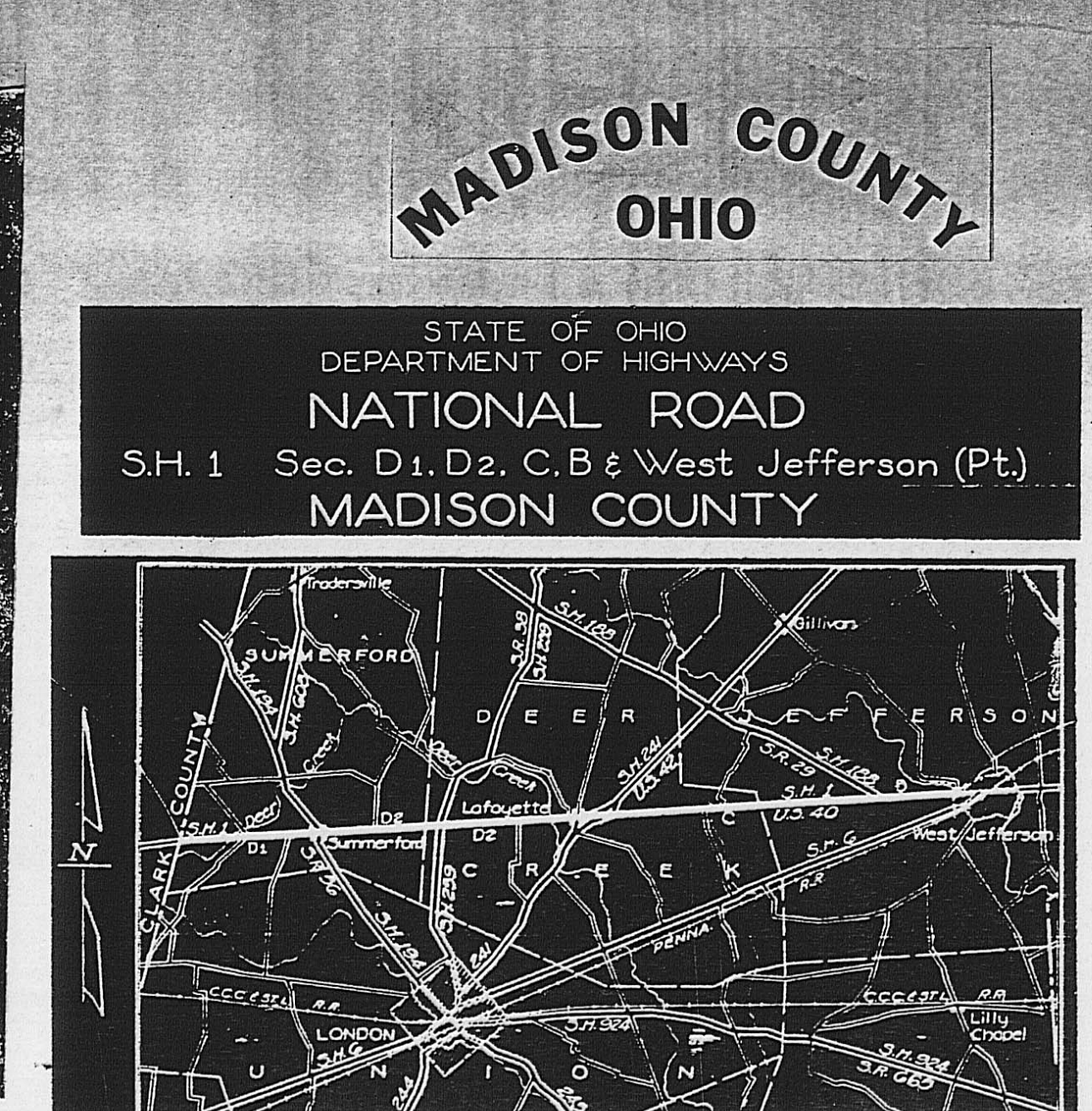
