING**;

Thence South $19^{\circ} 26' 00''$ East, crossing over said 1.00 acre tract, a distance of 321.24 feet to an iron pipe set in a Northerly line of a 0.901 acre tract conveyed to William Sifrit by deed in Deed Book 272, Page 502, as found in the Recorder's Office, Madison County, Ohio;

Thence North $89^{\circ} 54' 35''$ West along the Northerly line of said 0.901 acre tract, a distance of 42.28 feet to an iron pin found at the Northwesterly corner of said 0.901 acre tract and in the Easterly line of said 0.628 acre tract;

Thence South $19^{\circ} 26' 00''$ East, along the Westerly line of said 0.901 acre tract and the Easterly line of said 0.628 acre tract, a distance of 175.93 feet (passing over an I.P. found at 150.41 feet) to an iron pin found at the Southeasterly corner of said 0.1298 acre tract, and the Southwesterly corner of a 0.1401 acre tract conveyed to William Sifrit by deed in Deed Book 272, Page 402, as found in the Recorder's Office, Madison County, Ohio;

Thence North $65^{\circ} 17' 51''$ West, along the Southerly line of said 0.1298 acre tract and across said 33.90 acre tract, a distance of 289.07 feet to an iron pipe found at the Southwesterly corner of said 0.1298 acre tract;

Thence North 19° 26' 00" West, along the Westerly line of said 0.1298 acre tract, the Westerly line of said 0.628 acre tract, the Westerly line of said 1.00 acre tract, and the Easterly line of a 0.500 acre tract conveyed to Paul Hammond by deed in Deed Book 273, Page 58, as found in the Recorder's Office, Madison County, Ohio, a distance of 258.87 feet (passing over I. P. found at 29.19 feet, 48.54 feet and 233.95 feet) to a P.K. nail found in the centerline of said Jones-Marsh Road, and at the Northwesterly corner of said 1.00 acre tract, and at the Northeasterly corner of said 0.500 acre tract, and in the Southerly line of said 105.50 acre tract;

Thence North 65° 17' 00" East, along the centerline of said Jones-Marsh Road, the Northerly line of said 1.00 acre tract, and the Southerly line of said 105.50 acre tract, a distance of 248.37 feet (passing over a P.K. nail found at 240.37 feet) to the point of beginning and containing 2.044 acres more or less.

Bearings are based on the centerline of Jones-Marsh Road, North 65° 17' 00" East.

Subject to all easements of record.

Iron pin set are 5/8" rebar and are 30" long with a plastic cap stamped "LJB".

This description was prepared from a actual field survey performed by Lockwood, Jones, and Beals in July of 1996.

TRACT V

Description of a 26.090 acre tract located in Virginia Military Survey Number 3973, Oak Run Township, Madison County, State of Ohio;

Situated in the State of Ohio, County of Madison, Oak Run Township, Virginia Military Survey Number 3973, and being part of a 33.90 acre tract conveyed to W. Dairl Sifrit by deed in Deed Book 278, Page 80, as found in the Recorder's Office, Madison County Ohio, and being more particularly described as follows:

Beginning for reference at a P.K. nail found in the centerline intersection of Glade Run Road (Co. Rd. 70) and Jones-Marsh Road (Twp. Rd. 133-B);

Thence South 65° 17' 00" West, along the centerline of said Jones-Marsh Road, and along the Southerly line of a 105.50 acre tract conveyed to Merrill Geyer by deed in Deed Book 161, Page 670, as found in the Recorder's Office, Madison County, Ohio, a distance of 899.04 feet to a P.K. found at the Northwesterly corner of a 0.500 acre tract conveyed to Bonnie Longworth by deed in Deed Book 295, Page 639, as found in the Recorder's Office, Madison County, Ohio, tract, said P.K. found is the TRUE POINT OF BEGINNING;

Thence South 19° 26' 00" East, along the Westerly line of said 0.500 acre tract and crossing said 33.90 acre tract, a distance of 209.97 feet to a iron pipe found;

Thence North 65° 17' 00" East, along the Southerly line of said 0.500 acre tract and crossing said 33.90 acre tract, a distance of 208.34 feet (passing over an iron pipe found at 164.33) to a iron pipe found at the Southeasterly corner of a 0.500 acre tract conveyed to Paul Hammond by deed in Deed Book 275, Page 58, and the Southwesterly corner of a 1.00 acre tract conveyed to Robert Sifrit by deed in Deed Book 184, Page 243, and also being the Northwesterly corner of a 0.628 acre tract conveyed to Robert Sifrit by deed in Deed Book 272, Page 502, all the above references are found in the Recorder's Office, Madison County, Ohio;

