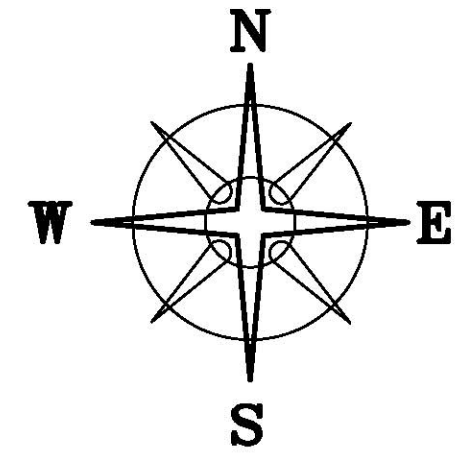
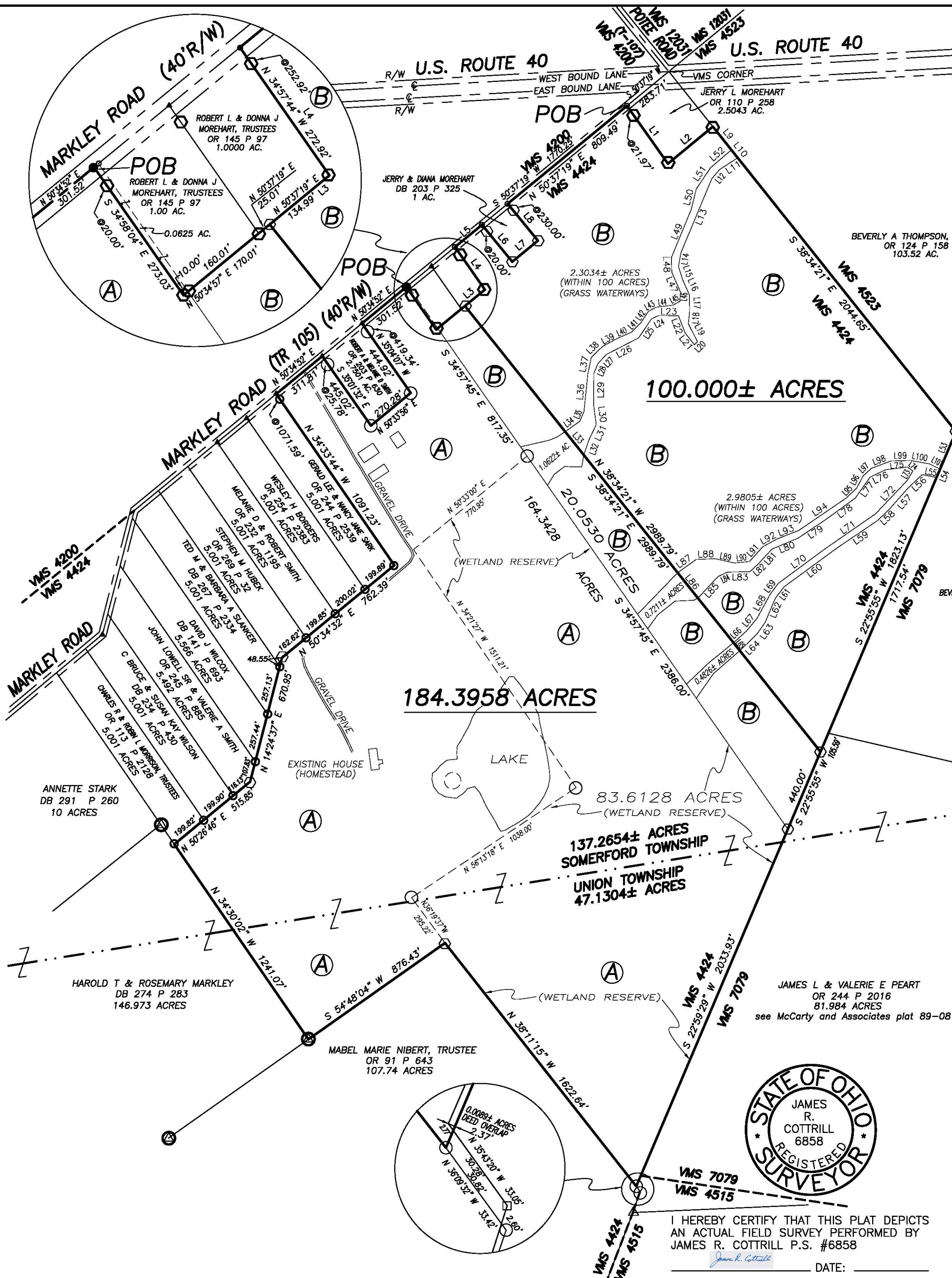


BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/27/12
WGS 1984 GEODETIC NORTH.



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 35°14'27" E | 371.65' |
| L2 | N 50°29'15" E | 305.33' |
| L3 | N 50°37'19" E | 134.99' |
| L4 | N 34°57'44" W | 272.92' |
| L5 | N 50°37'19" E | 182.80' |
| L6 | S 39°22'41" E | 250.00' |
| L7 | N 50°37'19" E | 174.24' |
| L8 | N 39°22'41" W | 250.00' |
| L9 | S 38°34'21" E | 155.70' |
| L10 | S 38°34'21" E | 53.36' |
| L11 | S 57°08'12" W | 112.91' |
| L12 | S 40°25'10" W | 62.91' |
| L13 | S 22°40'13" W | 419.99' |
| L14 | S 10°06'20" W | 74.43' |
| L15 | S 17°48'55" E | 74.55' |
| L16 | S 23°55'03" E | 83.59' |
| L17 | S 01°20'22" E | 86.07' |
| L18 | S 05°51'00" W | 67.04' |
| L19 | S 27°07'17" E | 104.32' |
| L20 | S 43°47'50" W | 23.27' |
| L21 | N 38°21'32" W | 77.85' |
| L22 | N 21°02'32" W | 97.37' |
| L23 | N 89°33'45" W | 104.57' |
| L24 | S 64°52'54" W | 40.95' |
| L25 | S 33°55'38" W | 119.89' |
| L26 | S 62°48'23" W | 191.62' |
| L27 | S 42°35'24" W | 64.13' |
| L28 | S 22°44'59" W | 54.68' |
| L29 | S 00°28'27" W | 166.74' |
| L30 | S 07°29'06" E | 103.82' |
| L31 | S 25°22'08" W | 93.11' |
| L32 | S 18°17'27" W | 79.35' |
| L33 | N 38°34'21" W | 156.63' |
| L34 | N 54°17'27" E | 94.57' |
| L35 | N 23°03'21" E | 55.89' |
| L36 | N 05°45'25" E | 195.03' |
| L37 | N 11°34'00" E | 90.87' |
| L38 | N 46°06'05" E | 82.54' |
| L39 | N 61°15'39" E | 81.27' |
| L40 | N 65°57'36" E | 87.86' |
| L41 | N 45°09'21" E | 66.99' |
| L42 | N 33°50'28" E | 75.12' |
| L43 | N 62°01'12" E | 44.99' |
| L44 | N 82°56'32" E | 88.70' |
| L45 | N 61°21'25" E | 41.13' |
| L46 | N 05°17'01" E | 47.89' |
| L47 | N 23°47'31" W | 114.74' |
| L48 | N 01°25'45" W | 77.73' |
| L49 | N 22°23'28" E | 271.94' |
| L50 | N 14°00'11" E | 110.94' |
| L51 | N 33°58'37" E | 134.39' |
| L52 | N 49°19'32" E | 143.38' |
| L53 | S 22°55'55" W | 213.91' |
| L54 | S 22°55'55" W | 47.55' |
| L55 | N 78°37'37" W | 76.51' |
| L56 | S 46°28'13" W | 104.33' |
| L57 | S 41°22'38" W | 146.36' |
| L58 | S 46°20'08" W | 84.67' |
| L59 | S 55°49'09" W | 261.98' |
| L60 | S 53°44'38" W | 339.81' |
| L61 | S 37°30'48" W | 74.52' |
| L62 | S 22°58'39" W | 138.65' |
| L63 | S 35°06'57" W | 73.95' |
| L64 | S 45°53'28" W | 125.41' |
| L65 | N 38°34'21" W | 52.61' |
| L66 | N 47°35'35" E | 91.38' |
| L67 | N 39°48'45" E | 86.40' |
| L68 | N 28°48'01" E | 143.03' |
| L69 | N 36°10'14" E | 71.56' |
| L70 | N 53°31'44" E | 300.18' |
| L71 | N 55°15'35" E | 326.32' |
| L72 | N 43°37'36" E | 242.66' |
| L73 | N 30°28'17" E | 57.57' |
| L74 | N 53°50'31" W | 35.72' |
| L75 | S 82°37'26" W | 116.38' |
| L76 | S 64°08'15" W | 89.00' |
| L77 | S 35°12'49" W | 134.23' |
| L78 | S 54°05'08" W | 190.74' |
| L79 | S 56°03'12" W | 175.95' |
| L80 | S 67°20'38" W | 148.42' |
| L81 | S 42°26'31" W | 101.21' |
| L82 | S 47°04'02" W | 64.04' |
| L83 | S 89°00'40" W | 117.64' |
| L84 | S 64°28'02" W | 55.07' |
| L85 | S 42°53'38" W | 154.31' |
| L86 | N 38°34'21" W | 170.80' |
| L87 | N 54°23'21" E | 120.10' |
| L88 | N 88°10'54" E | 99.14' |
| L89 | S 77°29'25" E | 103.11' |
| L90 | N 84°38'14" E | 78.87' |
| L91 | N 42°12'16" E | 104.89' |
| L92 | N 61°28'45" E | 84.35' |
| L93 | N 68°16'48" E | 123.25' |
| L94 | N 55°41'09" E | 300.94' |
| L95 | N 46°29'54" E | 76.86' |
| L96 | N 27°40'13" E | 70.74' |
| L97 | N 47°27'31" E | 58.62' |
| L98 | N 69°05'36" E | 109.30' |
| L99 | N 88°32'32" E | 103.39' |
| L100 | S 79°56'04" E | 102.23' |
| L101 | S 63°18'48" E | 61.04' |