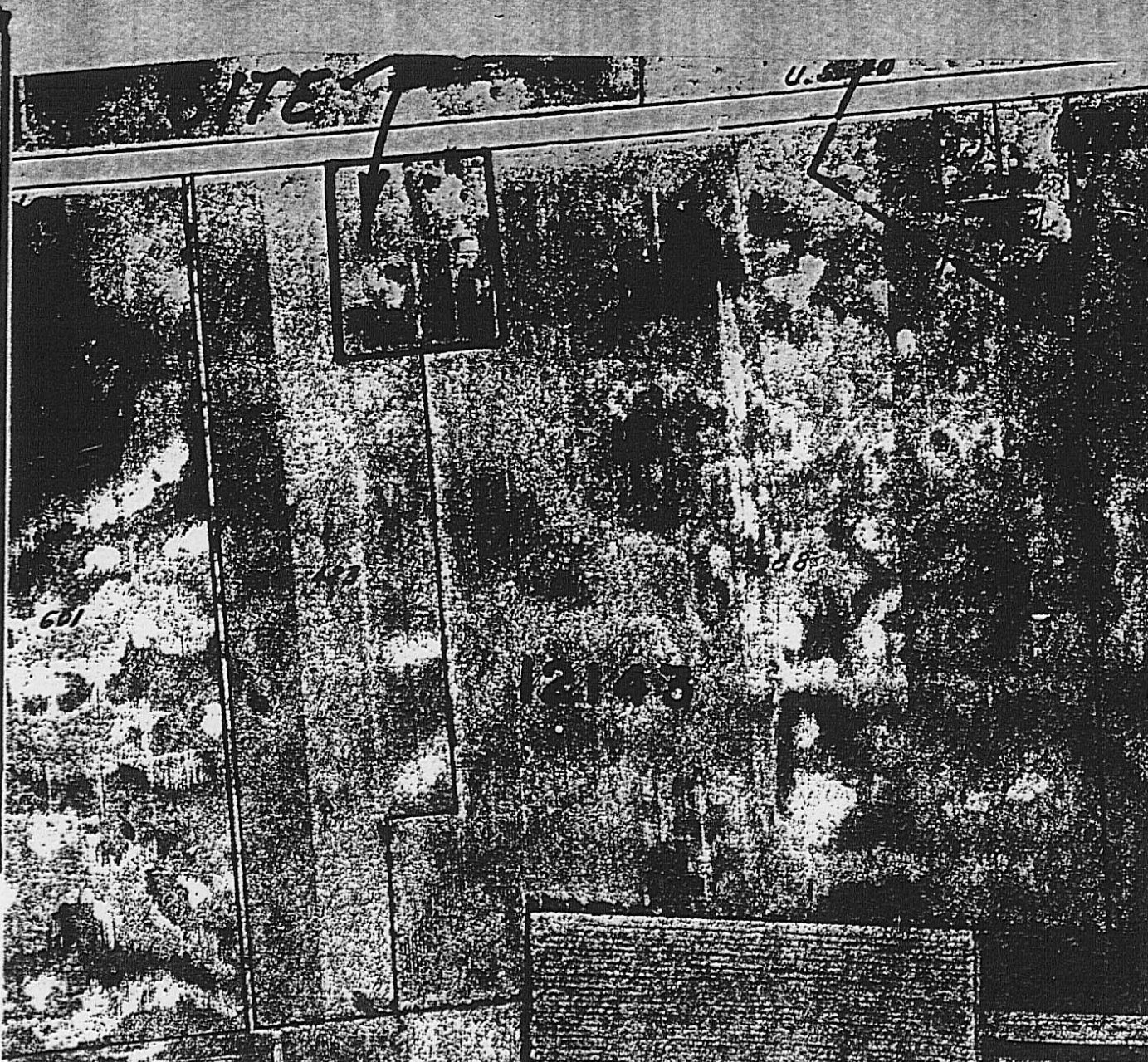
