

See County Auditor's Parcel # 08-00086 carried as VMS 6000 but should be VMS 2985 Auditor shows 39.996 acres

Current title Vol. 231 at Pg. 393 part of 141.32 acres conveyed to:

**DONALD M. BRADLEY**

See County Auditor's Parcel # 08-00086 carried as VMS 6000 but should be VMS 2985 Auditor shows 39.996 acres

BY DEED DESCRIPTION SEE DEED VOLUME 179 PAGE 412 TRACT # 1 VMS 2885 40 ACRES DONALD M. BRADLEY

Refer to Reference Vol. 137 Pg. 419

Parcel # 93 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

Parcel # 285 MAP 20/107 109.95691 SQ. FT. 6.0535 ACRES

Parcel # 1312 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

Parcel # 1316 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

Parcel # 1317 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

Parcel # 1318 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

Parcel # 1319 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

Parcel # 1320 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

Parcel # 1321 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

Parcel # 1322 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

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Parcel # 1325 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

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Parcel # 1330 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

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Parcel # 1332 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

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Parcel # 1339 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

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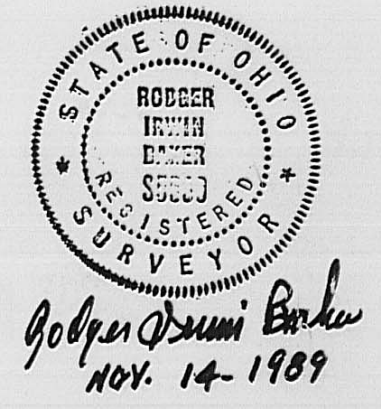
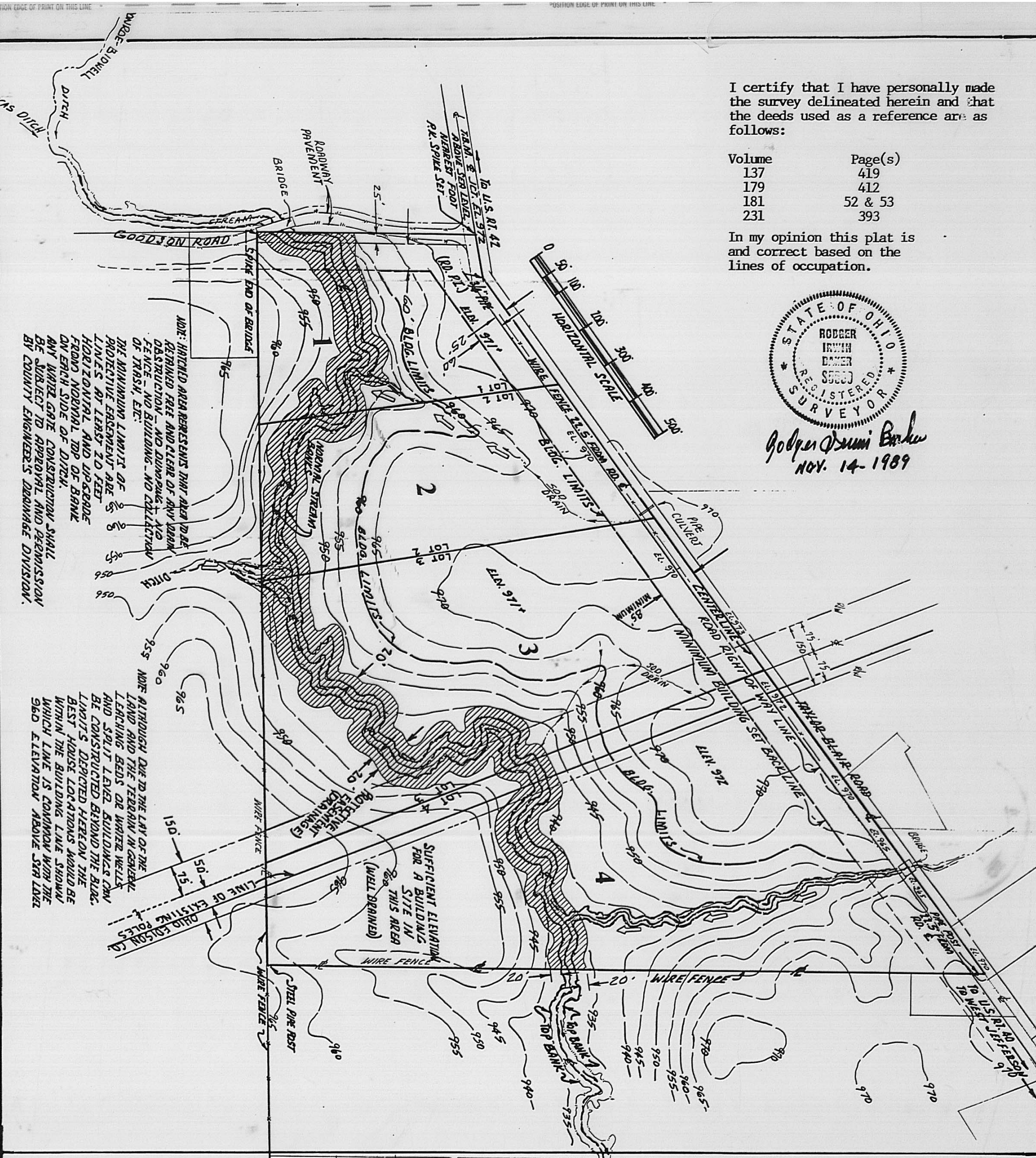
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Parcel # 1399 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