DEED REFERENCE

NCB LTD
OR 238 P 1074

Ⓐ 166.918 ORIGINAL ACRES
REMAINING EXISTING ACREAGE
OF 164.1054 ACRES
(PARCEL ONE)

Ⓑ 125 ORIGINAL ACRES
REMAINING EXISTING ACREAGE
OF 119.3727 ACRES
PARCEL TWO

NOTES

BY DEED
AN EXISTING TOTAL DEED ACREAGE OF 283.4781 ACRES,
ALL THAT REMAINS IN THE ABOVE TRACTS Ⓐ & Ⓑ

BY NEW SURVEY
THIS PLAT SHOWS, BY NEW SURVEY 284.3958 ACRES TOTAL
AND DIVIDED INTO A 100.0000 ACRE TRACT AND A 184.3958 ACRE TRACT.

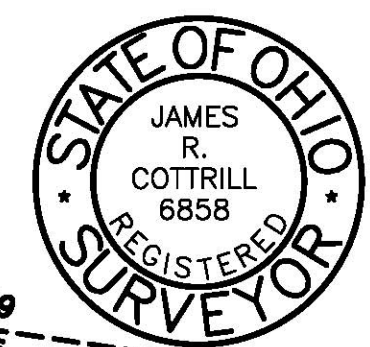
LEGEND

| | |
|--|--|
| ○ 1/2" IRON PIPE (FOUND) | △ 5/8" # REBAR & RED PLASTIC CAP STAMPED "McCARTY & ASSOC." (FOUND) |
| ⊙ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "T. HOPPE'S PS 6352" (FOUND) | ● RAIL ROAD SPIKE |
| ○ 3/4" IRON PIPE (FOUND) | ○ MAG NAIL (FOUND) |
| ⊙ 3/4" IRON TEE BAR & CAP (FOUND) | ⊙ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET) |
| □ 5/8" IRON REBAR (FOUND) | ⊙ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET) |
| ■ 12" SQ. CONCRETE FENCE POST (FOUND) | ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED. |

COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**FARM SPLIT, VMS 4424,
SOMERFORD & UNION TOWNSHIPS,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR NEIL BABB**

| | | |
|-------------------------|------------------|-------------|
| DATE DRAWN: 12/03/12 | SCALE: 1"=400' | CREW: MW |
| JOB # S121104 | 400' 200' 0 400' | DWN. BY: RC |
| F. B. # | | CK. BY: |



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: _____

100.0000 Acre Tract
Surveyed for Neil Babb

The following described 100.0000 acre tract is situated in the state of Ohio, Madison County, Somerford Township, VMS 4424, and being part of a 125 acre tract (parcel two) (119.3727 remaining acres) conveyed to NCB LTD by Official Record 238 page 1074, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Markley Road (Township Road 105)(40 foot right-of-way), said mag nail is corner to said 125 acre tract and at the northwest corner of a 2.5043 acre tract conveyed to Jerry L Morehart by Official Record 110 page 258, said mag nail bears South 50° 37 min. 19 seconds West a distance of 283.71 feet from the corner of VMS 12031, 4523, 24424, and 4200 and in the centerline of the W. Bound Ln. of US route 40;

Thence, with said 2.5043 acre tract the following two courses:

- 1) **South 35° 14 min. 27 seconds East**, passing an iron pin and cap previously set at 21.97 feet, a total distance of **371.65 feet** to an iron pin and cap previously set
- 2) **North 50° 29 min. 15 seconds East** a distance of **305.33 feet** to an iron pin and cap previously set in the southwest line of a 103.52 acre tract conveyed to Beverly A Thompson, Trustee by Official Record 124 page 158;

Thence, with said 103.52 acre tract the following two courses:

- 1) **South 38° 34 min. 21 seconds East** a distance of **2044.65 feet** to an iron pin and cap set at the corner common to VMS 4523, 4424, and 7079
- 2) **South 22° 55 min. 55 seconds West**, passing the northwest corner of an 81.984 acre tract conveyed to James L and Valerie E Peart by Official Record 244 page 2016 at 1717.54 feet, a total distance of **1823.13 feet** to an iron pin and cap set;

Thence, with a new line across said 125 acre tract, **North 38° 34 min. 21 seconds West** a distance of **2989.79 feet** to an iron pin and cap set in the southeast line of a 1.0000 acre tract conveyed to Robert L and Donna J Morehart, Trustees by Official Record 145 page 97;

Thence, with said 1.0000 acre tract the following two courses:

- 1) **North 50° 37 min. 19 seconds East** a distance of **134.99 feet** to an iron pin and cap previously set
- 2) **North 34° 57 min. 44 seconds West**, passing an iron pin and cap previously set at 252.92 feet, a total distance of **272.92 feet** to a mag nail found in the centerline of said Markley Road;

Thence, with the centerline of Said Markley Rd., **North 50° 37 min. 19 seconds East** a distance of **182.80 feet** to a mag nail found at the northwest corner of a 1 acre tract conveyed to Jerry and Diana Morehart by Deed Book 203 page 325;

Thence, with said 1 acre tract the following three courses:

- 1) **South 39° 22 min. 41 seconds East**, passing an iron pin and cap set at 20.00 feet, a total distance of **250.00 feet** to an iron pin and cap set
- 2) **North 50° 37 min. 19 seconds East** a distance of **174.24 feet** to an iron pin and cap set

3) **North 39° 22 min. 41 seconds West**, passing an iron pin and cap set at 230.00 feet, a total distance of **250.00 feet** to a mag nail found in the centerline of said Markley Road;

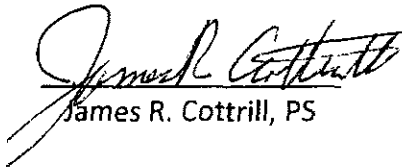
Thence, with the centerline of Said Markley Rd., **North 50° 37 min. 19 seconds East** a distance of **809.49 feet** returning to the point of beginning containing **100.0000 Acres** more or less.