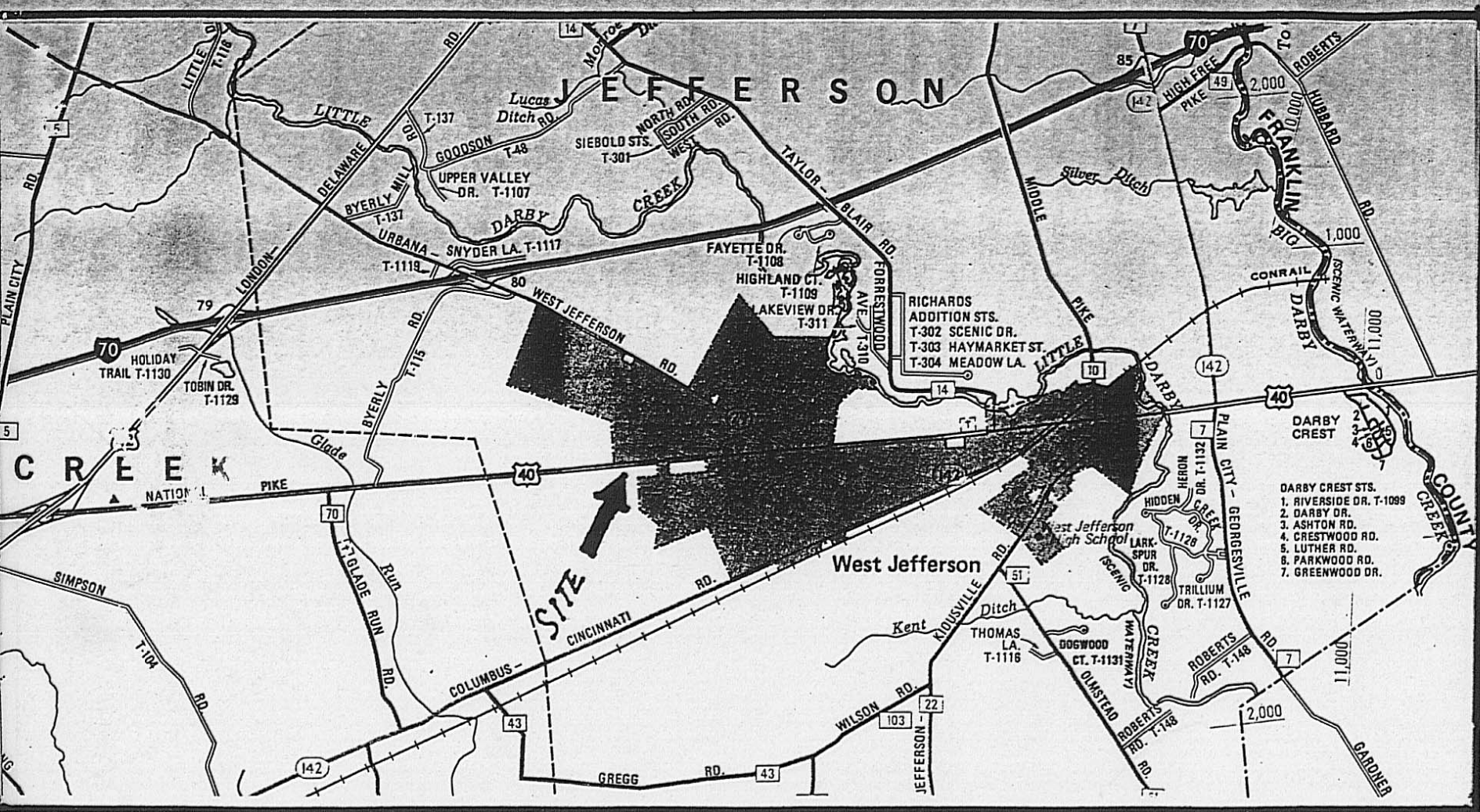


