

PROPERTY BOUNDARY DESCRIPTION of a newly surveyed 192,510 square feet area or 4.4194 acres situated in Virginia Military Survey #7056 in the civil township of Darby, county of Madison, state of Ohio. . . being a portion of 36.45 acres described in Deed Volume 156 at Page 251 currently owned by Abe E. Miller and Inez V. Miller. . . said 36.45 acres more recently and presently shown as 35.093 acres in the Madison County Auditor's Records and being identified as Tax Parcel #0200174 (Engineer's Aerial Parcel #282). . . said newly surveyed premises located at #6215 and #6217 Converse Huff Road, Plain City, Ohio, 43064, bounded and more particularly described as follows:

Commence as a reference with the centerline of U.S. Route #42 and the middle of Converse Huff Road (Co. Rd. #30) to the West. . . . in Darby Township. . . . then with the middle of Converse Huff Road (aka Amity Pike, aka Scott & holycross Pike, aka Amish Pike). . . . N 78 deg 30 min 00 sec W a measured distance of 2,173.02 feet to a 1/2 inch diameter steel pipe found at the northwesterly corner of 1.357 acres described in D.B. 225 at Pg. 82 & 83. . . Adin A. Miller and Susie M. Miller (owners). . . . said point being the northeasterly corner of the herein described 4.4194 acres and being the true point of beginning:

Thence: Leaving said roadway and following the westerly line of aforesaid 1.357 acres and the easterly line of the herein described. . . S 11 deg 56 min 58 sec W (passing a 3/4 inch diameter iron pipe set at 30.00 feet) a total distance of 394.00 feet to a 3/4 inch diameter iron pipe set;

Thence: N 86 deg 53 min 55 sec W 168.700 feet to a 3/4 inch diameter iron pipe set;

Thence: N 80 deg 52 min 17 sec W 293.284 feet to a 3/4 inch diameter iron pipe set on the easterly line of a 5.399 acres tract described in D.B. 193 at Pg. 314 & 315. . . . said tract owned by the Grantors;

Thence: With the easterly line of said 5.399 acres. . . N 11 deg 50 min 05 sec E (passing a 3/4 inch diameter iron pipe set at 401.18 feet and passing the center of a 12 inch square concrete post at 404.78 feet), a total distance of 431.180 feet to a cut cross found in the top of an existing railroad spike in the middle of Converse Huff Road. . . being the northeast corner of aforesaid 5.399 acres and being the northwesterly corner of the herein described 4.4194 acres;

Thence: Following the middle of Converse Huff Road. . . said line being also the northerly boundary of VMS 7056 and the southerly boundary of VMS 7432 & 7756. . . . S 78 deg 30 min 00 sec E 460.500 feet to the true point of beginning.

Containing 192, 510 square feet or 4.4194 acres out of 35.093 acres. . thus leaving a residue of 30.6736 acres in the name of the Grantors. . Abe E. Miller and Inez V. Miller.

Being in VMS 7056 (See County Engineer's Aerial #3/107)

The basis of the bearings has been adapted to the centerline course of Converse Huff Road as described in a survey description (N 78 deg 30 min 00 sec W) made by Surveyor Neil Babb as recorded in D.B. 248 at Page 87. . year 1979 survey.

We hereby certify that this description was prepared by Rodger Irwin Baker from measurements obtained from the field and that this description is correct.