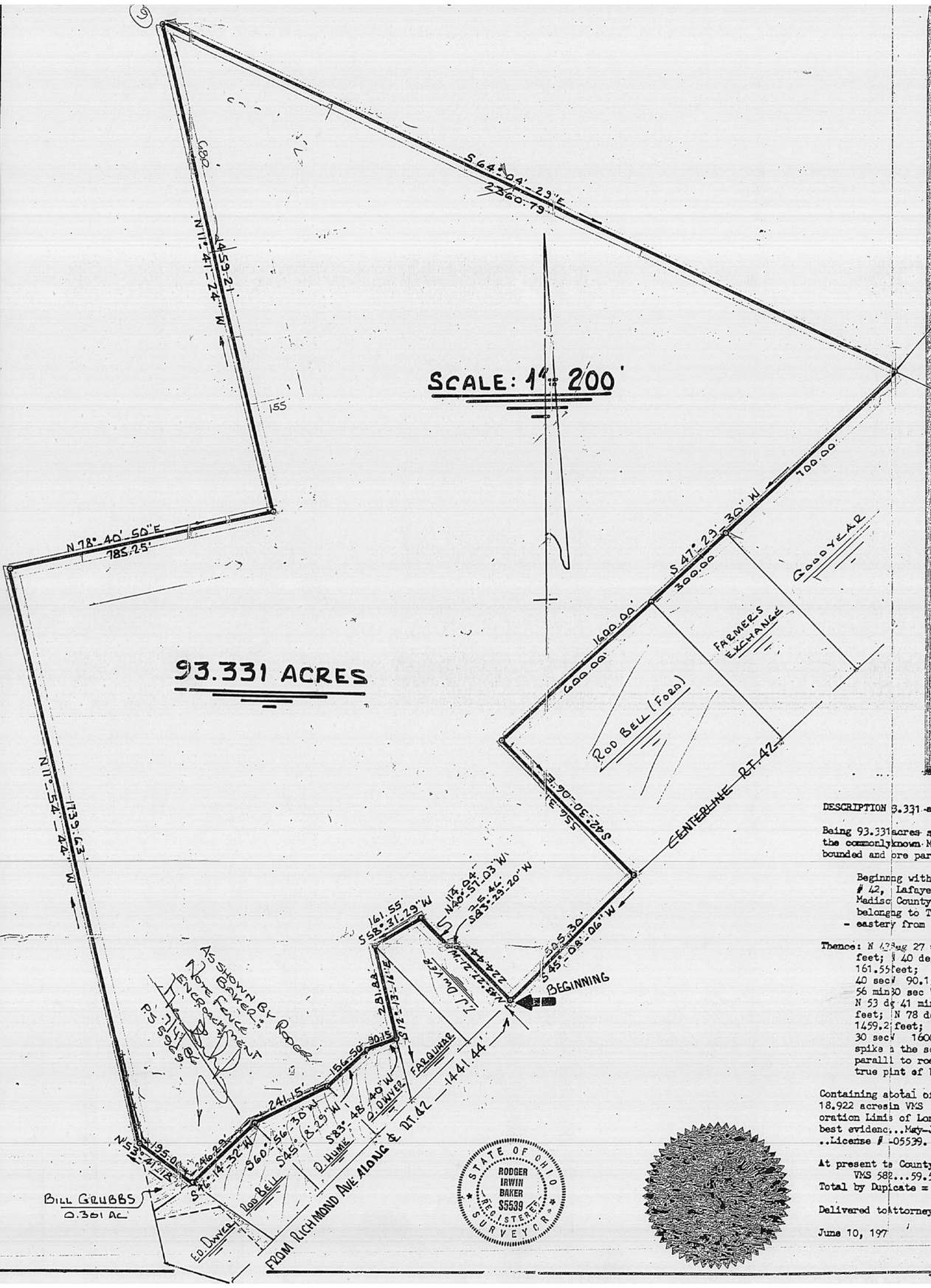

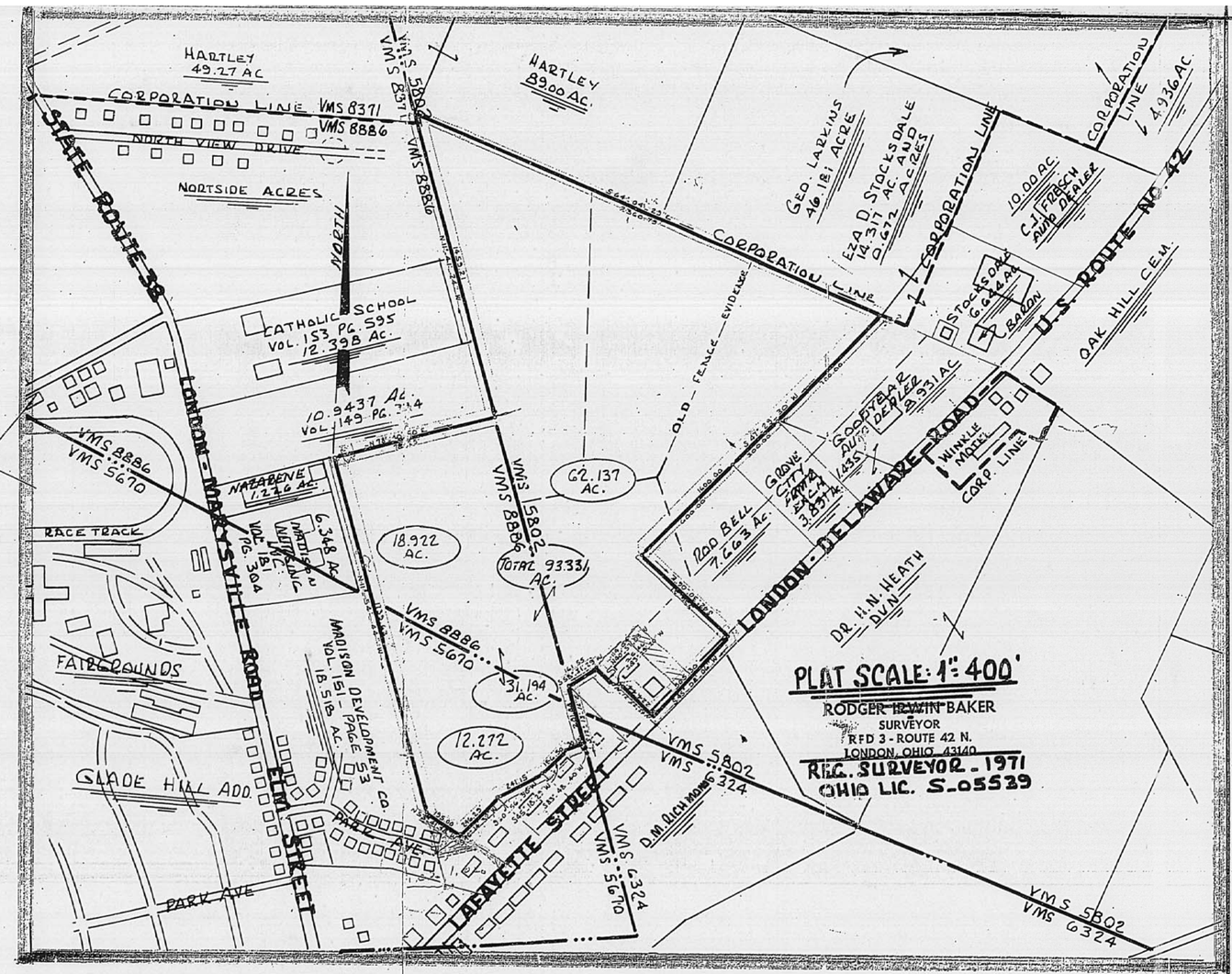

PLAT SCALE: 1" = 400'

RODGER IRWIN BAKER
SURVEYOR
RFD 3 - ROUTE 42 N.
LONDON, OHIO 43140
REG. SURVEYOR - 1971
OHIO LIC. S-05539

(STATE RT. 42 N.) LONDON-DELAWARE ROAD – LONDON, OHIO 43140

DESCRIPTION 93.331 acres....MARGUERITE DWYER....(Farm Land)....London, Ohio:

Being 93.331 acres situated within the Corporation Limits of London, Ohio...being the commonly known Marguerite Dwyer Home Place...fronting on US Route # 42..... bounded and ore particularly described as follows:

Beginning with a spike in the approximate middle of pavement to US Route # 42, Lafayette Street or London-Delaware Road), in the City of London Madison County, Ohio...said spike the easterly corner to 1.4155 acres now belonging to T.J.Dwyer et al....said spike measures 1441.44 feet north-easterly from the junction of Richmond Avenue and Lafayette Street

Thence: N 43 deg 27 min 21 sec W 224.44 feet; S 83 deg 29 min 20 sec W 90.46 feet; N 40 deg 57 min 03 sec W 114.04 feet; S 58 deg 31 min 29 sec W 161.55 feet; S 12 deg 13 min 16 sec E 281.88 feet; S 83 deg 48 min 40 sec W 90.15 feet; S 45 deg 18 min 29 sec W 156.50 feet; S 60 deg 56 min 30 sec W 241.15 feet; S 46 deg 14 min 32 sec W 246.29 feet; N 53 deg 41 min 18 sec W 195.00 feet; N 11 deg 54 min 44 sec W 1739.63 feet; N 78 deg 40 min 50 sec E 785.25 feet; N 11 deg 41 min 24 sec W 1459.21 feet; S 64 deg 