





Situated within VMS 6297 in Fairfield Civil Township, Madison County, State of Ohio and being a portion of 65.670 acres of record in volume 279 at page 0949 in the names of James J. Andrix and Mary E. Andrix and currently shown as aerial parcel # 11 (part), bounded and more particularly described as follows:

Beginning with a found railroad spike in the middle of London-Lockbourne Road (aka State Route #665) and in the center of Lilly Chapel-Opossum Run Road (County Road #72)...the northwesterly corner of the herein described 3.693 acres;

Thence: With the centerline of State Route #665 (60 feet wide right of way), S 72 deg 23 min 25 sec E 193.010 feet to a found railroad spike;

Thence: With said centerline S 73 deg 56 min 58 sec E 408.580 to a found railroad spike;

Thence: Passing a found 5/8 inch capped steel pin at 36.21 feet, S 18 deg 00 min 00 sec E 325.239 feet to a set 3/4 inch capped pipe in a fence line;

Thence: Passing capped 3/4 inch pipes at 3.80 feet and at 493.566 feet (both set), S 74 deg 11 min 46 sec W 520.616 feet to P.K. spike set in the center of Lilly Chapel-Opossum Run Road (50 feet wide right of way);

Thence: With said centerline N 15 deg 48 min 14 sec W 70.000 feet to a found railroad spike marking the southwesterly corner of 2.00 acres of record in volume 151 at page 347, the residence of James J. Andrix and Mary E. Andrix house #5101 but calculates to be but only 1.998 acres in area);

Thence: With the southerly boundary thereto and passing a found 5/8 inch steel pin at 25.550 feet, N 74 deg 11 min 46 sec E 254.000 feet to a found 5/8 inch capped steel pin;

Thence: With the easterly boundary thereto N 15 deg 48 min 14 sec W. 342.590 feet to a found 5/8 inch capped steel pin (deed call originally is for 343 feet);

Thence: With the northerly boundary thereof and passing a found one inch steel pin at pin at 228.770 feet, S 74 deg 11 min 46 sec W 254.000 feet to a found 5/8 inch steel rod existing in the middle of aforesaid roadway;

Thence: With the centerline of Lilly Chapel-Opossum Run Road N 15 deg 48 min 14 sec W 234.330 feet to the point of beginning (original deed calls for 233 feet).

Containing within said bounds 3.693 acres of land. Bearings derived from volume 279 at page 0949. Pipes set are 3/4 inch diameter by 30 inches long with caps stamped R.I. Baker S-5539. 5/8 inch steel rod found are capped and stamped #6140 Clapsaddle.

This description is based on a current field survey made in October, 1994 by Rodger Irwin Baker, Ohio surveyor #S-005539. Being a portion of 65.670 acres of record in volume 279 at Page 0949. Being part of aerial parcel #11 marked as portion of parcel B.

The premises herein described are conveyed subject to zoning, governmental regulations, easements of record, legal highways and taxes and assessments due and payable after the date hereof.