

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. BAKER \$5539 S 61-43-56 E. CAPTED L'DIAMETER PIPES AT EACH POINT DELINEATED E ORIGINALLY
BUT HAS SING
BEEN LOST
DURING THE
FARMING OF
LAND. THE BASIS OF BEARINGS IS DERIVED FROM THE WEST LINE OF YMS 7239 AS CALLED OUT IN TRACT #1 YOL.ZIZ @ PG. 235 SAID BEARING BEING CALLED AS \$27228W GARY L. BUNNY V. BOERGER #3880 BOYD ROAD PLAN CITY, OLIO 43064 VMS 7239 SCALE: 1=50 VMS. 11012 TRACT Nº TWO (2) TOTAL AREA: 34,331.62 SQ.FT. D.B. 212 PG. 235.236 DEED: 35.13 ACRES BEFORE SURVEYED AERIAL TAX MAP PARCEL Nº 487 DARBY CIVIL TOWNSHIP __ VINS 1239. MADISON COUNTY OHIO LUELLA H. BOERGER AN UNDIVIDED IZ INTEREST VOL. 212 16 235-236. RECORDED FEB. 28. 1973 4334.40 SB. Fr. ARE ITHIN PUBLIC ROAD RIGHT OF WAY AT POINT B 30,003.ZZ SB. FT. OR 0.689 ACRE IS EXCLUSIVE MOLLYIN BOERGER GRANTEE D.B. 206 PS. 130-131 RECORDED MARCH 8-1972 OF PUBLIC ROAD RIGHT OF WAY EXISTING RESIDENCE PART OF 145.430 ACRES AUDITOR'S TAY MR. \$03.00003.000 EXISTING 14"SQUARE CONCRETE BST 14"FT. FROM BOAD_CENTERLINE I"CLIPPED PIPE SET - C25.000' FROM RD. & C 21.445 FROM RD. É NG1: 43: 56" W___ 168. 788" RIGHT OF WAY LINE BOYD ROAD CO.PD. # 4Z

S 61: 43 - 56 E

STEEL SPIKE SET

BOYD ROAD CO. Nº 4Z

HODIZONTAL TIE FROM BOYD RD. NORTH & BOYD RD. TO NEW SURVEY

BOYD ROAD CO. Nº 4Z

POINT OF BEGINNING _

VICINITY SCHEMATIC TAX PARCEL Nº - 03 - 00003 - 000 144.692 ACRES POINT OF BEGINNING SAME POINT A 1" PIPE FOUND IN THE TANGENT INTERSECTION P.I. OF BOYD RD. Nº 4Z 5.252 ACRES IN VMS 7239 DARBY TOWNSHIP, MADISON COUNTY, STATE OF OHIO (BOYD RD.) TIRON PIPE É REFERENCE ONLY STEEL PIN SET PART OF 144.642 ACRES TAX # 03_0003.000 PORTIONS OF AERIAL PARCELS #487 4#489

TRANSFER PLAT

D.B. 212 PG. 235_236 \$237

MELVIN BOERGER AND LUELLA H. BOERGER

SCALE: AS SHOWN

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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