

LONDON - CIRCLEVILLE ROAD

60 FT. R/W
E STATION 400+00.00
TWO MONUMENTS FOUND (GOOD)

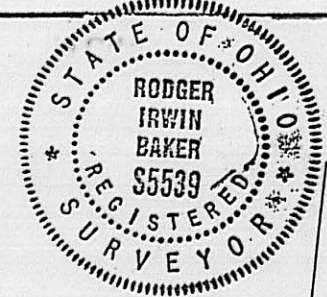
STATE RT. N. 56 (S.H. 243)
LONDON - CIRCLEVILLE RD.
60 FT. R/W

396+58.79 CONC. NAIL SET
393+02.79 CONC. NAIL SET
71.512'
30.097'
385+56.40
371+10.00
358+26.70
342+01.80
335+04.70
TO MT. STERLING

BASIS FOR BEARINGS

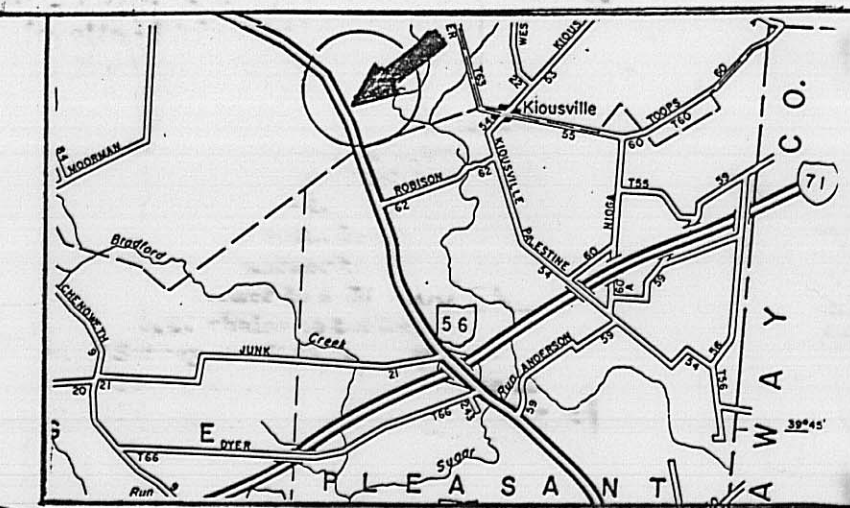
S.H. 243 SEC. ABCDE
PLEASANT OAK RUN AND UNION TOWNSHIPS
MADISON COUNTY
1932

DEED VOLUME 256 PAGE 392
WILFRED L. GAREN 66.805% BANC OHIO TRUSTEE 33.195%



I certify that I have personally measured the premises as delineated herein during October and November, 1993, and that the lines as platted represent the boundary requested by Mr. Wilfred L. Garen. The pipes set are 3/4 inch diameter, caps are stamped R.I. Baker S-5539. Concrete spikes set in the roadway pavement.

Rodger Irwin Baker P.S. November 29, 1993
Rodger Irwin Baker PS # S-005539 (Ohio)
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119



652.787'
1,291.969'
TOTAL DISTANCE 1,291.969'
622.689'

EXCLUDING HWY. R/W AREA
10.149 ACRES TOTAL NET
N70°57'52"E
639.182'

INCLUDES HWY. R/W THIS AREA
TOTAL = 5.144 ACRES

THIS AREA
TOTAL IS 5.250 ACRES

NOTE: AERIAL MAP DID SHOW THIS AREA AS PART OF PARCEL BB BUT REVISED TO PARCEL B7
PARCEL 88 = 442,000 AC.
PARCEL 87 = 282,420 AC.
724,420 AC.
TAX PARCEL N. 13-00057.000

TOTAL GROSS AREA TO & RD.
10.394 ACRES

PLAT

TRUE POINT OF BEGINNING
30.098'
356.000'
356.000'
S23°40'00"E
S23°40'00"E

610.250' TO P.O.B. IN E. OF RD.
S70°57'52"W
WIRE FENCE TO R/W 580.152'
TOTAL DISTANCE TO & RD. = 1,260.012'
1.407 ACRE EASEMENT ONLY 1,229.914'

EXISTING DRIVEWAY - PRIVATE
EASEMENT ONLY
N70°58'19"E
FENCE PORTION S70°56'29"W (571.017')
1,223.50'
DRIVE ACCESS INGRESS & EGRESS EASEMENT
N70°57'52"E
S70°58'19"W (651.883')

N23°40'00"W 745.890'
N20°18'00"W 1446.40'

N19°43'00"W 1624.90'
N20°18'00"W 1283.30'

N20°02'00"W 697.10'

ROBISON ROAD
ALSO FOUND SPELLLED (ROBINSON ROAD)
R/W



BRICK RESIDENCE
DAVID GAREN et al

Closes Perfect

TITLE: PLAT OF A FIELD SURVEY CONTAINING 10.394 ACRES IN VMS # 5890, 6432, 7623, 7738 and 2698, OAK RUN TWP., MADISON COUNTY, STATE OF OHIO. BEING A PORTION OF THE AERIAL PARCEL # 87, ALSO PART OF TAX PARCEL # 13-00057.000 IN THE TITLE OWNERSHIP OF WILFRED L. GAREN 66.805 PERCENT, AND BANC OHIO TRUSTEE 33.195 PERCENT. TOTAL TRACT 724.420 ACRES AS PER COUNTY AUDITOR'S TAX DUPLICATE. FRONTING STATE ROUTE # 56 (aka London-Delaware Road and aka S.H. 243). DEED REFERENCE VOLUME 256 AT PAGE 392 (Note: Parcel 88 has been remarked as parcel 87 as found on aerial tax map)

