

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR THEIR OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO: WARREN COUNTY COMMISSIONERS, CINCINNATI BELL TELEPHONE, COAXIAL CABLE AND WESTERN WATER.

OWNER: FLANIGAN REAL ESTATE RESOURCES, INC. **BUCKEYE FIELDS LLC**
 BY: Rashell L. Haven David K. Kerkham
 WITNESS: Susan J. Davis

COUNTY OF Butler
 STATE OF OHIO SS:

BE IT REMEMBERED ON THIS 17th DAY OF Aug., 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC AND FOR THE SAID COUNTY AND STATE PERSONALLY CAME Rashell L. Haven

IN TESTIMONY WHEREOF, I HAVE SET MY HAND, AND NOTARY SEAL, ON THIS DAY AND DATE FORESAID:

Rashell L. Haven Aug 21, 2004 Rashell L. Haven
 NOTARY PUBLIC MY COMMISSION EXPIRES Aug 21, 2007

MORTGAGE HOLDER:

Rashell L. Haven First Financial Bank, N.A.
 AS TO ALL M. Ryan Kirkham, Vice President
 WITNESS: Susan J. Davis
 AS TO ALL

COUNTY OF Butler
 STATE OF OHIO SS:

THE PLAT AND THE CONSENT AND SUBORDINATION CONTAINED THEREIN WERE ACKNOWLEDGED BEFORE ME THIS 17th DAY OF Aug., 2004, BY

M. Ryan Kirkham Aug 21, 2004
 ON BEHALF OF SUCH CORPORATION, AS AN AUTHORIZED MEMBER OF
 NOTARY PUBLIC MY COMMISSION EXPIRES

THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS AS RECORDED IN O.R. BOOK , PG. , WARREN COUNTY, OHIO RECORDER'S OFFICE.

OCCUPATION IN GENERAL FITS SURVEY, EXCEPT AS SHOWN. MONUMENTS GENERALLY IN GOOD CONDITION. MONUMENTATION WILL BE SET IN ACCORDANCE WITH SECTION 711.03 OF THE "OHIO SURVEYING LAWS."