**6.1568 ACRES OUT OF 41.000 ACRES  
 IN VMS 12143 JEFFERSON CIVIL TWP.  
 MADISON COUNTY, OHIO JONAS M. FREY**



**MADISON COUNTY  
 OHIO**

STATE OF OHIO  
 DEPARTMENT OF HIGHWAYS  
**NATIONAL ROAD**  
 S.H. 1 Sec. D1, D2, C, B & West Jefferson (Pt.)  
**MADISON COUNTY**

Property boundary description of 6.1568 acres of land in VMS 12143 in Jefferson Civil Township, Madison County, State of Ohio and being a portion of tax parcel number 02-00076-000 (aerial parcel 423) 41.000 acres of record in Deed Book 296 at Pages 537 & 538 currently in the ownership of Jonas M. Frey, said 6.1568 acres includes the buildings and residence at # 5515 new U.S. Route 40....being bounded and more particularly described as follows:

Commence with a point of starting reference with the centerline of westbound Old U.S. Route 40 (formerly National Road aka S.H. # 1 Sec. D2 (Part) at the centerline junction with Byerly Road (Twp Rd. # 115 in Deer Creek Civil Township)...then measuring easterly along the original centerline of Old U.S. Route # 40 (passing into Jefferson Civil Township at 3,713.50 feet a total distance of 6,820.26 feet to a point; then S 05 deg 05 min 36 sec E crossing the east-bound lanes of U.S. Route 40 95.00 feet to the southerly right of way line of former interurban electric railway easement and being on the southerly right of way boundary for U.S. Route # 40 at a found concrete monument recorded 95 feet right of highway station 207+85.76 and is the true point of beginning...said monument is also the northeasterly corner of aforesaid 41.000 acres and the north-westerly corner of 109.4187 acres of record in O R 0096 Pg. 0941;

- Thence: S 02 deg 37 min 19 sec E 575.050 feet to a wood corner post referenced with a 3/8 inch steel rod set 0.24 ft. south and 0.70 ft. east thereof;
- Thence: Passing a 5/8 inch steel rod at 0.708 ft. S 85 deg 27 min 30 sec W 230.200 feet to a 5/8 inch steel rod being another corner between said 41.000 acres and the abutting 109.4187 acres mentioned;
- Thence: S 84 deg 34 min 45 sec W 231.572 feet to a set 3/4 inch pipe capped at the southwesterly corner to the hereinafter described 6.1568 acres;
- Thence: N 03 deg 49 min 23 sec W 573.945 feet to a set 3/4 inch pipe capped on the southerly right of way line for aforesaid U.S. Route # 40 four lanes public highway (the former southerly line of old interurban electric railroad);

Thence: Following along the said right of way line N 84 deg 55 min 43 sec E a frontage distance of 473.830 feet to the point of beginning.  
 Containing within said bounds 6.1568 acres of land..part of 41.000 acres.

Bearings derived from N 85 deg 09 min 34 sec E and N 84 deg 54 min 34 sec E along the southerly line of U.S. Route # 40 right of way as surveyed by John Circle recorded on O R 096 at Pg. 0941.

Pipes set are 3/4 inch galv. by 30 inches with caps stamped R.I. Baker S-5539.

Also the following described subsurface drainage easement being a total width of 20 feet (10 feet each side of the following centerline alignment):

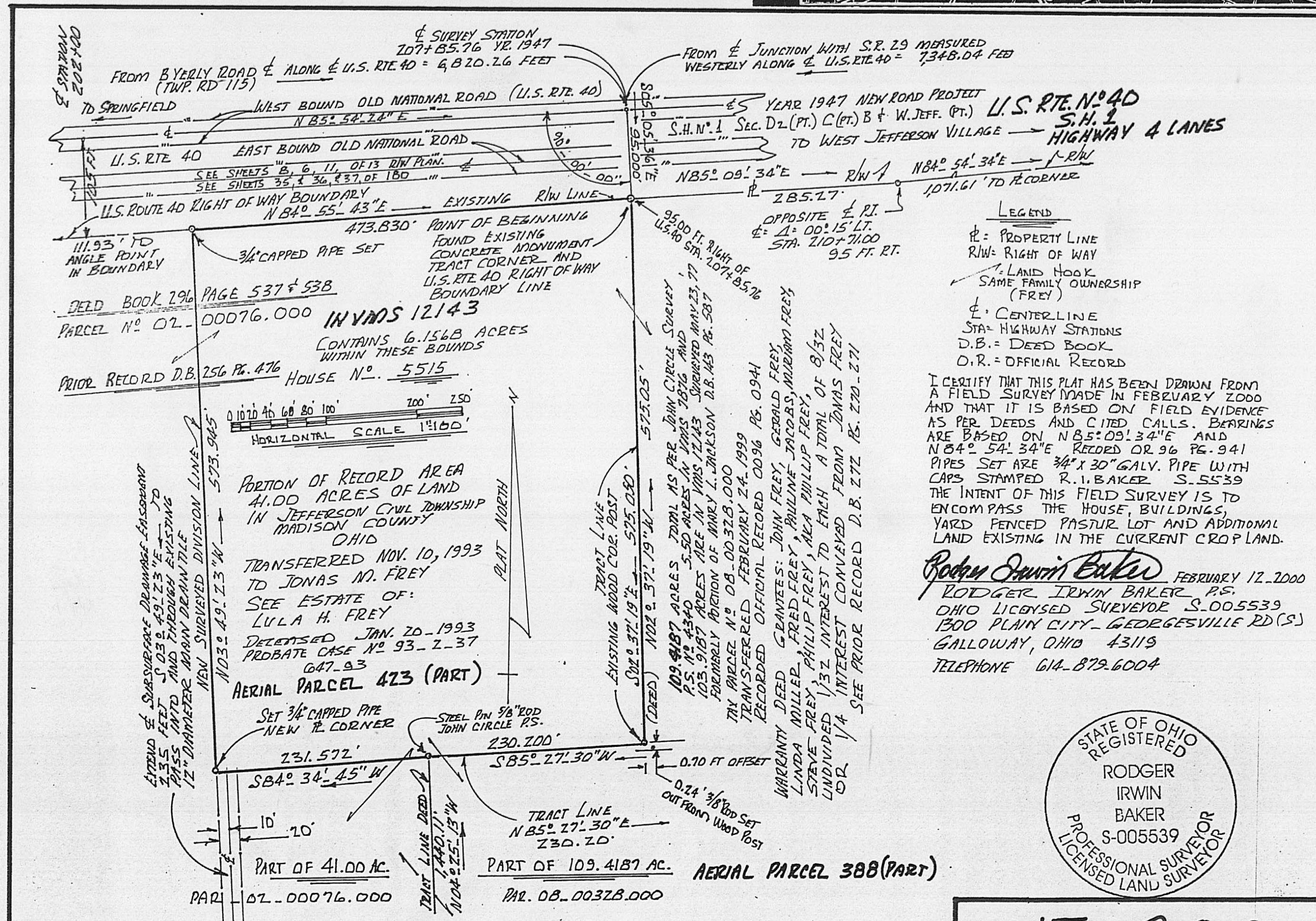
Commence with the 3/4 inch set pipe at the southwesterly corner of the above described 6.1568 acres..then along the southerly boundary thereof N 84 deg 34 min 45 sec E 10.000 feet to the beginning;