Parcel # 1400 MAP 20/107 1719.715 SQ. FT. 6.0535 ACRES

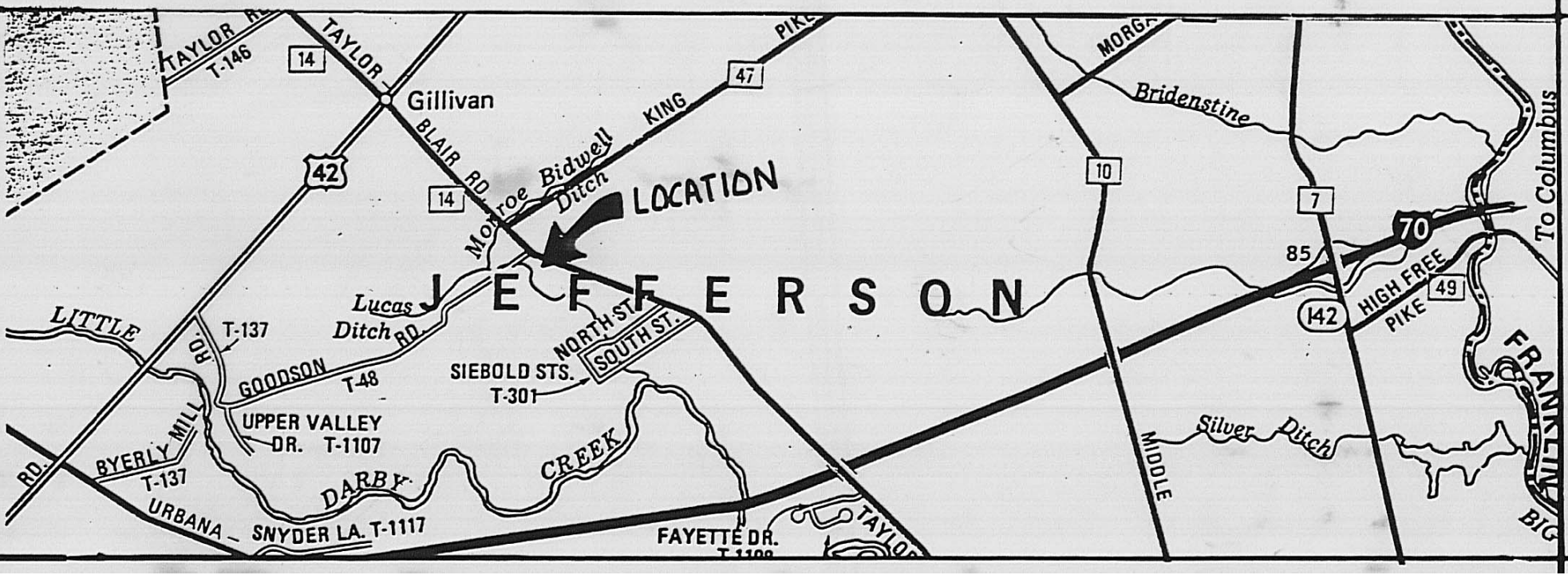


Plat of a property boundary survey made during October and November, 1989 for Mr. Donald M. Bradley which survey is based on the physical lines of possession and the various steel pipe found, posts and fences found and roadway centerlines. The existing boundary perimeter contains 39.7088 acres and is intended to be the same premises as described in Deed Volume 179 at Pages 412 and 413...see TRACT # 1 thereof. Said Tract # 1 is subsequently described in Vol. 181 at Pg. 53 and in Vol. 231 at Pg. 393.

