

BASIS OF BEARINGS: © ROSEDALE ROAD, BEING S 27° 20' 00" W, AS SHOWN OF RECORD IN D.B. 219, PGS. 355, 358 & 361, RECORDER'S OFFICE, MADISON COUNTY, OHIO.

MARVIN J. & KAREN L. BOERGER
123.54 AC. FIRST TRACT
D.B. 219, PG. 355 (UN. 1/7 INT.)
D.B. 219, PG. 358 (UN. 1/7 INT.)
D.B. 219, PG. 361 (UN. 5/7 INT.)
22

ERNEST E. BURNS
123.663 AC.
O.R. 64, PG. 597
30

① MARVIN J. & KAREN L. BOERGER
0.691 AC.
D.B. 208, PG. 303
343

RAYMOND C. & SUSIE P. RAUSCH
66.1 AC. TRACT II
D.B. 225, PG. 35
215

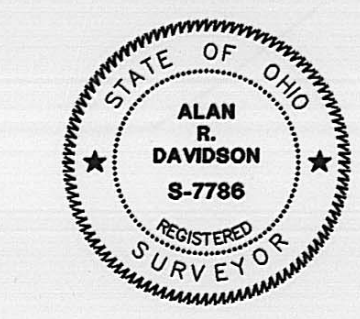
PLACE OF BEGINNING FOR 14,000 AC. DESC.

ROSEDALE ROAD - COUNTY ROAD NO. 25 ~ 45'

— 3/4" I.D. Iron Pipe Set Unless Otherwise Shown

I hereby certify that this plot was prepared from an actual field survey performed under my supervision in March, 1998. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

Alan R. Davidson
Alan R. Davidson - Ohio Surveyor No. 7786



C.F. BIRD & R.J. BULL, INC. ENGINEERS / SURVEYORS 2875 W. DUBLIN-GRANVILLE RD. COLUMBUS, OHIO	
MARVIN J. & KAREN L. BOERGER D.B. 219, PGS. 355, 358 & 361	
BOUNDARY SURVEY 840 ROSEDALE RD. PIKE TWP., MADISON CO., OHIO	
14,000 AC. IN V.M.S. 8416	
SCALE: 1" = 100' DWN: TLR CKD: RJB MAR. 16, 1998	JOB NO. 98-004 1 1

H: LUDBS'DIVC' 98-004 BOERGERZDING

Situated in the State of Ohio, County of Madison, Township of Pike, in Virginia Military Survey No. 8416, and being 14.000 acres out of a 123.54 acre tract of land conveyed as First Tract to Marvin J. and Karen L. Boerger by deeds of record in Deed Book 219, Page 355 (undivided 1/7th interest), Page 358 (undivided 1/7th interest) and Page 361 (undivided 5/7th interest), Recorder's Office, Madison County, Ohio, and bounded and described as follows:

Beginning at a railroad spike set in the centerline of Rosedale Road-County Road No. 25 (45 feet wide) and in an east line of said 123.54 acre tract, said point being S 27° 20' 00" W a distance of 1,371.38 feet from a railroad spike found in the centerline of Rosedale Road, at a corner of said Virginia Military Survey No. 8416, at the southeast corner of Virginia Military Surveys Nos. 7472-7677, at a corner of Virginia Military Survey No. 8415, at the northeast corner of said 123.54 acre tract and at the southeast corner of a 66.1 acre tract of land conveyed as Tract II to Raymond C. and Susie P. Rausch by deed of record in Deed Book 225, Page 35, Recorder's Office, Madison County, Ohio;

thence S 27° 20' 00" W along the centerline of Rosedale Road and along a portion of an east line of said 123.54 acre tract a distance of 775.77 feet to a railroad spike set at the southeast corner of said 123.54 acre tract and at the northeast corner of a 123.663 acre tract of land conveyed to Ernest E. Burns by deed of record in Official Record 64, Page 597, Recorder's Office, Madison County, Ohio;

thence N 65° 18' 28" W along a portion of the south line of said 123.54 acre tract and along a portion of the north line of said 123.663 acre tract a distance of 1,047.00 feet to a 3/4-inch I.D. iron pipe set (passing a 3/4-inch I.D. iron pipe set at 30.03 feet), the first said iron pipe being S 65° 18' 28" E a distance of 2,518.64 feet from a stone found in the northwest line of said Virginia Military Survey No. 8416, in the southeast line of Virginia Military Survey No. 7474, at the southwest corner of said 123.54 acre tract and at the northwest corner of said 123.663 acre tract;

thence N 24° 41' 32" E perpendicular to the south line of said 123.54 acre tract and perpendicular to the north line of said 123.663 acre tract a distance of 537.85 feet to a 3/4-inch I.D. iron pipe set;


thence S 65° 18' 28" E parallel with the south line of said 123.54 acre tract and parallel with the north line of said 123.663 acre tract a distance of 905.64 feet to a 3/4-inch I.D. iron pipe set;

thence N 27° 20' 00" E parallel with the centerline of Rosedale Road and parallel with an east line of said 123.54 acre tract a distance of 245.00 feet to a 3/4-inch I.D. iron pipe set;

thence S 62° 40' 00" E perpendicular to the centerline of Rosedale Road and perpendicular to an east line of said 123.54 acre tract a distance of 166.00 feet to the place of beginning (passing a 3/4-inch I.D. iron pipe set at 136.00 feet);

containing 14.000 acres of land more or less and being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Alan R. Davidson, Ohio Surveyor No. 7786, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in March, 1998. Basis of bearings is the centerline of Rosedale Road, being S 27° 20' 00" W, as shown of record in Deed Book 219, Pages 355, 358 and 361, Recorder's Office, Madison County, Ohio.


Alan R. Davidson
Ohio Surveyor #7786

