

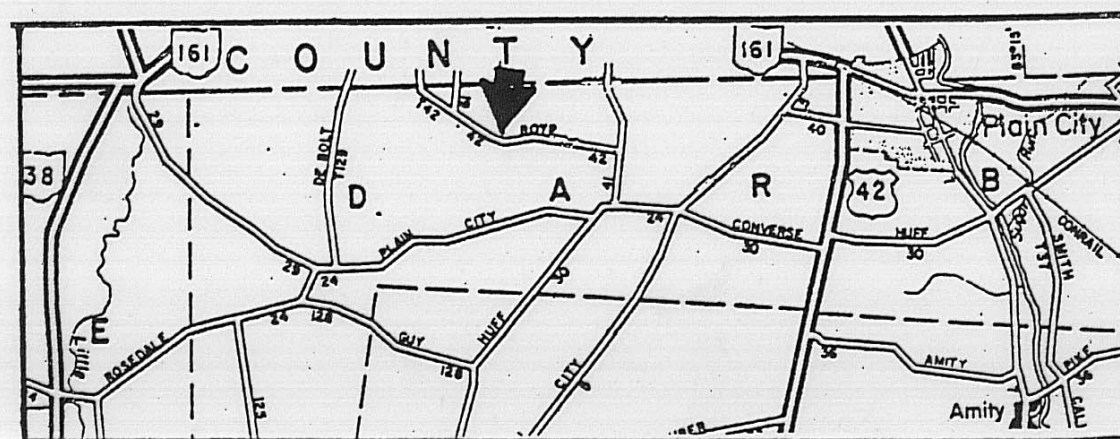
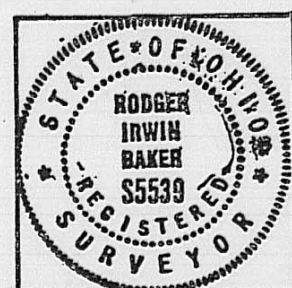
Containing within said bounds 5.2523 acres of land with 2.2773 acres being part of aerial parcel # 487 (deed tract II) and 2.9750 acres being a portion of aerial parcel # 489 (deed tract I), and part of combined 144.642 acres in VMS 7239 carried as tax parcel # 03-00003.00.

Bearings are derived from D.B. 298 at Page 053. This survey was made in April 1997 by Rodger Irwin Baker Ohio license # S-005539.