In year 1976 Maimie Bradley conveyed all interest to Donald M. Bradley which included the 40.00 acres but said deed in Vol. 231 at Pg. 393 contained a total of 141.32 acres in VMS 6000 and VMS 2985...it being TRACT # 1. The deed description shows VMS 2885, the Engineer's Tax Map shows it as Aerial Parcel # 93 in VMS 2985, ( see aerial map 20 / 107 ). The County Auditor carries the TRACT # 1 as 39.996 acres rather than 40.00 acres...no buildings and is shown as Tax Parcel # 08-00086 in VMS 6000 but should be in VMS 2985.

This property is not in a flood plain, there is 40 feet of elevation change throughout. Steel spikes are set in the pavement, 3/4 inch pipes with stamped caps ( R.I.Baker S-5539 ) are set at all other points off of the roadway. The OHIO EDISON (power line easement @ 150 feet wide), is recorded in Vol. 159 at Pg. 671 SITUATED IN THE CIVIL TOWNSHIP OF JEFFERSON, COUNTY OF MADISON, STATE OF OHIO.....Scale: 1"=200'

*Rodger Irwin Baker P.S.*  
 Rodger Irwin Baker PS  
 9430 Nioga Toops Road  
 Mt. Sterling, Ohio 43143  
 NOV. 13-1989



Lot # 1

The following is a correct boundary description of 209,956.91 square feet or 4.8199 acres of land situated within VMS 2985, Jefferson Civil Township, Madison County, Ohio and is a portion of 39.7088 acres ( deed shows 40 acres more or less, Auditor's duplicate shows 39.996 acres ) the same being Tract # 1 of record in Volume 231 at Page 393 in the name of Donald M. Bradley, said 39.7088 acres by survey is carried as aerial parcel # 93 and tax parcel # 08-00086 located easterly of Goodson Road and southerly of Taylor Blair Road, said 4.8199 acres being bounded and more particularly described as follows:

Beginning with a nail found and a P.K.spike set in the centerline of junction of Taylor Blair Road and the centerline of Goodson Road ( the said spike being on the curve tangent of Taylor Blair Road ) which point is the northerly corner by possession of the 39.7088 acres existing ( Tract # 1 Vol. 231 at Pg. 393 );

Thence: Following along the centerline tangent of Taylor Blair Road S 46 deg 50 min 42.9 sec E 119.102 feet to a former steel rod ( bent ) replaced with a 3/4 inch pipe set at an angle point in the roadway alignment; ( approximate P.I. point )

Thence: With the centerline tangent of said roadway ( Taylor Blair Road ) S 69 deg 41 min 02.9 sec E 256.755 feet to a steel spike set;

Thence: Leaving aforesaid roadway S 47 deg 14 min 30.1 sec W ( passing a 3/4 inch capped pipe set at 28.40 feet ) a total distance of 658.423 feet to a 3/4 inch pipe set at the base of a wire fence;

Thence: With the southwesterly boundary hereto and generally along said wire fence N 34 deg 55 min 57.5 sec W ( passing through various established fence posts and passing a 4 inch pipe post in concrete at 397.191 feet ) a total distance of 421.388 feet to a steel spike found in the southerly end of a bridge in Goodson Road;

Thence: Passing through the easterly bridge rail and crossing over waters of combined Monroe Bidwell ditch and Lucas Ditch and in part following along top of ditch bank and in part following along the roadway embankment shoulder and in part following along the easterly portion of Goodson Road Pavement and in part with a portion of the roadway centerline.....N 55 deg 34 min 20.1 sec E a distance of 481.370 feet to the true point of beginning. ( the last call if measured on the middle of pavement is 490.68 feet as referred to in abutting deed but the pavement is curved thus a greater arc distance ).