MADISON COUNTY

112-93

SITUATED IN THE TOWNSHIP OF OAK RUN, COUNTY OF MADISON, AND STATE OF OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AS A POINT OF STARTING REFERENCE WITH A BURIED SPIKE IN THE MIDDLE OF LONDON-CIRCLEVILLE ROAD (STATE ROUTE # 56) AND THE CENTERLINE PROJECTION OF ROBISON ROAD (CO. RD.# 62 AKA SOMETIMES FOUND SPELLED ROBINSON ROAD): THENCE WITH THE CENTERLINE TANGENTS OF STATE ROUTE # 56 N. 20 DEG 02 MIN 00 SEC W. 697.10 FEET; N.19 DEG 43 MIN 00 SEC W. 1,624.90 FEET; N. 20 DEG 18 MIN 00 SEC W. 1,283.30 FEET; N. 20 DEG 18 MIN 00 SEC W. 1,446.40 FEET AND N. 23 DEG 40 MIN 00 SEC W. 745.890 FEET TO A SET CONCRETE SPIKE AT THE TRUE POINT OF BEGINNING:

THENCE WITH THE AFORESAID STATE ROUTE # 56 CENTERLINE, N. 23 DEG 40 MIN 00 SEC W. 356.000 FEET TO A SET CONCRETE SPIKE; THENCE LEAVING SAID ROADWAY AND PASSING A SET 3/4 INCH PIPE AT 30.098 FEET, N. 70 DEG 57 MIN 52 SEC E. 1,291.969 FEET TO A SET 3/4 INCH PIPE; THENCE S. 18 DEG 31 MIN 00 SEC E, 354.852 FEET TO A SET 3/4 INCH PIPE AT THE BASE OF A WOOD CORNER POST AT A FENCE CORNER; THENCE PASSING A CONCRETE POST AT 1,229.914 FEET, S. 70 DEG 57 MIN 52 SEC W. A TOTAL DISTANCE OF 1.260.012 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING WITHIN SAID BOUNDS A TOTAL OF 10.394 ACRES OF LAND OF WHICH 5.250 ACRES ARE IN VMS 2698; 5.144 ACRES ARE IN COMBINED VMS 5890, 6432, 7623 and 7738. THERE BEING 0.245 ACRE IN THE PRESENT HIGHWAY RIGHT OF WAY, CREATING A NET USEFUL AREA OF 10.149 ACRES EXCLUDING STATE ROUTE # 56 60 FEET WIDE ROAD RIGHT OF WAY OF WHICH 30 FEET WIDTH ENCUMBERS THE HEREIN DESCRIBED 10.394 ACRES.

TOGETHER WITH AN EASEMENT ABUTTING THE SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED 10.394 ACRES, SAID EASEMENT BEING FOR THE PURPOSE OF INGRESS AND EGRESS (ACCESS) ALONG THE EXISTING FARM DRIVEWAY AND IS BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AS A POINT OF STARTING REFERENCE AT THE SOUTHWESTERLY CORNER AND THE SAME BEING THE TRUE POINT OF BEGINNING FOR THE ABOVE DESCRIBED 10.394 ACRES, WHICH POINT IS MARKED WITH A CONCRETE SPIKE LOCATED IN THE CENTERLINE OF STATE ROUTE # 56; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID 10.394 ACRES, N. 70 DEG 57 MIN 52 SEC E. 30.098 FEET TO THE MIDDLE OF A CONCRETE POST ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE # 56.... BEING THE POINT OF BEGINNING FOR THE HEREAFTER 1.407 ACRES AND 50 FEET WIDE ACCESS EASEMENT:

THENCE WITH THE SOUTHERLY LINE OF SAID 10.394 ACRES N. 70 DEG 57 MIN 52 SEC E. 1,229.914 FEET TO A SET 3/4 INCH PIPE AT THE BASE OF A WOOD CORNER POST; THENCE S. 18 DEG 31 MIN 00 SEC E. 50.000 FEET TO A POINT ON THE SOUTHERLY SIDE OF AN EXISTING GRAVEL DRIVEWAY; THENCE ALONG THE SOUTHERLY SIDE OF SAID GRAVEL DRIVEWAY, S. 70 DEG 58 MIN 19 SEC W. 1,225.424 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE # 56; THENCE WITH SAID RIGHT OF WAY LINE, N. 23 DEG 40 MIN 00 SEC W. 50.000 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN SAID EASEMENT 1.407 ACRES OF LAND, BEING OVER AND ACROSS THE 724.420 ACRES APPEARING AS TAX PARCEL # 13-00057.000 (PORTION OF AERIAL PARCEL # 87) AND BEING OF RECORD IN DEED RECORD 256, PAGE 392, MADISON COUNTY DEED RECORDS (442.00 ACRE TRACT)..

GRANTOR RESERVES DRAINAGE EASEMENT OVER THE ABOVE PREMISES.

THE ABOVE IS A NEW SURVEY MADE BY RODGER IRWIN BAKER, REGISTERED SURVEYOR # S 5539 (OHIO) ON NOVEMBER 29, 1993.