

DESCRIPTION of 36.906 acres of land situated in Canaan Civil Township, Madison County, State of Ohio...being a portion of that certain 84.2464 acres conveyed to Richard F. Deaubler and Laverna M. Kern by a deed of record in deed volume 269 at pages 138, 139 & 140 (transferred May 16, 1986) and being a portion of County Engineer's tax map parcel # 295 and also being a portion of County Auditor's tax parcel # 01-00569....said 36.906 acres being bounded and more particularly described as follows:

Commence as a starting point of reference with a P.K. spike in the intersection of the centerlines of Middle Pike (County Road # 10) and Lucas Pike (County Road # 45) at the commonly known road junction called Wilson Corners.....then with the extension of the centerline of Middle Pike N 40 deg 32 min 28 sec W 9.35 feet to a P.K. spike set; then with the original centerline of former Sager Mill Road (aka SH 241) S 51 deg 45 min 56 sec W 97.310 feet to a P.K. spike set in the northerly bound land of present U.S.Route # 42 (aka London-Delaware Road) at the true point of beginning of the herein described 84.2464 acres of land;

Thence: With the original centerline of SH 241 and former Sager Mill Road..... S 51 deg 45 min 56 sec W 56.900 feet to a P.K. spike set in the centerline of U.S.Route # 42 (London-Delaware Road);

Thence: Following the original centerline of Sager Mill Road and existing U.S.Route # 42 (London-Delaware Road).....S 43 deg 13 min 19 sec W 1,208.46 feet to a P.K. spike set at the most southerly corner of the herein described lands;

Thence: Leaving said roadway N 59 deg 17 min 41 sec W (passing a 3/4 inch pipe set at 30.75 feet) a total distance of 404.580 feet to a 3/4 inch pipe set;

Thence: With the westerly line of said 84.2464 acres (passing a 3/4 inch pipe found at 1,236.370 feet and passing a capped 3/4 inch pipe set at 1,963.981 feet), N 04 deg 22 min 13 sec E a total distance of 1,983.981 feet to a point in the middle of Fitzgerald open drainage ditch (aka D. A. Fitzgerald Ditch);

Thence: With the middle of said drainage ditch S 73 deg 59 min 15 sec E 324.058 feet to a point from which a capped 3/4 inch pipe was set 20.000 feet S 11 deg 34 min 52 sec W therefrom;

Thence: Continue with the middle of said open ditch S 82 deg 22 min 32 sec E 137.452 feet to a point from which a capped 3/4 inch pipe was set 20.000 feet S 28 deg 13 min 53 sec W therefrom;

Thence: Along the middle of said open ditch S 33 deg 51 min 34 sec E a distance of 158.317 feet to a point;

Thence: With the middle of said drainage open ditch S 01 deg 48 min 35 sec E 176.445 feet to a point from which a capped 3/4 inch pipe was set 20.000 feet S 50 deg 23 min 43 sec W therefrom;

Thence: Following the middle of said ditch S 57 deg 12 min 23 sec E a distance of 88.040 feet to a point;

Thence: Again in the aforesaid open ditch downstream N 80 deg 42 min 55 sec E 73.093 feet to a point from which a capped 3/4 inch pipe was set 20.000 feet S 31 deg 35 min 14 sec W therefrom;

Thence: With the middle and bottom of said ditch S 41 deg 21 min 49 sec E 71.221 feet to a point from which a capped 3/4 inch pipe was set at 20.000 feet S 27 deg 35 min 36 sec W therefrom;

Thence: Again with the bottom and middle alignment of Fitzgerald Open Ditch downstream S 66 deg 28 min 24 sec E 107.809 feet to the northwest corner of 2.80 acres conveyed to James C. Parker and Linda M. Parker of record in Volume 270 at Page 5;

Thence: With the westerly line of said Parker and westerly line of 2.00 acres conveyed to Dennis Graber and Barbara Graber of record in volume 281 at page 128.....(passing a 3/4 inch pipe found at 350.161 feet and at 35.000 feet) S 04 deg 41 min 00 sec W a total distance of 477.632 feet to a 3/4 inch pipe found

Thence: With the southwesterly boundary of said Graber's 2.00 acres parcel S 48 deg 14 min 45 sec E (passing a 3/4 inch pipe found at a distance of 308.933 feet), a total distance of 366.933 feet to the true point of beginning:

Containing within said bounds 1,607,627.099 square feet or 36.906 acres of land lying southerly of the centerline of said D.A. Fitzgerald Open Ditch.

Bearings derived from Deed Volume 259 at Page 675 and from Deed Volume 269 at Pages 138, 139 and 140 of the deed records in Madison County, London, Ohio

This description of 36.906 acres is based on a current field survey made in June 1992 by Rodger Irwin Baker, Ohio surveyor # S-05539.

Corners markers and references set are 3/4 inch diameter iron pipe with inserted plastic caps stamped R.I. Baker S-5539.

Of the total herein described 0.551 acre is located within VMS 10295 and 36.355 acres are located within VMS 5744.

Other deed references used in conducting this survey are depicted on a new plat of survey filed with the tax map section of the Madison County Engineer.

Rodger Irwin Baker

June 26 th., 1992

Rodger Irwin Baker Ohio Licensed Surveyor # S-005539
1300 Plain City - Georgesville Road (South)
Galloway, Ohio 43119

The present local zoning for this tract of land is agricultural useage.