Containing within said bounds 4.8199 acres subject to a protective drainage easement which appears on the attached exhibit...the intent being to maintain an open and unrestricted flow of surface water along the platted and existing water course. The easement is to be bound by limits 20 feet minimum beyond the top of normal stream bank on each side of said stream, as platted and on file in the Madison Co. Engineer's Office.

Steel spikes set on all corners in the roadway pavement with 3/4 inch pipe set at the points beyond the corners with caps stamped R.I.Baker S 5539.

This property is subject to a building set back line which is a minimum of 85 feet measured from the property boundary in the centerline of Taylor Blair Road. The roadway right of way limit is marked at 25 feet from said centerline of road.

Basis of bearings Vol. 137 at Pg. 419

Rodger Irwin Baker  
Rodger Irwin Baker S-05539 signed November 15, 1989  
9430 Nioga Toops Road  
Mt. Sterling, Ohio  
43143



Note: There is approximately 40 feet of elevation change throughout the total 39.7088 acres with building limits, leaching field limits and various set back requirements controlled by the Zoning Board, The Health department and the County Engineer.

Building permits, driveway access construction permission and prior approval of any fencing or water gates at the open stream are each necessarily required.

This property has been rezoned from agriculture to residential use in year 1989.

This land was currently surveyed during Novemebr of 1989 for Mr. Donald M. Bradley.

Lot # 2

The following is a correct boundary description of 263,691.346 square feet or 6.0535 acres of land situated within VMS 2985, Jefferson Civil Township, Madison County, Ohio and is a portion of 39.7088 acres ( deed shows 40 acres more or less, Auditor's duplicate shows 39.996 acres ) the same being Tract # 1 of record in Volume 231 at Page 393 in the name of Donald M. Bradley, said 39.7088 acres by survey is carried as aerial parcel # 93 and tax parcel # 08-00086 located easterly of Goodson Road and southerly of Taylor Blair Road, this 6.0535 acres being bounded and more particularly described as follows:

Commence with a nail found and a P.K. spike set in the centerline of junction of Taylor Blair Road and the centerline of Goodson Road ( the said spike being on the curve tangent of Taylor Blair Road ) which point is the northerly corner by possession of the 39.7088 acres existing ( Tract # 1 Vol. 231 at Pg. 393 ); then with the centerline tangent of Taylor Blair Road ( County Road # 14 ) S 46 deg 50 min 42.9 sec E 119.102 feet and then continue with the centerline tangent of said road S 69 deg 41 min 02.9 sec E 256.755 to th beginning:

Thence: Again following the boundary line and centerline of Taylor Blair Road ( aka Blair Road and / Blair Pike ) S 69 deg 41 min 02.9 sec E 372.974 feet to a steel spike set;

Thence: Leaving the centerline of and pavement of Taylor Blair Road and passing a 3/4 inch steel pipe set at 27.714 feet ..... S 45 deg 53 min 05.1 sec W a total distance of 876.121 feet to a 3/4 inch steel pipe set in the base of a double wire fence, which pipe is also in the flow of an existing wet weather drainage ditch about 30 feet southerly from the junction of two open ditches;

Thence: Following the southwesterly boundary line which is marked by an old wire fence passing through a 4 inch steel pipe post and various other steel and / or wooden posts.....N 34 deg 55 min 57.5 sec W a distance of 356.610 feet to a 3/4 inch steel pipe set at the southerly corner of Lot # 1 and the same being the westerly corner of the herein described Lot # 2;

Thence: Following the common boundary between Lot # 1 and Lot # 2 N 47 deg 14 min 30.1 sec E ( passing a 3/4 inch pipe set at 630.383 feet ) a total distance of 658.423 feet to the true point of beginning:

Containing within said bounds 6.0535 acres subject to a protective drainage easement which appears on the attached exhibit...the intent being to maintain a open and unrestricted flow of surface water along the platted and existing water course. The easement is to be bound by limits 20 feet minimum beyond the top of normal stream bank on each side of said stream.

Steel spikes set on all corners in the roadway pavement with 3/4 inch pipe set at the point beyond the corners with caps stamped R.I. Baker S 5539.

This property is subject to a building set back line which is a minimum of 85 feet measured from the property boundary in the centerline of Taylor Blair Road. The roadway right of way limit is marked at 25 feet from said centerline of road.