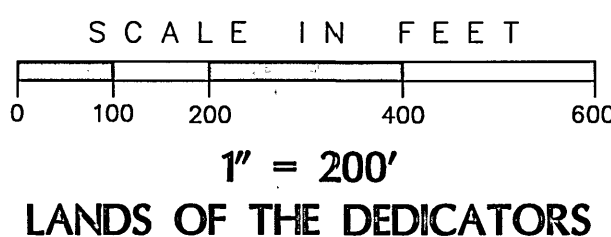
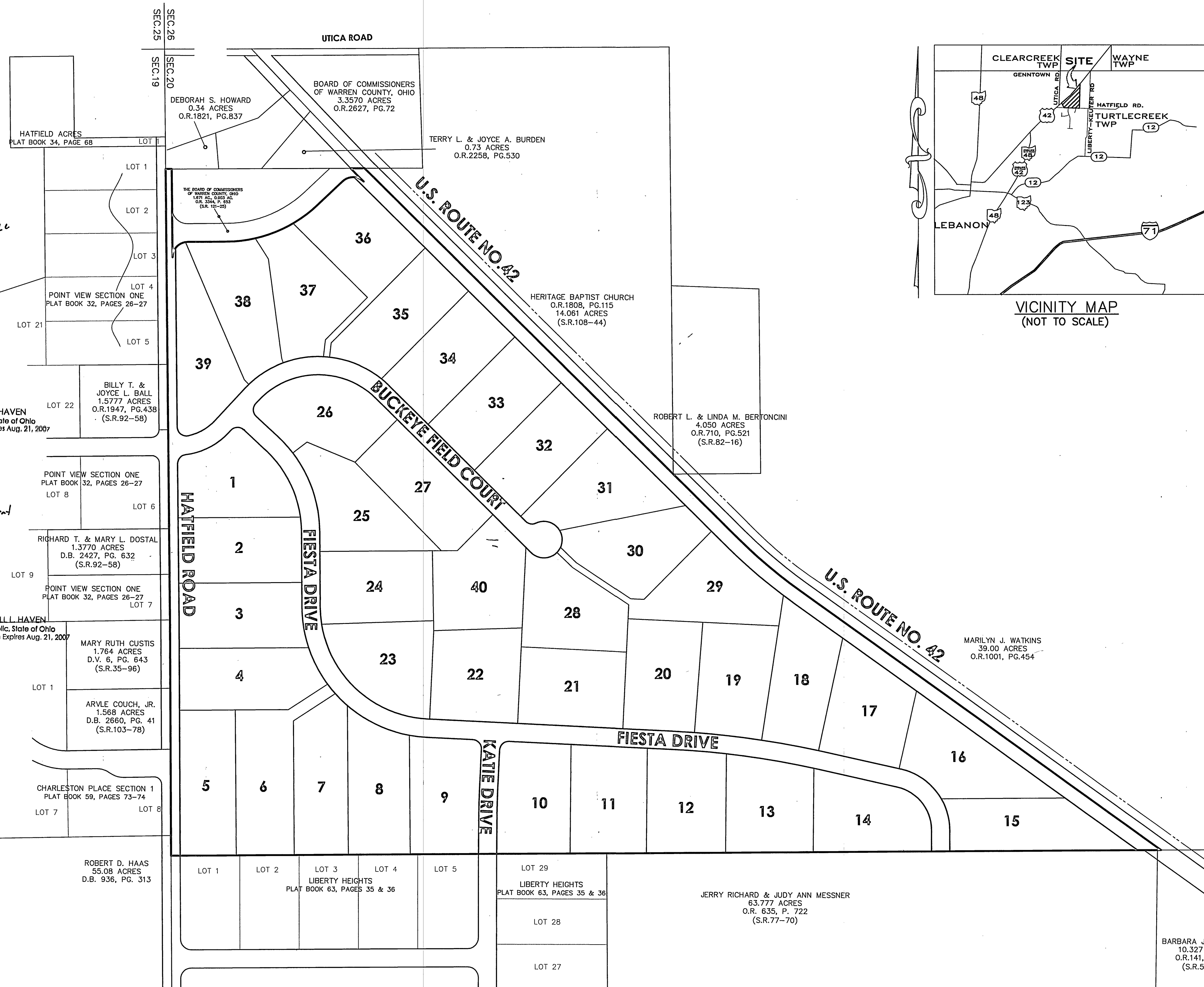
DRAINAGE STATEMENT:

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES. THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT. UNTIL THE EXPIRATION OF THE PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, AS APPLICABLE, THE DEVELOPER (OR THEIR AGENT) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

THE WARREN COUNTY COMMISSIONERS ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT. EXCEPT AS STIPULATED ABOVE, THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

DEED REFERENCE:
 SITUATE IN SECTION 20, TOWN 3, RANGE 4, TOWNSHIP OF TURTLECREAK, COUNTY OF WARREN, STATE OF OHIO AND BEING A SUBDIVISION OF 83.2997 ACRES OF THE LANDS AS CONVEYED TO BUCKEYE FIELDS LLC, AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN OFFICIAL RECORD BOOK 3486, PAGE 131, OF THE DEED RECORDS OF WARREN COUNTY, OHIO.