Thence: S 03 deg 49 min 23 sec E 235 feet crossing an existing 12 inch diameter main tile located in a swale and if necessary any sufficient additional distance to permit adequate title connection and maintenance.

The herein described premise is based on a field survey made in January and in February year 2000 by Rodger Irwin Baker Ohio surveyor # S-005539 for Jonas M. Frey.

*Rodger Irwin Baker*  
 February 14, 2000

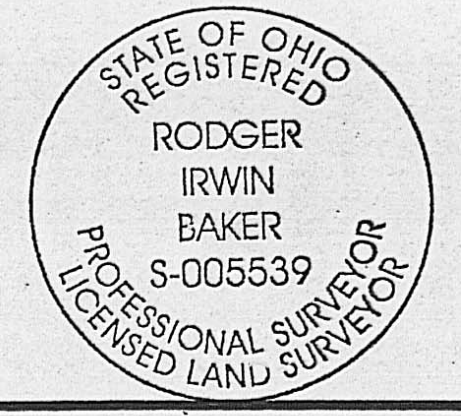
Rodger Irwin Baker P.S. ( Ohio ) License # S-005539  
 1300 Plain City-Georgesville Road (South)  
 Galloway, Ohio 43119 Phone 614-879-6004



- LEGEND**
- PL = PROPERTY LINE
  - R/W = RIGHT OF WAY
  - HL = LAND HOOK
  - HL = SAME FAMILY OWNERSHIP (FREY)
  - CL = CENTERLINE
  - STA = HIGHWAY STATIONS
  - D.B. = DEED BOOK
  - O.R. = OFFICIAL RECORD

I CERTIFY THAT THIS PLAT HAS BEEN DRAWN FROM A FIELD SURVEY MADE IN FEBRUARY 2000 AND THAT IT IS BASED ON FIELD EVIDENCE AS PER DEEDS AND CITED CALLS. BEARINGS ARE BASED ON N 85° 09' 34\"/>

*Rodger Irwin Baker* FEBRUARY 12, 2000  
 RODGER IRWIN BAKER P.S.  
 OHIO LICENSED SURVEYOR S-005539  
 1300 PLAIN CITY - GEORGESVILLE RD (S)  
 GALLOWAY, OHIO 43119  
 TELEPHONE 614-879-6004



15-2000

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February 14, 2000

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