

DESCRIPTION of 44.129 acres of land situated within Canaan Civil Township, Madison County, State of Ohio and being all of that portion of 100.3319 acres lying north of the middle of Heafy Open Ditch # 77 carried as tax parcel # 01-00152.000 which land is described in a deed to John G. Roby and Neva Jo Roby D.B. 278 at Pg. 255 (formerly 132.674 acres)..said 44.129 acres having 17.477 acres being part of 22.50 acres aerial parcel # 291 and having 26.652 acres being part of 78.0317 acres carried as aerial parcel # 293...situated within VMS 6508, 5097 and 7395...being bounded and more particularly described as follows:

Beginning with a steel pin in a metal monument box in the junction of U.S.Route # 42 (London-Delaware Road) and Amity Pike (Co. Rd. # 36), Canaan Township;

Thence: With the middle of U.S.Route # 42 S 12 deg 23 min 48 sec W 217.019 feet to a set P.K.spike over the middle of an arch pipe culvert at Heafy open ditch..(also spelled Heafey Ditch..County Ditch # 77);

Thence: Up stream N 81 deg 34 min 40 sec W 505.097 feet to a point in the middle of said ditch 24.00 feet N 06 deg 32 min 00 sec E from a set 3/4 inch pipe;

Thence: Again upstream N 84 deg 49 min 31 sec W 990.416 feet to a point in said middle of ditch 18.50 feet N 21 deg 17 min 00 sec E from a set 3/4 inch reference pipe;

Thence: N 50 deg 11 min 16 sec W 175.643 feet upstream to a point in the middle of said ditch 28.00 feet N 17 deg 14 min 00 sec E from a 3/4 inch reference pipe set;

Thence: Upstream S 85 deg 08 min 01 sec W 205.932 feet to a point in the middle of said ditch 21.00 feet N 03 deg 26 min 00 sec W from a 3/4 inch reference pipe set;

Thence: Again upstream S 88 deg 46 min 55 sec W 297.317 feet to a new property corner in the middle of said ditch 25.00 feet N 03 deg 06 min 09 sec E from a 3/4 inch reference pipe set...said point on the westerly boundary of John G. Roby and Neva Jo Roby and being on the easterly boundary of 225.0050 acres of record in D.B. 289 at Pg. 029..tax parcel 01-00188.000 in the ownership of Farm Villa Foundation, Inc:

Thence: With the West line of Roby and East line of Farm Villa Foundation, Inc. passing set 3/4 inch pipes at 25.55 feet and at 250.200 feet...N 03 deg 06 min 09 sec E 290.470 feet to a square concrete corner post (old fence corner) a common corner to said Roby, to Farm Villa Foundation, Inc. and to 58.4100 acres..tax parcel # 01-00214.000..belonging to Dan D. Hostetler and Erma Katherine Hostetler of record in D.B. 241 at Pg. 272;

Thence: With the West line of Roby and East line of Hostetler (evidence of an old wire fence and edge of wooded area) N 03 deg 06 min 05 sec E 522.905 feet to a square concrete corner post and former fence junction at the northwest corner of said Roby and being the southwesterly corner of 44.510 acres in the names of Johnny Walker Rihl $\frac{1}{2}$ and Mary Lou Rihl $\frac{1}{2}$tax # 01-00362.003 of record in D.B. 247 at Pg. 685;

Thence: With the southerly boundary of said Rihl and the northerly boundary of said Roby (only slight evidence of an old wire fence remains) S 86 deg 43 min 51 sec E (passing a set 3/4 inch pipe at 2261.074 feet) a total distance of 2298.874 feet to a P.K. spike set in the middle of U.S.Route # 42;

Thence: With the middle of U.S.Route # 42 (passing a set P.K.spike at 406.550 feet) S 13 deg 36 min 33 sec W 413.359 feet to a P.K.spike set;

Thence: Again with aforesaid middle of U.S.Route # 42 S 12 deg 41 min 18 sec W 327.343 feet to the true point of beginning;

Containing within said bounds 44.129 acres of land being portions of aerial parcels 291 and 293, Canaan Civil Township.

Pipes set are 3/4 inch iron 30 inches long (galvanized pipe) with caps stamped R.I.Baker S-5539. Bearings derived from the east boundary line of Farm Villa Foundation, Inc. 225.0050 acres of record in D.B.289 at Pg.029.

This description is based on a current field survey made in August 1998 by the undersigned surveyor Rodger Irwin Baker for John G. Roby, Kenneth Farmwald and others.

August 24, 1998

Rodger Irwin Baker PS License # S-005539 (Ohio)
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