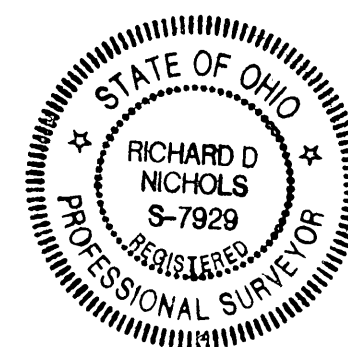
AREA IN LOTS	81.0607 ACRES
AREA IN RIGHT OF WAY	12.2390 ACRES
TOTAL AREA	93.2997 ACRES



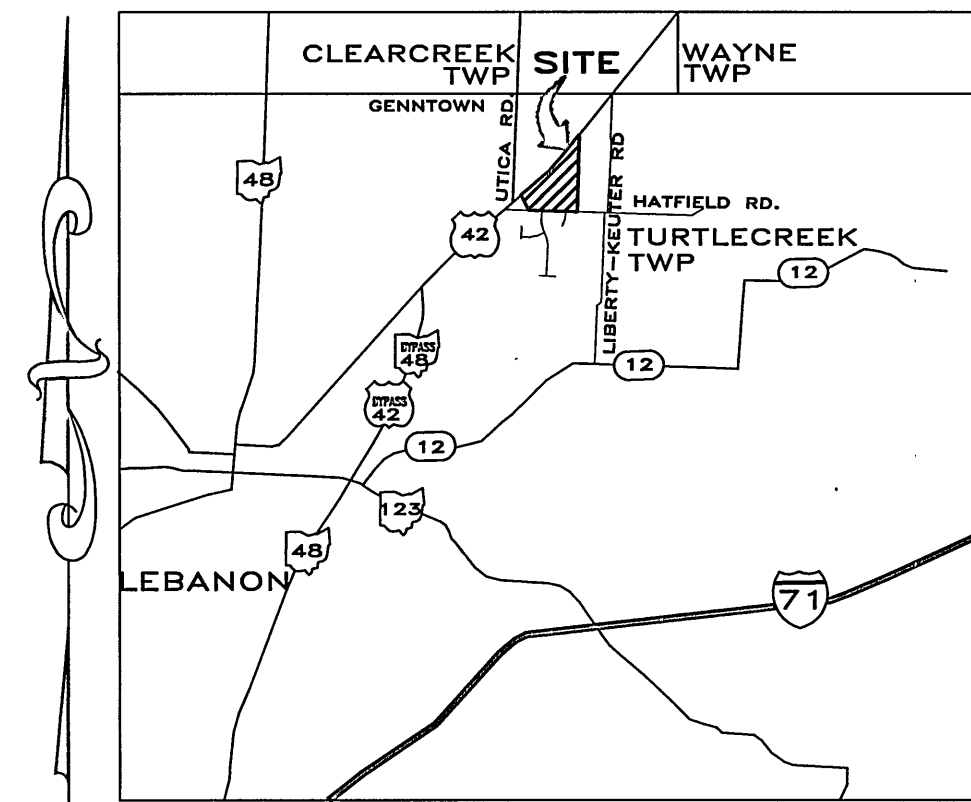
OWNER/DEVELOPER
BUCKEYE FIELDS LLC.
 AN OHIO LIMITED LIABILITY COMPANY
 312 PLUM STREET, SUITE 1410
 CINCINNATI, OH 45202

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON APRIL 14, 2004 AND THAT ALL MONUMENTS WILL BE SET AS SHOWN.



Richard D. Nichols
 RICHARD D. NICHOLS, P.S.
 OHIO REGISTRATION No. 7929
 7-22-04



VICINITY MAP
 (NOT TO SCALE)

COUNTY COMMISSIONERS:

WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO DO HEREBY APPROVE THIS PLAT ON THIS 24th DAY OF August, 2004

COMMISSIONERS

COUNTY RECORDER:

FILE NO. 495209
 RECEIVED THIS 26 DAY OF August, 2004 AT 9:19:47A.M.
 (A.M./P.M.)
 RECORDED THIS 26 DAY OF August, 2004 AT 9:19:47A.M.
 (A.M./P.M.)
 RECORDED IN PLAT BOOK NO. 66, PAGE 64, 65, 66.
 FEE: \$259.20