04 min 29 sec E 2360.79 feet; S 47 deg 29 min 30 sec W 1600.00 feet; S 42 deg 30 min 06 sec E 556.31 feet to a spike in the southwesterly traffic lane to US Route # 42; thence generally parallel to road centerline S 45 deg 08 min 06 sec W 505.30 feet to the true pint of beginning:

Containing atotal of 93.331 acres of land.....62.137 acres in VMS 5802..... 18.922 acresin VMS 8886.....12.272 acres in VMS 5670....all within the Corporation Limis of London, Madison County, Ohio....surveyed by adjoining deeds and best evidenc...May-June..1971..by Rodger Irwin Baker..Ohio Registered Surveyor ..License # -05539.

At present ts County Auditor's Tax Duplicate shows:
VMS 582...59.540 acres; VMS 5802... 1.182 acres; VMS 5670...30.884 Acres
Total by Duplicate = 91.606 acres

Delivered toattorney Maurice Beathard; Mr. Wm (Bill) Dwyer and Mr. Neil Babb

June 10, 197

PROPERTY BOUNDARY SURVEY
VMS 5670_8886_5802_ 93.331 AC_ MARGUERITE DWYER FARM_U.S.RT.42 CITY OF LONDON_MADISON CO.. O. SURVEYED __ MAY_JUNE ___ 1971

SCALE: AS SHOWN_1" = 400' & 1" = 200'

I Hereby Certify That I Have Made A Boundary Survey Of The 93.331 Acres Shown Hereon — In My Opinion This Plat Does Reflect The Data Found To Exist On Site — To The Best Of My Knowledge It Is Correct.

Rodger Irwin Baker

Rodger Irwin Baker and Associates
LICENSED IN OHIO – INDIANA – KENTUCKY – WEST VIRGINIA – GEORGIA
Registered Professional Surveyors
DB. 202 PG. 210

41A-93