

PLAT OF PROPERTY SPLIT

FOR An 11.108 ACRE LOT SPLIT FROM a 297.249 ACRE PROPERTY

In VIRGINIA MILITARY SURVEY 8800
PLEASANT TOWNSHIP, MADISON COUNTY, OHIO

Dale & Cynthia K. Bivens
OR.021, PG.1011
Parcel #17-00695.000
Survey 31-86

Brian P. & Sarah J. Zambori
OR.244, PG.2227
Parcel #17-00696.000
Survey 31-86

Susan R. Stewart
OR.217, PG.335
Parcel #17-00294.000

**Steven Butts and Mary Butts
Trustees of the Butts Family Trust**
OR.239, PG.2401
Parcel #17-00073.001
Survey 35-08

**Steven Butts or Mary Butts
Trustees of the Butts Family Trust**
OR.150, PG.1813
Parcel #17-00073.000

PARCEL NUMBER: 17-00073.000
AREA SUMMARY: Original Area by deed = 297.249 ACRES
Exception to State of Ohio (Deed Book 161, Page 586) = 23.238 ACRES
Exception to Butts Family Trust (O.R. 239, Page 2401) = 11.000 ACRES
Current Area by Deed = 263.011 ACRES
AREA OF LOT SPLIT = 11.108 ACRES
AREA OF LOT SPLIT WITHIN RIGHT-OF-WAY
of McKendree Road = 0.227 ACRES
REMAINDER = 251.903 ACRES

LOCATION: Located on the south side of McKendree Road (County Road 55, Right-of-Way 45 feet) approximately 1220 feet east of Nioga-Toops Road, in Virginia Military Survey (VMS) 8800 in Pleasant Township, Madison County, Ohio.

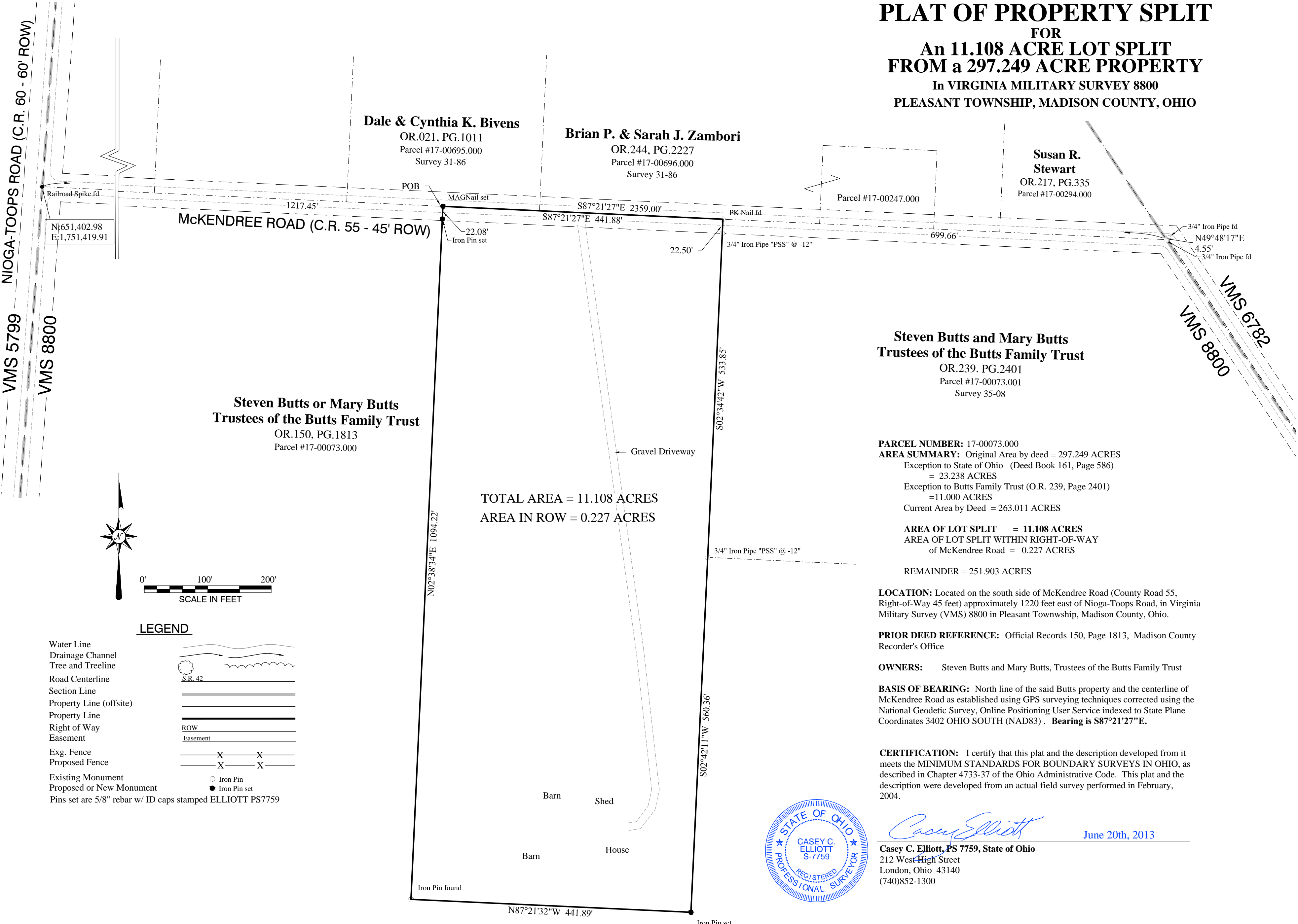
PRIOR DEED REFERENCE: Official Records 150, Page 1813, Madison County Recorder's Office