BY: Beth Deekard
Shirley M. Seely
 DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR:

TRANSFERRED THIS 21st DAY OF August, 2004
 BY: Nick Nelson
Nancy J. Moon
 DEPUTY WARREN COUNTY AUDITOR

COUNTY SANITARY ENGINEER:

I HEREBY APPROVE THIS PLAT ON THIS 13th DAY OF August, 2004

Richard K. Kerkham
 WARREN COUNTY SANITARY ENGINEER
Richard Kerkham

WARREN COUNTY REGIONAL PLANNING COMMISSION:

THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS 17th DAY OF August, 2004

W.S. G.
 EXECUTIVE DIRECTOR

WARREN COUNTY ZONING INSPECTOR:

I HEREBY APPROVE THIS PLAT ON THIS 12th DAY OF August, 2004

Barry B. Sullivan
 WARREN COUNTY ZONING INSPECTOR

COUNTY ENGINEER:

I HEREBY APPROVE THIS PLAT ON THIS 13th DAY OF August, 2004

Ned F. Tomin
 WARREN COUNTY ENGINEER DK

WARREN COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 13th DAY OF August, 2004

George T. Reed
 HEALTH COMMISSIONER

BUCKEYE FIELD
 SECTION 20, TOWN 4, RANGE 4
 TURTLECREAK TOWNSHIP
 WARREN COUNTY, OHIO
 SUBMITTED FOR APPROVAL JUNE, 2004

McGill Smith Punshon, Inc. 3700 Park 42 Drive • Suite 1908 Cincinnati, Ohio 45241-2097 Tel 513.759.0004 • Fax 513.563.7099 www.mcgillsmithpunshon.com			
Engineers • Architects • Surveyors • Landscape Architects • Planners			
Drawn By	BLJ	Date	04/20/04
Project Mgr.	RDN	Scale	1"=200' Points D.B.
CAD	03510203-REC-00	X-Ref.	N/A
Project No.	03510.20	Sheet No.	1/3
File No.	03510		

CLOSURE ON PAGE 3/3
MATCHLINE SEE SAME PAGE

BUCKEYE FIELD COURT

FIESTA DRIVE

KATIE DRIVE

HATFIELD ROAD

U.S. ROUTE NO. 42

LOT 1 2.0004 ACRES M.O.E. = 974.00

LOT 2 2.0004 ACRES M.O.E. = 974.00

LOT 3 2.0004 ACRES M.O.E. = 974.00

LOT 4 2.0004 ACRES M.O.E. = 974.00

LOT 5 2.0004 ACRES M.O.E. = 974.00

LOT 6 2.0004 ACRES M.O.E. = 974.00

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LOT 38 2.0004 ACRES M.O.E. = 974.00

LOT 39 2.0004 ACRES M.O.E. = 974.00

LOT 40 2.0004 ACRES M.O.E. = 974.00

LEGEND

BEARINGS BASED ON WARREN COUNTY, OHIO GIS/GPS CONTROL NETWORK. GIS/GPS BENCHMARKS 112C, 138C, 145C, 147C, & 228C USED FOR SITE CALIBRATION.