Thence South 19° 26' 00" East, along the West line of said 0.673 acre tract, a distance of 48.90 feet (passing over a iron pipe found at 19.35 feet) to a iron pipe found at the Northwesterly corner of a 0.1298 acre tract conveyed to Robert Sifrit by deed in Deed Book 272, Page 505, as found in the Recorder's Office, Madison County, Ohio;

Thence South 65° 17' 51" East, along the Southerly line of said 0.1298 acre tract, a distance of 289.07 feet to a iron pipe found at the Southeasterly corner of said 0.1298 acre tract and the Southwesterly corner of a 0.1401 acre tract conveyed to William Sifrit by deed in Deed Book 272, Page 502, as found in the Recorder's Office, Madison County, Ohio;

Thence South 07°30'03" West, crossing said 33.90 acre tract, a distance of 445.35 feet to a iron pin set in a Southerly line of said 33.90 acre tract, also being in the Northerly line of a 388.306 acre tract conveyed to Double E. Farms by deed in Deed Book 156, Page 155, as found in the Recorder's Office, Madison County, Ohio;

Thence North 82° 29' 57" West, along a Southerly line of said 33.90 acre tract, and a Northerly line of said 388.306 acre tract, a distance of 717.49 feet to a wood fence post;

Thence South 08° 23' 05" West, along a Easterly line of said 33.90 acre tract and a Easterly line of said 388.306 acre tract, a distance of 504.66 feet to a wood fence post;

Thence North 82° 46' 09" West, along a Southerly line of said 33.90 acre tract and a Northerly line of said 388.306 acre tract, a distance of 1002.43 feet to a iron pin set, at the Southeasterly corner of a 1.00 acre tract conveyed to Karen Lee Lindsey by deed in Deed Book 238, Page 30, as found in the Recorder's Office, Madison County, Ohio;

Thence North 06° 11' 54" East, crossing said 33.90 acre tract, and along the Easterly line of said 1.00 acre tract, a distance of 427.53 feet to a railroad spike found in the centerline of said Jones-Marsh Road, said railroad spike also being the Northeasterly corner of said 1.00 acre tract, and in the Southerly line of said 105.50 acre tract;

Thence North 65° 24' 13" East, along the centerline of said Jones-Marsh Road, and along the Northerly line of said 33.90 acre tract, and the Southerly line of said 105.50 acre tract, a distance of 1374.03 feet to a P.K. set at a Northeasterly corner of said 33.90 acre tract;

Thence North 65° 17' 00" East, along the centerline of said Jones-Marsh Road, and along the Southerly line of said 105.50 acre tract, a distance of 4.43 to the point of beginning and containing 26.090 acres more or less.

Bearings are based on the centerline of Jones-Marsh Road, North 65° 17' 00" East.

Subject to all easements of record.

Iron pin set are 5/8" rebar and are 30" long with a plastic cap stamped "LJB".

This description was prepared from a actual field survey performed by Lockwood, Jones, and Beals in July of 1996.

TRACT VI

Description of a 1.278 acre tract located in Virginia Military Survey Number 3973, Oak Run Township, County of Madison, State of Ohio,

Situated in the State of Ohio, County of Madison, Oak Run Township, and in Virginia Military Survey Number 3973, and being part of a 100 acre tract conveyed to W. Dairl Sifrit, by deed in Deed Book 278, Page 80, as found in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning at a P.K. nail found in the center line intersection of Glade Run Road (Co. Road 70) and Jones-Marsh Road (Twp. Rd. #133-B);

Thence South $03^{\circ} 51' 35''$ East, with the center line of said Glade Run Road a distance of 337.36 feet to a P.K. nail set;

Thence South $86^{\circ} 08' 25''$ West, crossing said 100 acre tract, a distance of 147.82 feet to an iron pin set, (passing over a iron pin set at 25.00);

Thence North $19^{\circ} 26' 00''$ West, a distance of 263.75 feet to a P.K. nail set in the center line of said Jones-Marsh Road, and in the Southerly line at a 105.50 acre tract conveyed to Merrill Geyer by deed in Deed Book 161, Page 670, as found in the Recorder's Office, Madison County, Ohio (passing over on iron pin set at 238.74 feet);

Thence North $65^{\circ} 17' 00''$ East, with the center line at said Jones-Marsh Road, a distance of 233.96 feet to the point of beginning and containing 1.278 acres more or less.

Bearings are based on the center line of Jones-Marsh Road, North $65^{\circ} 17' 00''$ East.

Subject to all easements of record.

Iron pin set are $5/8''$ rebar and are 30" long with a plastic cap stamped "LJB".

This description was prepared from a actual field survey performed by Lockwood, Jones, and Beals in July of 1996.