OWNERS: Steven Butts and Mary Butts, Trustees of the Butts Family Trust

BASIS OF BEARING: North line of the said Butts property and the centerline of McKendree Road as established using GPS surveying techniques corrected using the National Geodetic Survey, Online Positioning User Service indexed to State Plane Coordinates 3402 OHIO SOUTH (NAD83). **Bearing is S87°21'27"E.**

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in February, 2004.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300



VMS 5799
VMS 8800
NIOGA-TOOPS ROAD (C.R. 60 - 60' ROW)

VMS 6782
VMS 8800

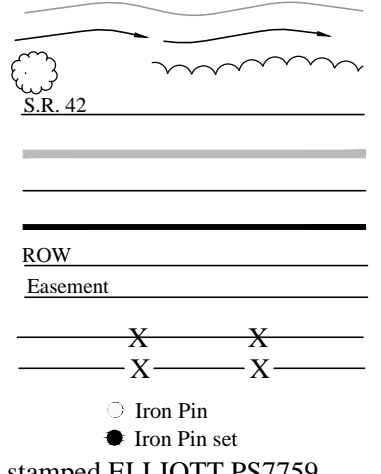
N:651,402.98
E:1,751,419.91

TOTAL AREA = 11.108 ACRES
AREA IN ROW = 0.227 ACRES



LEGEND

- Water Line
- Drainage Channel
- Tree and Treeline
- Road Centerline
- Section Line
- Property Line (offsite)
- Property Line
- Right of Way
- Easement
- Exg. Fence
- Proposed Fence
- Existing Monument
- Proposed or New Monument
- Pins set are 5/8" rebar w/ ID caps stamped ELLIOTT PS7759



Iron Pin found

Iron Pin set

EXHIBIT A
DESCRIPTION OF AN
11.108 ACRE LOT SPLIT
FROM A 297.249 ACRE PROPERTY
In the Name of the Butts Family Trust
In Virginia Military Survey 8800
Pleasant Township, Madison County, Ohio

This description is for an 11.108 acre LOT SPLIT from Parcel No. 17-00073.000, an original 297.249 acre property (263.011 acres after a 23.238 acre exception to the State of Ohio in Deed Book 161, Page 586, and an 11.000 acre exception in O.R. 239, Page 2401) in the name of Steven Butts or Mary Butts, Trustees of the Butts Family Trust (Official Records 150, Page 1813, Madison County Recorder's Records), located on the south side of McKendree Road (County Road 55, 45' Right-of-Way) approximately 1220 feet east of Nioga-Toops Road (County Road 60) in Virginia Military Survey 8800, Pleasant Township, Madison County, Ohio, and further described as follows:

Beginning at a MAGNail™ set on the north line of the said Butts property in the centerline of said McKendree Road, said MAGNail™ is S87°21'27"E, 1217.45 feet, from a railroad spike found at the intersection of said McKendree Road and said Nioga-Toops Road also in the east line of VMS 5799;

thence S87°21'27"E, 441.88 feet, along the centerline of McKendree Road and the north line of the said Butts property to a PK Nail found, said PK Nail is N87°21'27"W, 699.66 feet, from a 3/4" iron pipe found in the center of McKendree Road on the west line of VMS 6782, said iron pipe is S49°48'17"W, 4.55 feet from a second 3/4" iron pipe found;

thence S02°34'42"W, 533.85 feet, along the west property line of a property in the name of Steven Butts and Mary Butts, Trustees of the Butts Family Trust (O.R. 239, Page 2401), passing a 3/4" iron pipe found at 22.50 feet, to a 3/4" iron pipe with an identification cap engraved PSS located 12" underground;

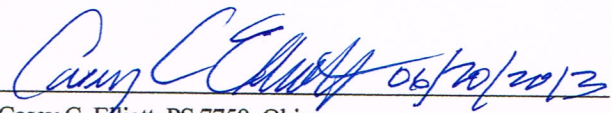
thence S02°42'11"W, 560.36 feet, to an iron pin set 10" underground;

thence N87°21'32"W, 441.89 feet, to an iron pin found;

thence N02°38'34"E, 1094.22 feet, passing an iron pin set at 1072.14 feet in the south right-of-way of McKendree Road to the TRUE POINT OF BEGINNING.

Said LOT SPLIT contains 11.108 acres (0.227 acres in the Right-of-way of McKendree Road) which is subject to all easements and rights-of-way of record. The remaining property contains a calculated 251.903 acres. The Basis of Bearings is S87°21'27"E, along the centerline of McKendree Road as established by G.P.S. surveying methods corrected using the N.G.S., O.P.U.S. service indexed to State Plane Coordinates 3402 OHIO SOUTH (NAD83). All monuments set are 5/8-inch diameter steel rebar with plastic identification caps labeled ELLIOTT PS7759. This description is based on an actual survey performed in December 2004 and updated in June, 2013, by Casey C. Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.




Casey C. Elliott, PS 7759, Ohio