SCALE IN FEET

1" = 100'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	78.54'	50.00'	70.71'	S39°48'28"E	89°59'52"
C2	50.00'	78.78'	48.25'	69.44'	S06°25'17"W	87°57'32"
C3	200.00'	163.19'	86.45'	158.70'	N18°00'17"W	46°45'05"
C4	300.00'	480.88'	309.80'	431.02'	S04°32'24"W	91°50'27"
C5	400.00'	326.39'	172.89'	317.64'	S11°59'43"W	48°45'03"
C6	400.00'	606.90'	379.13'	550.34'	N51°54'18"E	86°55'55"
C7	3000.00'	519.79'	260.54'	519.14'	S13°24'10"W	9°55'38"
C8	175.00'	236.05'	139.91'	218.56'	S57°00'31"W	77°17'04"
C9	2000.00'	77.50'	38.76'	77.50'	S82°40'15"E	21°13'13"
C10	30.00'	43.84'	26.89'	40.04'	S42°56'22"E	83°44'06"
C11	400.00'	161.81'	84.42'	158.49'	N211°33'34"W	40°31'31"
C12	30.00'	47.12'	30.00'	42.43'	S03°37'11"W	90°00'00"
C13	370.00'	253.02'	131.68'	248.12'	S88°12'36"W	39°10'50"
C14	370.00'	48.89'	24.48'	48.85'	N88°24'52"W	7°34'15"
C15	430.00'	135.08'	68.10'	134.52'	N66°22'19"E	17°59'54"
C16	430.00'	135.85'	68.50'	135.29'	N68°19'18"E	18°06'07"
C17	430.00'	20.07'	10.04'	20.07'	N57°56'01"E	2°40'28"
C18	430.00'	40.24'	20.14'	40.23'	N68°35'32"E	5°21'45"
C19	430.00'	55.91'	28.00'	55.87'	N60°10'59"E	7°27'01"
C20	430.00'	228.33'	116.92'	225.65'	N311°4'46"E	30°25'25"
C21	430.00'	57.00'	28.54'	56.96'	N121°41'12"E	7°35'43"
C22	30.00'	47.12'	30.00'	42.43'	S53°26'21"E	90°00'00"
C23	2030.00'	78.67'	39.34'	78.66'	S82°40'15"E	21°13'13"
C24	1970.00'	76.34'	38.17'	76.34'	S82°40'15"E	21°13'13"
C25	430.00'	47.12'	30.00'	42.43'	S36°33'39"E	90°00'00"
C26	2970.00'	195.10'	97.59'	195.07'	S101°91'45"W	3°45'50"
C27	2970.00'	291.37'	145.80'	291.25'	S150°48'48"W	5°37'15"
C2						



McGill Smith Punshon, Inc.