Bearings derived from Vol. 137 at Pg. 419

Rodger Irwin Baker S-05539 signed November 15, 1989  
9430 Nioga Toops Road  
Mt. Sterling, Ohio  
43143



Note: There is approximately 40 feet of elevation change throughout the total 39.7088 acres with building limits, leaching field limits and various set back requirements controlled by the Zoning Board, The Health department and the County Engineer.

Building permits, driveway access construction permission and prior approval of any fencing or water gates at the open stream are each necessarily required.

This property has been rezoned from agriculture to residential use in year 1989.

This land was currently surveyed during Novemebr of 1989 for Mr. Donald M. Bradley.

Lot # 3

The following is a correct boundary description of 532,871.692 square feet or 12.2331 acres of land situated within VMS 2985, Jefferson Civil Township, Madison County, Ohio and is a portion of 39.7088 acres ( deed shows 40 acres more or less, Auditor's duplicate shows 39.996 acres ) the same being Tract # 1 of record in Volume 231 at Page 393 in the name of Donald M. Bradley, said 39.7088 acres by survey is carried as aerial parcel # 93 and tax parcel # 08-00086 located easterly of Goodson Road and southerly of Taylor Blair Road, the 12.2331 acres being bounded and more particularly described as follows:

Commence with a nail found and a P.K. spike set in the centerline of junction of Taylor Blair Road and the centerline of Goodson Road ( the said spike being on the curve tangent of Taylor Blair Road ) which point is the northerly corner by possession of the 39.7088 acres existing ( Tract # 1 Vol. 231 at Pg. 393 ); then with the centerline tangent along the middle of Taylor Blair Road S 46 deg 50 min 42.9 sec E 119.102 feet to a pipe set and again with the centerline tangent S 69 deg 41 min 02.9 sec E ( passing a spike set at 256.755 feet ) 629.729 feet to the true point of beginning:

Thence: Again with the centerline thereof S 69 deg 41 min 02.9 sec E 433.076 feet to a steel spike set in the centerline of a 150 feet wide Ohio Edison Company right of way strip which easement for right of way is recorded in Volume 159 at Page 671;

Thence: Following along the existing centerline of said Ohio Edison Company power easement and remaining 50 feet from and perpendicular to an existing wood pole alignment ( said poles being easterly from the centerline of easement a distance of 50 feet ) S 33 deg 42 min 36.6 sec W ( passing a 3/4 inch pipe set at 25.698 feet ) a total distance of 1,193.730 feet to a 3/4 inch pipe set in the alignment of a wire fence;

Thence: Following said wire fence N 34 deg 55 min 57.5 sec W 650.750 feet to a 3/4 inch pipe set at the southerly corner of Lot # 2 the same being the westerly corner of the herein described Lot # 3;

Thence: N 45 deg 53 min 05.1 sec E ( passing a 3/4 inch pipe set at 848.407 feet ) a total distance of 876.121 feet to the true point of beginning:

Bearings are based on Volume 137 at Page 419.

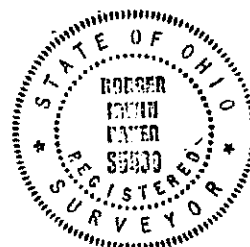
Containing within said bounds 12.2331 acres subject to a protective drainage easement which appears on the attached exhibit...the intent being to maintain a open and unrestricted flow of surface water along the platted and existing water course. The easement is to be bound by limits 20 feet minimum beyond the top of normal stream bank on each side of said stream.

Steel spikes set on all corners in the roadway pavement with 3/4 inch pipe set at the points beyond the corners with caps stamped R.I.Baker S 5539.

This property is subject to a building set back line which is a minimum of 85 feet measured from the property boundary in the centerline of Taylor Blair Road. The roadway right of way limit is marked at 25 feet from said centerline of road.



Rodger Irwin Baker S-05539 signed November 15, 1989  
9430 Nloga Toops Road  
Mt. Sterling, Ohio  
43143



Note: There is approximately 40 feet of elevation change throughout the total 39.7088 acres with building limits, leaching field limits and various set back requirements controlled by the Zoning Board, The Health department and the County Engineer.

Building permits, driveway access construction permission and prior approval of any fencing or water gates at the open stream are each necessarily required.

