



Being a tract of land containing 5.000 acres in VMS 4518 of Union Civil Township, Madison County, State of Ohio along Old Xenia Road (County Road number 12) and being a portion of that original 305.10 acres conveyed to Betty L. Conn on January 8 th., 1993 of record in Volume 293 at Page 0984 and 0985 ( current tax record 300.10 acres tax parcel number 29-00641.000 ) aerial parcel # 360...said 5.000 acres surveyed in August, 1996 for Terry Conn and others...bounded and more particularly described as follows:

Commence with an existing railroad spike found in the middle of Armstrong Road and Old Xenia Road junction...then with the centerline tangent of Old Xenia Road ( passing a railroad spike found at 811.260 feet ) S 22 deg 30 min 42 sec W 1,112.910 feet to a found 5/8 inch steel reinforcing rod on top of a ditch bank; then S 62 deg 09 min 12 sec W 552.340 feet to a found railroad spike on the easterly boundary to said Betty L. Conn; then again with the middle of Old Xenia Road S 64 deg 15 min 36 sec W 871.025 feet to a set 60 penny steel spike at the true point of beginning;

Thence: Perpendicular from said centerline aforesaid and passing a set 3/4 inch capped pipe at 25.00 feet.....S 25 deg 44 min 24 sec E 544.500 feet to a set 3/4 inch capped pipe;

Thence: Parallel with Old Xenia Road S 64 deg 15 min 36 sec W 400.000 feet to a set 3/4 inch capped pipe;

Thence: Passing a set 3/4 inch capped pipe at 517.500 feet ....N 25 deg 44 min 24 sec W 544.500 feet to a set railroad spike in the centerline of Old Xenia Road;

Thence: With the centerline thereof N 64 deg 15 min 36 sec E 400.000 feet to the true point of beginning.

Containing within said bounds 5.000 acres of land. Bearings based on the calls in Volume 285 at Page 485. Steel reinforcing rods driven with outside 3/4 inch pipes driven capped thus stamped R.I.Baker S-5539. Spikes set in the road pavement.

This description is based on a current field survey.

Also attached hereto is a subsurface drainage easement 70.000 feet in width extending from the above described 5.000 acres to the water of Walnut Creek and hereafter described. ( Walnut Creek also known as Walnut Run ).

From the southwesterly corner of the above described 5.000 acres go then with the southerly boundary therewith N 64 deg 15 min 36 sec E 43.263 feet to the beginning;

Thence: With the middle of said 70.000 feet wide drainage easement ( 35 feet each side of the following course )...S 10 deg 15 min 36 sec W 580.000 feet to a point in the channel of Walnut Creek at which point the herein described easement terminates.(Walnut Creek aka Walnut Run)

Rodger Irwin Baker August 13, 1996

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