3700 Park 42 Drive • Suite 190B
Cincinnati, Ohio 45241-2097

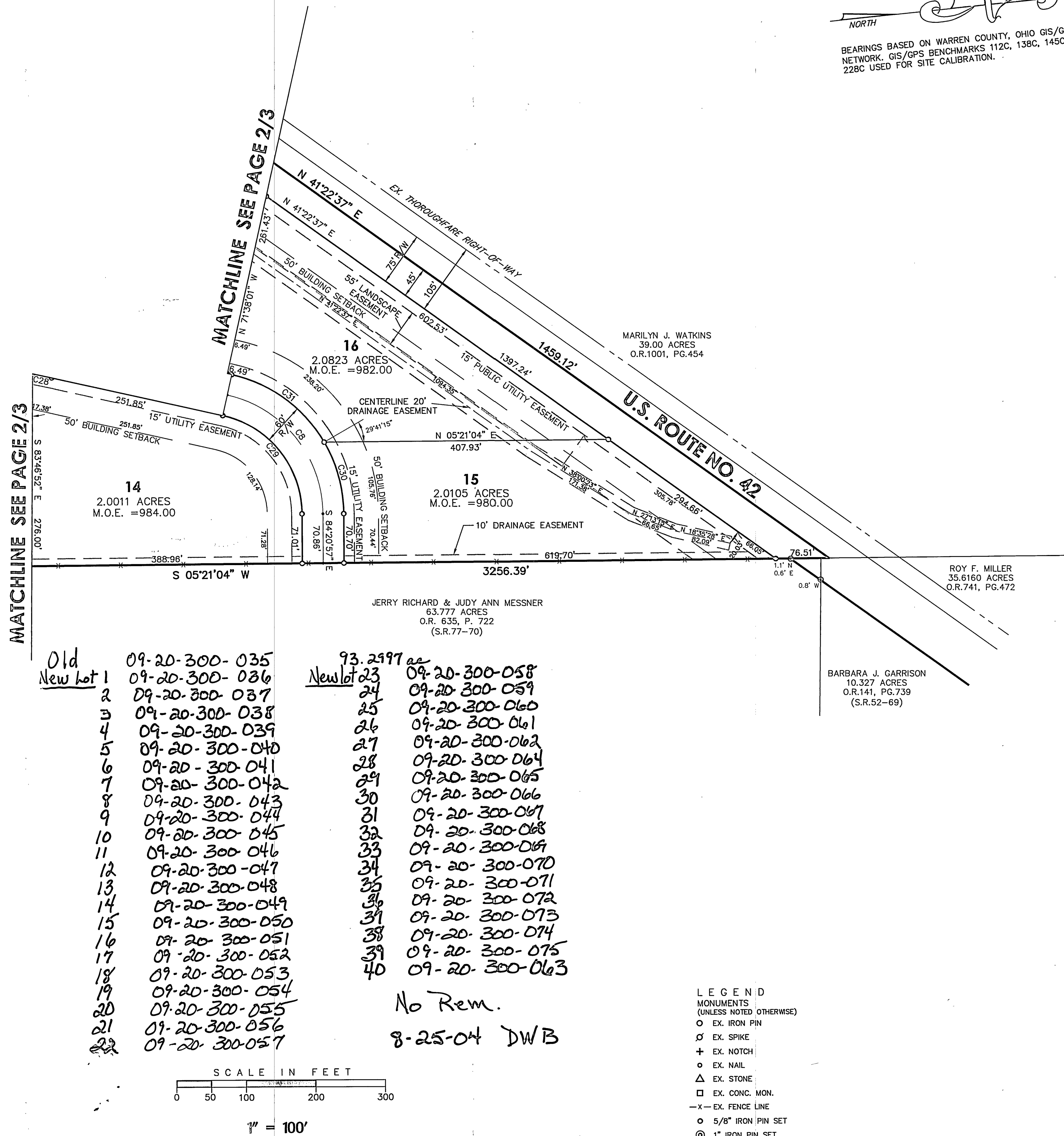
Tel 513.759.0004 • Fax 513.563.7099
www.mcglsmithpunshon.com

Engineers • Architects • Surveyors • Landscape Architects • Planners

2/3

Drawn By	RLJ	Date	4/20/04	Project No.	03510.20	Sheet No.	2/3
Project Mgr.	RDN	Scale	1" = 100'	Points D.B.	03510.20		
CAD	03510203-REC-00 X-Ref.				N/A	File No.	03510