Bearings are based on a GPS observation on November 27, 2012, WGS 1984 Geodetic North.

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 3, 2012 by James R. Cottrill registration #6858. (Job #S121104-100.0000AC)


James R. Cottrill, PS



Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

184.3958 Acre Tract Surveyed for Neil Babb

The following described 184.3958 acre tract is situated in the State of Ohio, Madison County, Somerford and Union Townships, VMS 4424, and being all the remains of a 166.918 acre tract (Parcel One) (164.1054 remaining acres) and part of a 125 acre tract (Parcel Two) (119.3727 remaining acres) both tracts conveyed to NCB LTD by Official Record 238 page 1074, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Markley Road (Township Road 105)(40 foot right-of-way), said railroad spike is corner to said 166.918 residual acre tract and at the northwest corner of a 0.0625 acre tract conveyed to Robert L and Donna J Morehart, Trustees by Official Record 145 page 97, said railroad spike bears South 50° 37 min. 19 seconds West a distance of 1770.25 feet and South 50° 34 min. 52 seconds West a distance of 10.00 feet from the corner of VMS 12031, 4523, 24424, and 4200 and in the centerline of the W. Bound Lane of US Route 40;

Thence, with said 0.0625 acre tract the following two courses:

- 1) **South 34° 58 min. 04 seconds East**, passing an iron pin and cap previously set at 20.00 feet, a total distance of **273.03 feet** to an iron pin and cap previously set
- 2) **North 50° 34 min. 57 seconds East**, passing an iron pin and cap previously set at the southwest corner of a 1.00 acre tract conveyed to Robert L and Donna J Morehart, Trustees by Official Record 145 page 97 at 10.00 feet, a total distance of **170.01 feet** to an iron pin and cap previously set at the southwest corner of a 1.0000 acre tract conveyed to Robert L and Donna J Morehart, Trustees by Official Record 145 page 97;

Thence, with the southeast line of said 1.0000 acre tract, **North 50° 37 min. 19 seconds East** a distance of **25.01 feet** to an iron pin and cap set;

Thence, with a new line across said 125 acre tract, **South 38° 34 min. 21 seconds East** a distance of **2989.79 feet** to an iron pin and cap set in the west line of an 81.984 acre tract conveyed to James L and Valerie E Peart by Official Record 244 page 2016;

Thence, with the west line of said 81.984 acre tract, the following two courses:

- 1) **South 22° 55 min. 55 seconds West** a distance of **440.00 feet** to an iron pin and cap set at the east corner common to said 125 and 166.918 acre tracts
- 2) **South 22° 59 min. 29 seconds West** a distance of **2033.93 feet** to a 3/4 inch diameter iron pipe found in the northeast line of a 107.74 acre tract conveyed to Mabel Marie Nibert, Trustee by Official Record 91 page 643 (see plat accompanying this legal description showing a deed overlap);

Thence, with said 107.74 acre tract the following two courses:

- 1) **North 38° 11 min. 15 seconds West** a distance a **1622.64 feet** to an iron pin and cap set
- 2) **South 54° 48 min. 04 seconds West** a distance of **876.43 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "T Hoppes PS 6352" found corner to a 146.973 acre tract conveyed to Harold T and Rosemary Markley by Deed Book 274 page 283;

