

616,136.51 SQ. FT. OR 14.145 ACRES
THE PORTION IN S.R. 56 RIGHT OF WAY = 11,866.10 SQ. FT.
OR 0.272 ACRE

992,927.04 SQ. FT. OR 22.794 ACRES
THE PORTION IN S.R. 56 RIGHT OF WAY = 23,709.23 SQ. FT.
OR 0.544 ACRE

ALLEN REEVES AND COUNTY AUDITOR BY SUE REEVES DEED VOLUME 274 AT PAGES 749-152 FOR TAX PARCEL RECORD SHOWN AS TRANSFERRED DEC. 7 - 1987 WARRANT DEED N° 123859
155,266.46 SQ. FT. OR 3.564 ACRES
THE PORTION IN S.R. 56 RIGHT OF WAY IS 6,291.02 SQ. FT. OR 0.144 ACRE
TOTAL AREA BY FIELD SURVEY = 176,4330.01 SQ. FT. OR 40.503 ACRES SURVEYED FOR ALLEN REEVES AND SUE REEVES FEB. MAR., 1988



Rodger Irwin Baker



BASIS FOR THE BEARINGS - SEE IRON PIPES FOUND EAST BOUNDARY TRACT N° 2 S06° 28' 18" W VOL. 274 PAGES 749-152

VMS 10904-12364
VMS 6517

AERIAL PARCEL N° 166
RONALD W. BURKE AND DON W. BURKE
94.119 ACRES VOL. 251 PG. 204

AERIAL PARCEL N° 267
JERRY ALAN FLYNN & CHARLWY ANNE FLYNN
VOL. 251 PG. 166
1.145 AC.

Being in VMS 10904-12364

Description of 155,266.46 square feet or 3.564 acres of land surveyed in March 1988 for Allen Reeves and Sue Reeves with said 3.564 acres being a portion of that certain 40.165 acres of record in Volume 274 at Pages 749-752, situated in the Civil Township of Oak Run, County of Madison, State of Ohio fronting along London-Circleville Road (State Route # 56) being bounded and more particularly described as follows:

Commence for reference with a spike found in the centerline of State Route # 56 and the centerline of Gregg Mill Road (T.R. # 100) then with the centerline of State Route # 56 S 50 deg 43 min 20 sec E (passing a property line corner marked with a railroad spike at 672.50 feet) a total distance of 942.50 feet to a spike set at the true point of beginning;

Thence: Leaving aforesaid roadway and passing a 3/4 inch pipe found at 35.69 feet..a bearing of N 06 deg 28 min 18 sec E a total distance of 535.390 feet to a 3/4 inch capped pipe set;

Thence: S 50 deg 43 min 20 sec E 490.073 feet to a 3/4 inch capped pipe set;

Thence: S 39 deg 16 min 40 sec W (passing a 3/4 inch capped pipe set at 420.00 feet) a total distance of 450.000 feet to a spike set in the centerline of State Route # 56;

Thence: Following the centerline thereof N 50 deg 43 min 20 sec W 200.000 feet to the true point of beginning.

Bearings derived from Volume 274 at Page 749-752..

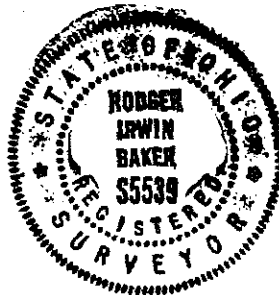
This description is based on a current field survey made by Rodger Irwin Baker Ohio Surveyor # S-05539.

Capped pipes referred to are stamped R.I.Baker S-05539.

Rodger Irwin Baker Jan. 9-1989

Rodger Irwin Baker PS # S-05539
9430 Nioga Toops Road
Mt. Sterling, Ohio 43143

Phone 614-877-3965



Subject to a drainage easement for subsurface drainage from an existing 14.145 acre tract, for the purpose of installing subsurface tile in the future if needed. Existing swales and subsurface tile shall not be blocked and are for the removal of subsurface waters only.

The following is a correct boundary description of 616,136.51 square feet or 14.145 acres of land in the Civil Township of Oak Run, County of Madison, State of Ohio and being a portion of that certain 40.165 acres conveyed to Allen Reeves and Sue Reeves of record in Deed Volume 274 at Pages 749-752 which deed was transferred December 7 th., 1987 (see tax parcel # 13-00190.001)..... said 40.165 acres found by a resurvey to be actually 40.503 acres...the said 14.145 acres being bounded and more particularly described as follows:

Commence as a point of starting reference with a steel spike found in the centerline of Gregg Mill Road (Twp. Rd. # 100) and in the middle of London-Circleville Road (aka State Route # 56) then with the centerline of State Route # 56 S 50 deg 43 min 20 sec E (passing property corner spikes reset at 672.50 feet and at 942.50 feet) a total distance of 1,142.50 feet to a spike set at the true point of beginning of the herein described;

Thence: Leaving aforesaid roadway and passing a capped 3/4 inch stamped pipe set at 30.00 feet..N 39 deg 16 min 40 sec E 450.000 feet to a capped 3/4 inch pipe set;

Thence: N 50 deg 43 min 20 sec W 490.073 feet to a 3/4 inch capped pipe set on the easterly boundary of 10.186 acres but more recently split off as 5.092 acres appearing as aerial parcel # 76 of record in Volume 249 at Page 585;

Thence: With the common boundary between this property now being described and the property lying to the west aforesaid...N 06 deg 28 min 18 sec E 497.550 feet to a 3/4 inch pipe found at the base of a wood post set in concrete;

Thence: Following the northerly boundary herewith and along an existing wire fence S 68 deg 59 min 45 sec E 860.157 feet to a capped 3/4 inch pipe set;

Thence: S 22 deg 30 min 34 sec W (passing a 3/4 inch capped pipe at 1,157.100 feet) a total distance of 1,188.437 feet to a steel spike set in the centerline of State Route # 56;

Thence: Following the centerline thereof N 50 deg 43 min 20 sec W 400.000 feet to the true point of beginning:

The above described premises is found to contain a total of 14.145 acres of which 0.768 acre is within VMS 5423 and 13.377 acres in within the combined VMS 10904-12364.

The bearings are based on the deed of record in Volume 274 at Page 749-752.

This description has been prepared from a current field survey made by Rodger Irwin Baker Surveyor registration (Ohio) # S-05539...said survey performed in March 1988.

Rodger Irwin Baker JAN. 9TH, 1989

Rodger Irwin Baker PS # S-05539 (Ohio)
9430 Nioga Toops Road
Mt. Sterling, Ohio 43143

Phone 614-877-3965



Subject to a drainage easement for subsurface drainage from an existing 3.564 acre tract and for the purpose of installing subsurface tile in the future if needed. Existing swales and subsurface tile shall not be blocked and are for the removal of subsurface waters only.