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	50.00'	78.54'	50.00'	70.71'	S39°48'28"E
C2	50.00'	76.76'	48.25'	69.44'	S06°25'17"W
C3	200.00'	163.19'	86.45'	158.70'	N18°00'17"W
C4	300.00'	480.88'	309.80'	431.02'	S04°32'24"W
C5	400.00'	326.39'	172.89'	317.41'	S71°59'43"W
C6	400.00'	606.90'	379.13'	550.34'	N51°54'18"E
C7	3000.00'	519.79'	260.54'	519.14'	S13°24'10"W
C8	175.00'	236.05'	139.91'	218.56'	S57°00'31"W
C9	2000.00'	77.50'	38.76'	77.50'	S82°40'15"E
C10	30.00'	43.84'	26.89'	40.04'	S42°56'22"E
C11	230.00'	161.81'	84.42'	158.49'	N21°13'34"W
C12	30.00'	47.12'	30.00'	42.43'	S03°37'11"W
C13	370.00'	253.02'	131.68'	248.12'	S68°12'36"W
C14	370.00'	48.89'	24.48'	48.89'	N88°24'52"W
C15	430.00'	135.08'	68.10'	134.52'	N86°22'19"E
C16	430.00'	135.85'	68.50'	135.29'	N68°19'18"E
C17	430.00'	20.07'	10.04'	20.07'	N57°56'01"E
C18	430.00'	40.24'	20.14'	40.23'	N56°33'22"E
C19	430.00'	55.91'	28.00'	55.87'	N50°10'59"E
C20	430.00'	228.33'	116.92'	225.65'	N31°14'46"E
C21	430.00'	57.00'	28.54'	56.96'	N12°14'12"E
C22	30.00'	47.12'	30.00'	42.43'	S53°26'21"W
C23	2030.00'	78.67'	39.34'	78.66'	S82°40'15"E
C24	1970.00'	76.34'	38.17'	76.34'	S82°40'15"E
C25	30.00'	47.12'	30.00'	42.43'	S36°33'39"E
C26	2970.00'	195.10'	97.55'	195.07'	S10°19'16"W
C27	2970.00'	291.37'	145.80'	291.25'	S15°00'48"W
C28	2970.00'	28.13'	14.06'	28.13'	S18°05'43"W
C29	145.00'	195.59'	115.93'	181.09'	S57°00'31"W
C30	205.00'	107.29'	54.91'	106.07'	S80°39'26"W
C31	205.00'	159.23'	89.77'	164.46'	S42°00'54"W
C32	3030.00'	25.87'	12.93'	25.87'	S18°07'19"W
C33	3030.00'	190.18'	95.12'	190.15'	S16°04'45"W
C34	3030.00'	222.26'	111.18'	222.21'	S12°10'47"W
C35	3030.00'	86.67'	43.34'	86.67'	S09°15'31"W
C36	370.00'	505.54'	301.15'	467.13'	N47°34'55"E
C37	370.00'	55.84'	27.97'	55.78'	S88°57'08"E
C38	430.00'	278.32'	144.23'	273.49'	S76°49'43"W
C39	430.00'	72.55'	36.36'	72.46'	S53°27'10"W
C40	30.00'	47.12'	30.00'	42.43'	S86°22'49"E
C41	270.00'	432.79'	278.82'	387.92'	S04°32'24"W
C42	60.00'	95.97'	61.75'	86.06'	N05°45'42"E
C43	60.00'	20.39'	10.29'	20.29'	N49°47'45"W
C44	60.00'	58.27'	31.67'	56.01'	N87°21'19"W
C45	60.00'	88.89'	54.87'	80.98'	S22°22'49"W
C46	30.00'	36.92'	21.21'	34.64'	N15°12'00"E
C47	330.00'	33.34'	16.69'	33.33'	S47°33'57"W
C48	330.00'	187.05'	96.11'	184.56'	S28°25'58"W
C49	330.00'	20.01'	10.01'	20.01'	S10°27'25"W
C50	330.00'	136.00'	68.45'	134.06'	S02°59'58"E
C51	330.00'	135.01'	68.46'	134.07'	S28°28'20"E
C52	330.00'	18.55'	9.28'	18.55'	S39°46'11"E
C53	170.00'	103.49'	53.41'	101.90'	N23°56'24"W
C54	30.00'	53.25'	36.84'	46.53'	N44°20'49"E
C55	50.00'	32.18'	16.67'	31.62'	S66°22'18"E
C56	50.00'	39.52'	20.86'	38.50'	S25°17'40"E
C57	50.00'	6.84'	3.43'	6.84'	S01°16'10"W
C58	439.00'	93.43'	46.89'	93.25'	N00°54'20"W
C59	439.00'	134.58'	67.82'	134.06'	N15°47'06"W
C60	439.00'	99.56'	49.99'	99.34'	N31°03'51"W
C61	50.00'	41.40'	21.97'	40.22'	S13°50'23"E
C62	50.00'	35.36'	18.46'	34.63'	S30°08'23"W
C63	1745.00'	236.77'	118.57'	236.59'	N46°31'39"E
C64	1745.00'	38.48'	19.24'	38.48'	N42°00'31"E



