





The following description is for a tract of land in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey Numbers 2836 and 2445, and is part of a 604.383 acre tract recorded in the name of Murray Farms Ltd. in Deed Book 257, Page 46, said parcel being more particularly described as follows:

Beginning at a point in the west line of Olmstead Road and in the east line of V.M.S. 6299; thence with the east line of V.M.S. 6299 (reference bearing in accordance with Deed book 257, Page 46)

North 33° 21' 00" West, 1811.48 feet to a point; thence with a southeasterly line of a 6.7568 acre tract recorded in the name of Randy L. Monterotti in Deed Book 264, Page 624, North 56° 25' 01" East, passing a found iron pin at 41.03 feet, a total distance of 870.90 feet to a found iron pin at the easterly corner of said Monterotti; thence with the lines of a 219 acre tract recorded in the name of Harriett Norcott in Deed Book 284, Page 165,

North 55° 51' 05" East, 2547.81 feet to a found wooden post (now a corner of the Village of West Jefferson Disposal Plant, an exception to Norcott as recorded in Deed Book 186, Page 157 and listed as containing 3.65 acres); thence, North 30° 27' 57" West, 768.53 feet to a set iron pipe;

thence  
North 59° 32' 03" East, passing a set iron pipe at 175.00 feet, a total distance of 250.00 feet to the centerline of Little Darby Creek; thence with said centerline, North 01° 25' 00" West, 498.89 feet to a point, said point bearing South 01° 25' 00" East, 75.58 feet from a set iron pipe; thence

North 62° 00' 00" East, 105.49 feet to a point, said point bearing South 62° 00' 00" West, 97.62 feet from a set iron pipe; thence

North 08° 32' 00" East, 450.00 feet to a set iron pipe in the west bank of Little Darby Creek; thence

North 40° 10' 33" East, 1147.88 feet to a point in the centerline of said Creek, said point bearing south 50° 10' 33" East, 100.00 feet from a found iron pipe; thence

North 75° 48' 00" East, 1003.35 feet to a point, said point bearing South 75° 48' 00" West, 62.25 feet from a set iron pipe; thence

North 30° 45' 18" East, 550.00 feet to a point, said point bearing South 30° 45' 18" West, 78.63 feet from a set iron pipe; thence

North 68° 31' 45" West, 500.54 feet to a point, said point bearing South 68° 31' 45" East, 87.84 feet from a set iron pipe; thence

North 18° 54' 36" East, 1049.96 feet to a point on the south line of a 8.64 acre tract as recorded in the name of Betty R. Long et al in Deed Book 234, Page 377; thence with said south line,

South 84° 10' 40" East, 150.00 feet to a found iron pipe at a southeasterly corner of said Long; thence along an easterly line of said Long,

North 10° 41' 03" East, 545.10 feet to a found iron T-bar in the westerly line of a 16.246 acre tract recorded in the name of Thomas and Lucille Maggard in Deed book 215, Page 328; thence along said westerly line,

South 32° 48' 25" East, 1082.13 feet to a found iron pipe; thence with the westerly line of a 5.45 acre tract recorded in the name of Ronald E. Shelton in Deed Book 282, Page 327, South 33° 08' 15" East, 863.82 feet to a found iron stake in the northerly line of a 14.96 acre tract recorded in the name of Gene and Helen Babb in Deed Book 235, Page 283; thence with said northerly line,

South 56° 08' 28" West, 720.72 feet to a found iron pipe; thence along the westerly line of Babb and the easterly line of V.M.S. 2445,

South 33° 16' 31" East, 2303.44 feet to a found iron spike in the centerline of Plain City-Georgesville Road (50' R/W);

thence with said centerline,  
South 04° 30' 12" East, 1111.85 feet to a found iron spike;  
thence along the northwesterly line of a 83.37 acre tract in  
the name of Board of Park Commissioners of Columbus and  
Franklin County in Deed book 271, Page 658,  
South 52° 58' 33" West, passing a found iron pipe at 3638.74  
feet, a total distance of 3715.02 feet to the east bank of  
Little Darby Creek; thence with the centerline of Roberts  
Mill Race (see Deed Book 25, Page 241) now a 9.57 acre tract  
recorded in the name of Marcella Loveless in Deed Book 289,  
Page 187,  
North 00° 31' 35" East, 330.00 feet,  
North 17° 31' 35" East, 280.50 feet, and  
North 06° 45' 20" West, 285.46 feet to a found iron pipe at  
the southeast corner of the original Mill Race Dam; thence  
along the center of the Mill Dam,  
North 21° 57' 21" West, 166.87 feet to a found iron pipe on  
the west bank of Little Darby Creek; thence along the west  
bank of said creek,  
South 12° 20' 45" West, 450.29 feet,  
South 01° 05' 57" East, 309.05 feet,  
South 04° 40' 39" East, 387.13 feet,  
South 09° 36' 15" West, 445.66 feet,  
South 06° 30' 49" West, 166.13 feet,  
South 19° 36' 04" West, 229.59 feet,  
South 05° 10' 37" West, 476.74 feet, and  
South 09° 06' 59" West, 253.42 feet; thence along the  
northerly line of a 48.555 acre tract recorded in the name of  
Ralph L. Parsons in Deed Book 222, Page 376,  
South 78° 09' 50" West, passing a found iron pipe at 102.30  
feet, a total distance of 555.95 feet to a found wooden post;  
thence  
North 50° 37' 06" West, 1023.53 feet to a found stone; thence  
South 85° 38' 36" West, passing a found iron spike in the  
centerline of Olmstead Road at 1101.83 feet, a total distance  
of 1123.32 feet to the point of beginning.

The above described parcel contains 562.753 acres, and is  
subject to all legal rights of way and easements of record  
including a surface water drainage easement of record in Deed  
Book 286, Page 865, a gas line easement of record in Deed  
Book 151, Page 661, a blanket gas line easement of record in  
Deed Book 70, Page 595, and an outfall sewer and drainage  
ditch easement of record in Deed Book 156, Page 49. All Deed  
Books mentioned are those in the Recorders Office, Madison  
County, Ohio. Iron pipes set are 3/4 inches in diameter and  
30 inches in length with caps stamped P.S. 7377. Surveyed by  
William W. Browning, P.S. 7377, during December of 1994. A  
triangular addition of 1.761 acres was made to the December  
1994 survey and description, by The Thomas Engineering &  
Surveying Co. in February 1995, and is included within the  
above description and acreage.



Robert G. Watts RPLS #4138