Thence, with the northeast line of said 146.973 acre tract **North 34° 30 min. 02 seconds West** a distance of **1241.07 feet** to a 1/2 inch iron pipe found at the southwest corner of a 5.001 acre tract conveyed to Charles R and Robin L Morrison, Trustees by Official Record 113 page 2128;

Thence, with the south line of said 5.001 acre tract, **North 50° 26 min. 46 seconds East**, passing a 1/2 inch iron pipe found at the southwest corner of a 5.001 acre tract conveyed to C Bruce and Susan Kay Wilson by Deed Book 234 page 430 at 199.82 feet, also passing a 1/2 inch iron pipe found at the

southwest corner of a 5.492 acre tract conveyed to John Lowell Sr. And Valerie A Smith by Official Record 245 page 885 at 399.72 feet, a total distance of **515.85 feet** to an iron pin and cap set;

Thence, with the southeast line of said 5.492 acre tract, **North 14° 24 min. 37 seconds East**, passing a 1/2 inch iron pipe found at the southwest corner of a 5.566 acre tract conveyed to David J Wilcox by Deed Book 141 page 693 at 107.83 feet, passing a 1/2 inch iron pipe found at the southwest corner of a 5.001 acre tract conveyed to Ted M and Barbara A Slanker by Deed Book 267 page 2334 at 365.27 feet, also passing a 1/2 inch iron pipe found at the southwest corner of a 5.001 acre tract conveyed to Stephen M Hubek by Official Record 269 page 32 at 622.40 feet, a total distance of **670.95 feet** to an iron pin and cap set;

Thence, with the southeast line of said 5.001 acre tract, **North 50° 34 min. 32 seconds East**, passing a 1/2 inch iron pipe found at the southwest corner of a 5.001 acre tract conveyed to Melanie D and Robert Smith by Official Record 232 page 1195 at 162.62 feet, passing a 1/2 inch iron pipe found at the southwest corner of a of a 5.001 acre tract conveyed to Wesley H Borders by Official Record 254 page 2383 at 362.47 feet, and also passing a 1/2 inch iron pipe found at the southwest corner of a 5.001 acre tract conveyed to Gerald Lee and Nancy Jane Sark by Official Record 244 page 2539 at 562.49 feet, a total distance of **762.39 feet** to a 3/4 inch iron pipe found;

Thence, with the northeast line of said Sark's 5.001 acre tract, **North 34° 33 min. 44 seconds West**, passing a 1/2 inch diameter iron pipe found at 1071.59 feet, a total distance of **1091.23 feet** to an iron pin found in the centerline of said Markley Road;

Thence, with the centerline of said Markley Rd., **North 50° 34 min. 52 seconds East** a distance of **311.81 feet** to an iron pin found at the northwest corner of a 2.7501 acre tract conveyed to Robert A and Melanie D Smith By Official Record 203 Page 630;

Thence, with said 2.7501 acre tract the following 3 courses:

- 1) **South 35° 01 min. 32 seconds East**, passing a 3/4 inch diameter iron pipe found at 25.78 feet, a total distance of **445.02 feet** to a 3/4 inch iron pipe found
- 2) **North 50° 33 min. 56 seconds East** a distance of **270.28 feet** to a 3/4 inch diameter iron pipe found
- 3) **North 35° 04 min. 07 seconds West**, passing a 3/4 inch diameter iron pipe found at 419.34 feet, a total distance of **444.92 feet** to an iron pin found in the centerline of said Markley Road;

Thence, with the centerline of said Markley Road, **North 50° 34 min. 52 seconds East** a distance of **301.52 feet** returning to the point of beginning containing **184.3958 Acres** more or less, of which 164.3428 acres more or less is all the remains of said 166.918 acre tract and 20.0530 acres more or less is part of said 125 acre tract, also there are 137.2654 acres more or less in Somerford Township and 47.1304 acres more or less in Union Township.

Bearings are based on a GPS observation on November 27, 2012, WGS 1984 Geodetic North.

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 3, 2012 by James R. Cottrill registration #6858. (Job #S121104-184.3958AC)

James R. Cottrill, PS