CLOSURE:

Correct End - N 5000.00000 E 10000.00000

Calc. End - N 5000.00194 E 10000.00261

Error - N 0.0019 E 0.0006 Total 0.0033 Brgr S 53-21-13 W

Distance Traversed 10090.1374 Closure 3103325

No Adjustment Bearing Distance North East

5000.00000 10000.00000

N 84-32-24 W 775.5600 5073.79516 9227.95882

N 84-48-24 W 1481.6100 5207.90562 7752.43092

N 05-29-09 E 20.0000 5227.81401 7754.34291

S 84-48-24 E 289.9900 5201.56507 8043.14248

RAD. 50.0000 LEN. 78.5400 TAN. 50.0002 CEN. ANG. 90-00-01

CHORD. 70.7108 MD. 14.6447 EXT. 20.7108 DEGREE. 114-35-30

SEG. 714 TRI. 1250 SEC. 1964

N 05-11-33 E 50.0000 5251.35990 8047.66750 PC->RP

N 84-48-27 W 50.0000 5255.88510 7997.87270 RP->PT

N 39-48-27 W 70.7108 5255.88510 7997.87270 PC->PT

N 05-11-28 E 130.3400 5385.69050 8009.66561

RAD. 439.0000 LEN. 327.5700 TAN. 171.8326 CEN. ANG. 42-45-09

CHORD. 320.0234 MD. 30.2002 EXT. 32.4313 DEGREE. 13-03-05

SEG. 6489 TRI. 65413 SEC. 71902

N 84-48-30 W 439.0000 5425.41383 7572.46651 PC->RP

N 52-26-20 E 439.0000 5693.03079 7920.46387 RP->PT

N 16-11-05 W 320.0234 5693.03079 7920.46387 PC->PT

N 37-33-38 W 114.4500 5783.75639 7850.69520

RAD. 50.0000 LEN. 76.7600 TAN. 48.2511 CEN. ANG. 87-57-38

CHORD. 69.4410 MD. 14.0210 EXT. 19.4850 DEGREE. 114-35-30

SEG. 670 TRI. 1249 SEC. 1919

N 52-26-28 E 50.0000 5814.23519 7890.33158 PC->RP

N 39-35-54 W 50.0000 5852.76176 7858.46147 RP->PT

N 06-25-17 E 69.4410 5852.76176 7858.46147 PC->PT

S 50-24-52 W 30.8100 5833.12871 7834.71701

S 52-16-51 W 30.3700 5814.54860 7810.59377

N 05-29-09 E 45.3300 5859.67098 7815.02730

N 50-24-52 E 1728.1200 6960.88040 9146.84430

RAD. 1700.0000 LEN. 268.1500 TAN. 134.3537 CEN. ANG. 9-02-15

CHORD. 267.8721 MD. 5.2843 EXT. 5.3008 DEGREE. 3-22-13

SEG. 944 TRI. 226984 SEC. 227928

N 39-35-07 W 1700.0000 8271.02931 8063.55771 PC->RP

S 48-37-23 E 1700.0000 7147.31001 9339.19674 RP->PT

N 45-53-45 E 267.8721 7147.31001 9339.19674 PC->PT

N 41-22-37 E 1459.1200 8242.20027 10303.68961

S 05-21-04 W 3256.3900 5000.00194 10000.00261

Approx. Sq. Feet 4064134 Acres 93.2997

BUCKEYE FIELD

SECTION 20, TOWN 4, RANGE 4

TURTLECREAK TOWNSHIP

WARREN COUNTY, OHIO

SUBMITTED FOR APPROVAL JUNE, 2004

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Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: BLJ Date: 04/20/04 Project No.: 03510.20 Sheet No.: 3/3

Project Mgr.: RDN Scale: 1" = 100' Points D.B.: 03510

CAD: 03510203-REC-00 X-Ref. N/A File No.: 03510