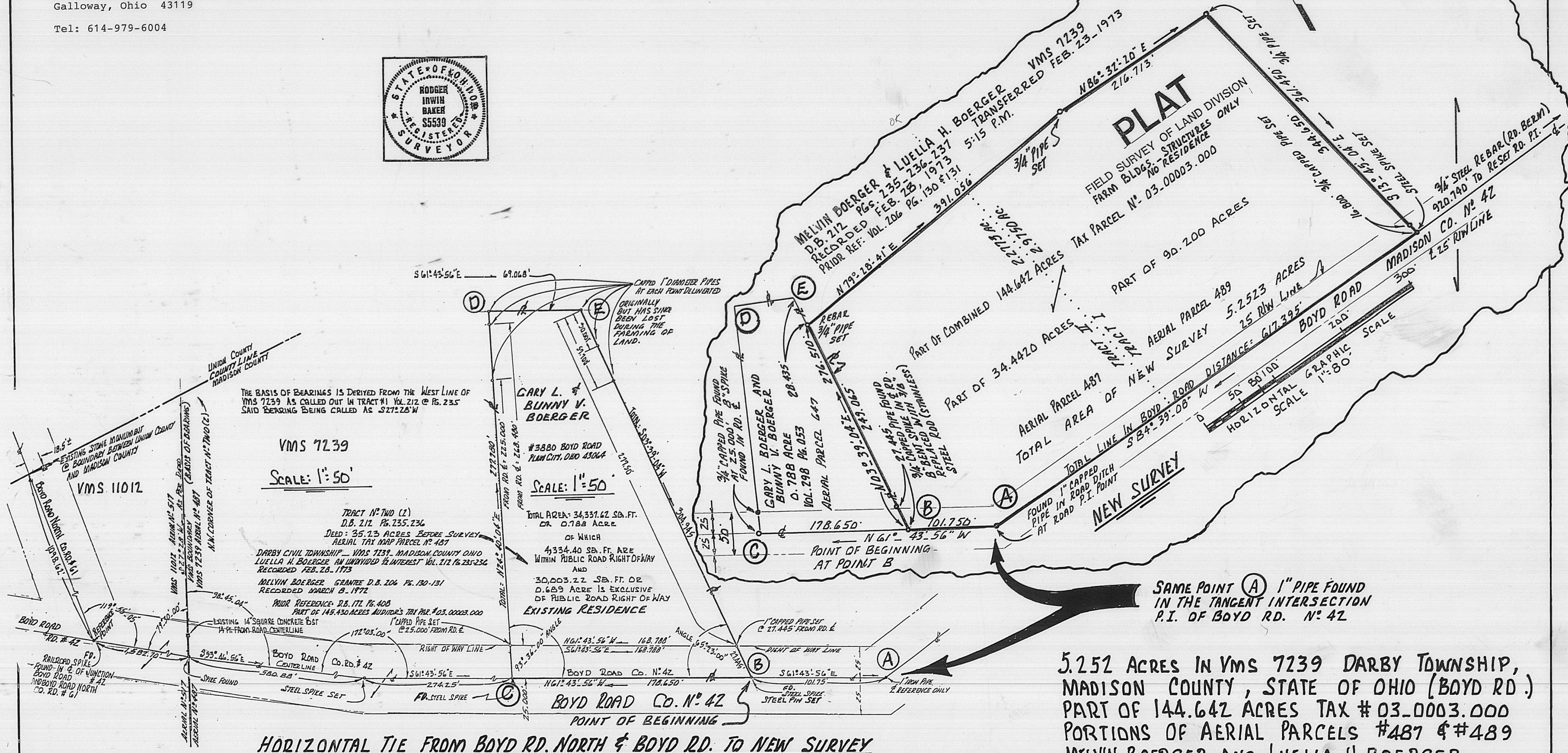
Rodger Lavin Baker

April 21, 1997

Tel: 614-979-6004



VICINITY SCHEMATIC



5.252 ACRES IN VMS 7239 DARBY TOWNSHIP,
MADISON COUNTY, STATE OF OHIO (BOYD RD.)
PART OF 144.642 ACRES TAX # 03-0003.000
PORTIONS OF AERIAL PARCELS #487 & #489
MELVIN BOERGER AND LUELLA H. BOERGER
D.B. 212 PG. 235-236 & 237 SCALE: AS SHOWN

TRANSFER PLAT

Description of 5.2523 acres of land situated within VMS 7239 in Darby Civil Township, Madison County, State of Ohio, and being a portion of 34.4420 acres Tract II and being a portion of 90.200 acres Tract I as recorded in Deed Volume 212, at Pages 235-236 & 237, more specifically being part of 144.642 acre carried as tax parcel #03-00003.000 in the names of Melvin Boerger and Luella H. Boerger transferred February 23, 1973 ... being portions of tax map aerial parcels 487 and 489 ... said 5.2523 acres is bounded and more particularly described as follows:

Commence for reference with a found railroad spike in the junction of Boyd Road North and Boyd Road (Co. Rd. #42), then with Boyd Road #42 southeasterly to a found spike distance 1582.70 feet on the boundary between VMS 11012 and VMS 7239, then again with the middle of Boyd Road S. 53° 46' 56" E. 580.88 feet to a found steel spike, then passing a found 8 inch spike at 274.25 feet, S. 61° 43' 56" E. 452.900 feet to a set stainless steel pin at the true point of beginning (replaced a bent 8 inch steel spike found) in the centerline of Boyd Road.

Thence: Passing a found 3/4 inch capped pipe at 27.445 feet on the easterly boundary of 0.788 acre of record in D.B. 298, Pg. 053, in the name of Gary L. Boerger and Bunny V. Boerger ... N. 03° 39' 04" E. 276.510 feet to a rebar and capped 3/4 inch pipe set;

Thence: N. 79° 28' 41" E. 391.056 feet to a set 3/4 inch pipe 17 feet northerly from a pole shed;

Thence: N. 86° 32' 20" E. 216.713 feet to a set 3/4 inch pipe 37 feet northeasterly from a barn corner;

Thence: S. 13° 45' 04" E. (passing a set 3/4 inch pipe at 344.650 feet) 361.450 feet to a steel spike set in the middle of Boyd Road #42;

Thence: With said road alignment S. 84° 39' 08" W. a distance of 617.395 feet to a found 1 inch capped pipe at the road P.I. and in the roadside ditch line;

Thence: With the centerline tangent of said roadway N. 61° 43' 56" W. 101.750 feet to the point of beginning.

Containing within said bounds 5.2523 acres of land with 2.2773 acres being part of aerial parcel #487 (deed tract II) and 2.9750 acres being a portion of aerial parcel #489 (deed tract I), and part of combined 144.642 acres in VMS 7239 carried as tax parcel #03-00003.000.

Pipes set are 3/4 inch diameter with caps stamped R.I. Baker, PS #S-5539.

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