





Containing 0.4648 acre of Tract Three; 0.8499 acre of Tract Two and containing 22.5891 acres of Tract One. (see Deed Volume 239 at Page 289)

The following is a correct description of a newly surveyed tract of land which contains 1,041,250.569 square feet of land or 23.9038 acres separated out of a total 126.55 acres carried upon the Auditor's Tax Duplicate as Parcel #17-00453.000 and the same being recorded as three (3) tracts in Deed Volume 239 at Page 289, shown of record in the name of Betty L. Schlosser (aka Betty L. Keaton)....being within VMS 464 in Pleasant Civil Township, Madison County, State of Ohio....being commonly known as 13618 Woods & O'Possum Run Road (aka Woods Opossum Run Road) (aka Woods Mill Road) said 23.9038 acres bounded and more particularly described as follows;

Commence with a steel spike found in the centerline of McClimansville-Cemetery Road (County Road #57 aka Cemetery Road) and in the centerline of Woods & Opossum Run Road (Twp. Rd. #56)...then with said Woods & Opossum Run Road in a northerly direction 4,644.70 feet to a 1/2 inch pipe and former lag screw at the P.I. of said Woods & Opossum Run Road...then again with the centerline thereof N 77 deg 30 min 00 sec E 202.00 feet to a 3/8 inch by 8 inch steel spike set at the true point of beginning...said point also the point of beginning for Tract One as found of record in Deed Book 239 at Page 289;

Thence: N 22 deg 48 min 39.1 sec W (passing a 3/4 inch pipe set at 30.00 feet) 1,142.0412 feet to a 3/4 inch pipe set at the base of a wood corner post at an existing fence corner;

Thence: Following a wire fence N 43 deg 51 min 01.0 sec E 33.6707 feet to the middle of a wood post at an angle in said fence alignment;

Thence: Continue with aforesaid wire fence N 07 deg 54 min 26.9 sec E. 22.7737 feet to a 3/4 inch pipe set at an angle in said fence and being at the junction of two fences;

Thence: Again following a wire fence down a steep hillside N 05 deg 24 min 26.1 sec W 304.5499 feet to the middle of a railroad tie wooden corner post at the southerly end of a gateway;

Thence: With the said gate and continue with a wire fence N 12 deg 37 min 16.4 sec W 30.1418 feet to a 3/4 inch pipe set on the southerly bank of an open ditch;

Thence: Following along the top of bank of aforesaid open ditch N 88 deg 59 min 28 sec E 152.4305 feet to a 3/4 inch pipe set;

Thence: Again with the top of ditch bank S 71 deg 37 min 25 sec E 289.500 feet to a 3/4 inch pipe set on the top of the westerly creek bank of Deer Creek;

Thence: N 73 deg 00 min 05.3 sec E 97.3335 feet to a point (calculated) in the middle of Deer Creek;

Thence: Following the old Deed alignment and in the middle of the normal flowing waters of Deer Creek S 06 deg 30 min 00 sec E 264.1336 feet to a point;

Thence: Again with the middle of Deer Creek....S 32 deg 45 min 00 sec E 265.000 feet to a point;

Thence: Once again with the middle of Deer Creek S 49 deg 00 min 00 sec E 275.000 feet to a point;

Thence: With the middle of Deer Creek S 64 deg 30 min 00 sec E (passing a point at 339.3752 feet) a total of 660.000 ft. to a point in said creek;

Thence: S 13 deg 45 min 00 sec E (passing a 3/4 inch pipe set at 98.73 feet) a distance of 186.000 feet to a 3/4 inch pipe set on the northerly berm of existing gravel roadway near the centerline of a box culvert;

Thence: With the southerly boundary of said Tract #1 (Vol. 239 at Pg. 289) (which line is common with the northerly boundary of Mary J. Young) running with the approximate middle of Woods Opossum Run Road (a portion having been vacated. See Commissioners Journal 39 Pg. 557) S 77 deg 30 min 00 sec W a total distance of 1,115.810 feet to the true point of beginning.

Bearings based on the roadway course recorded in D.B. 239 at Pg. 289.

Surveyed in June and July of year 1987 by the undersigned:

Wedges Irwin Baker July 14, 1987