This property has been rezoned from agriculture to residential use in year 1989.

This land was currently surveyed during Novemebr of 1989 for Mr. Donald M. Bradley. Subject to restrictions as set forth on the next page and made a part hereof as if completely rewritten herein which restrictions shall run with the land.

Lot # 4

The following is a correct boundary description of 723,195.735 square feet or 16.6023 acres of land situated within VNS 2985, Jefferson Civil Township, Madison County, Ohio and is a portion of 39.7088 acres ( deed shows 40 acres more or less, Auditor's duplicate shows 39.996 acres ) the same being Tract # 1 of record in Volume 231 at Page 393 in the name of Donald M. Bradley, said 39.7088 acres by survey is carried as aerial parcel # 93 and tax parcel # 08-00086 located easterly of Goodson Road and southerly of Taylor Blair Road, the 16.6023 acres being bounded and more particularly described as follows:

Commence with a nail found and a P.K.spike set in the centerline of junction of Taylor Blair Road and the centerline of Goodson Road ( the said spike being on the curve tangent of Taylor Blair Road ) which point is the northerly corner by possession of the 39.7088 acres existing ( Tract # 1 Vol. 231 at Pg. 393 ); then with the centerline tangents of Taylor Blair Road S 46 deg 50 min 42.9 sec E 119.102 feet to a pipe and then S 69 deg 41 min 02.9 sec E 1,062.805 feet to a steel spike in the roadway centerline and being the centerline of a 150 feet wide Ohio Edison Company's power line easement found filed of record in Volume 159 at Page 671 which point is the northerly corner of the herein described Lot # 4 and hereafter called the true point of beginning:

Thence: Again with the centerline of Taylor Blair Road S 69 deg 41 min 02.9 sec E 872.700 feet to a steel spike set;

Thence: Leaving said roadway passing a 4 inch diameter pipe post at 27 feet and passing a 3/4 inch pipe set at 30.603 feet and passing through a 4 inch pipe post in concrete at 1,608.60 feet S 55 deg 32 min 21.1 sec W 1,609.263 feet to the junction of two fences;

Thence: Following an old wire fence N 34 deg 55 min 57.5 sec W 269.052 feet to a 3/4 inch pipe set in the centerline of aforesaid 150 feet wide Ohio Edison Company's power line easement...being the southerly corner of Lot # 3 and being the westerly corner of the herein described Lot # 4;

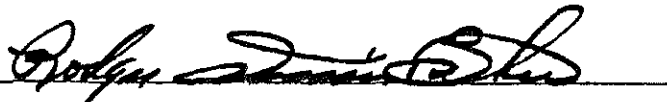
Thence: Following the common boundary between Lot # 3 and Lot # 4 and being the centerline of said 150 feet wide power company easement N 33 deg 42 min 36.6 sec E (passing a 3/4 inch pipe at 1,168.032 feet ) a total distance of 1,193.730 feet to the true point of beginning:

Bearings adapted to Vol. 137 at Page 419

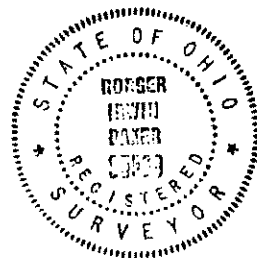
Containing within said bounds 16.6023 acres subject to a protective drainage easement which appears on the attached exhibit...the intent being to maintain an open and unrestricted flow of surface water along the platted and existing water course. The easement is to be bound by limits 20 feet minimum beyond the top of normal stream bank on each side of said stream.

Steel spikes set on all corners in the roadway pavement with 3/4 inch pipe set at the points beyond the corners with caps stamped R.I.Baker S 5539.

This property is subject to a building set back line which is a minimum of 85 feet measured from the property boundary in the centerline of Taylor Blair Road. The roadway right of way limit is marked at 25 feet from said centerline of road.



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Note: There is approximately 40 feet of elevation change throughout the total 39.7088 acres with building limits, leaching field limits and various set back requirements controlled by the Zoning Board, The Health department and the County Engineer.

Building permits, driveway access construction permission and prior approval of any fencing or water gates at the open stream are each necessarily required.

This property has been rezoned from agriculture to residential use in year 1989.

This land was currently surveyed during Novemebr of 1989 for Mr. Donald M. Bradley.