

Tract 1: 11,8017 acres of land situated in Monroe Civil Township, Madison County, State of Ohio and being a portion of tax parcel 11-00267 Anthony Santucci, Jr. and Suzanne Santucci of record in D.B. 209 at Pg. 222...being a portion of VMS 7528 bounded and more particularly described as follows:

Commence for a point of starting reference a mag spike in the middle of Thomas Road (Twp. Rd. # 121) and Becker Road in Monroe Civil Township, then with the middle of Thomas Road N 19 deg 48 min 39 sec E 386.520 feet, N 11 deg 18 min 42 sec E 1245.580 feet, N 05 deg 00 min 12 sec E 1608.725 feet to an iron pipe set in the roadway P.I. tangent alignments at the true point of beginning:

Thence: With the centerline of said roadway S 05 deg 13 min 06 sec W 425.419 feet to a set spike;

Thence: Passing a pipe set at 25.00 feet N 86 deg 04 min 48 sec W 985.793 feet to a set pipe...this being a new land division line;

Thence: With a new line N 04 deg 38 min 17 sec E 600.000 feet to a pipe set;

Thence: With a new division line S 76 deg 54 min 00 sec E (passing a pipe set at 985.571 feet) a total distance of 1005.571 feet to a spike set in the centerline tangent of Thomas Road;

Thence: With said tangent alignment S 22 deg 30 min 00 sec W 15,000 feet to the true point of beginning.

Containing within said bounds 11,8017 acres of land with outbuildings and a two story brick residence house # 6770 Thomas Road London, Ohio 43140.

Pipes set are 3/4 inch diameter by 30 inches long capped and stamped R.I. Baker S-5539.

Bearings derived from S 22 deg 30 min 00 sec W road course described in D.B. 209 at Pg. 222.

This property is not within a flood plain.

Surveyed in December 1999 and in January & February 2000 by Rodger Irwin Baker Ohio licensed surveyor # S-005539.

Tract 2: 8,4566 acres of land situated in Monroe Civil Township, Madison County, State of Ohio and being a portion of tax parcel 11-00267 Anthony Santucci, Jr. and Suzanne Santucci of record in D.B. 209 at Pg. 222...being a portion of VMS 7528 bounded and more particularly described as follows:

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Thence: S 05 deg 13 min 06 sec W 228.271 feet to a set spike;

Thence: Following along two sides of 0.500 acre of record in D.B. 241 Pg. 204 Roy D. Rowe and Patty A. Rowe N 86 deg 28 min 36 sec W 132.000 feet

Thence: S 05 deg 13 min 06 sec W 165.000 feet to a set 3/4 inch pipe;

Thence: With a boundary fence common with Robert Lee Persinger D.B. 279 Pg. 231 N 86 deg 28 min 36 sec W 849.919 feet to a set 3/4 inch pipe;

Thence: With a new division line N 04 deg 38 min 17 sec E 400.000 feet to a set pipe;

Thence: With a new division line between Tract 1 and Tract 2 S 86 deg 04 min 48 sec E (passing a set pipe at 985.793 feet) a distance of 985.793 feet to the true point of beginning.

Containing within said bounds 8,4566 acres (no buildings existing).

Pipes set are 3/4 inch diameter by 30 inches long capped and stamped R.I. Baker S-5539.

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Tract 3: 15,5023 acres of land of which 10,4683 acres are in VMS 7528 and 5,0340 acres are within combined VMS 12070, 12237 & 12245, Monroe Twp., Madison Co., State of Ohio and being a portion of tax parcel 11-00267 Anthony Santucci, Jr. and Suzanne Santucci of record in D.B. 209 at Pg. 222...being a portion of VMS 7528 bounded and more particularly described as follows:

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Thence: Passing a set pipe at 25.00 feet and following a new division line between Tract 1 and Tract 3 N 76 deg 54 min 00 sec W 1005.571 feet to a set pipe;

Thence: With a new line N 04 deg 38 min 17 sec E 885.808 feet to a set pipe in a wire fence and common line between said Santucci and 96.00 acres of record in D.B. 281 at Pg. 642 in the ownership of Vernon A. Vick II and Timothy J. Vick;

Thence: Following an old boundary wire fence and passing through a set 3/4 inch pipe at 1275.605 feet...S 53 deg 49 min 51 sec E a total distance of 1300.605 feet to a mag spike set in the middle of Thomas Road;

Thence: With the centerline tangent therewith go S 22 deg 30 min 00 sec W (this course being the basis for bearings)...a distance of 371.520 feet to the point of beginning.

Containing within said bounds 15,5023 acres of land... (there are no buildings).

Pipes set are 3/4 inch diameter by 30 inches long capped and stamped R.I. Baker S-5539.

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Property description of 35,1162 acres of land situated in combined VMS 7528, 12070, 12237 & 12245 located in Monroe Civil Township, Madison County, Ohio...being a portion of aerial parcels 197 and 198 and currently carried as a portion of tax parcel 11-00267,000 Anthony Santucci, Jr. and Suzanne Santucci bounded and more particularly described as follows:

Commence for a point of starting reference a mag spike in the middle of Thomas Road (Twp. Rd. # 121) and Becker Road in Monroe Civil Township, then with the middle of Thomas Road N 19 deg 48 min 39 sec E 386.520 feet, N 11 deg 18 min 42 sec E 1245.580 feet, N 05 deg 00 min 12 sec E 1608.725 feet to an iron pipe set in the roadway P.I. tangent alignments at the true point of beginning, then N 22 deg 30 min 00 sec E 1300.605 feet to an iron pipe set, then with a fence line beginning, a 3/4 inch iron pipe capped;

Thence: Passing 3/4 inch pipes set at 885.808 feet, at 1485.808 feet go S 04 deg 38 min 17 sec W a total distance of 1885.808 feet to a set 3/4 inch pipe;

Thence: With a fence N 86 deg 28 min 36 sec W 843.000 feet to a 6 inch diameter well casing type corner post at a fence corner;

Thence: With a wire fence N 29 deg 30 min 38 sec E 1545.681 feet to a set 3/4 inch pipe at the base of a wood corner post and fence corner;

Thence: With a fence N 54 deg 41 min 16 sec W 1332.707 feet to a leaning 24 inch diameter iron pipe corner post in the angle of said fence and junction with evidence of three former fences...a common property corner;

Thence: With the remains of an old wire fence N 01 deg 29 min 26 sec E 391.038 feet to a 31 inch diameter iron pipe corner post at the junction of three wire fences a common property corner;

Thence: With a wire fence N 63 deg 56 min 52 sec E 254.570 feet to another 31 inch diameter iron pipe corner post at the junction of three existing fences;

Thence: S 53 deg 49 min 51 sec E (crossing an open drainage ditch known as John Gorgon Ditch # 54) a total distance of 1339.251 feet to the point of beginning.

Containing within said bounds 35,1162 acres (no present structures).

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February 25, 2000

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

February 25, 2000

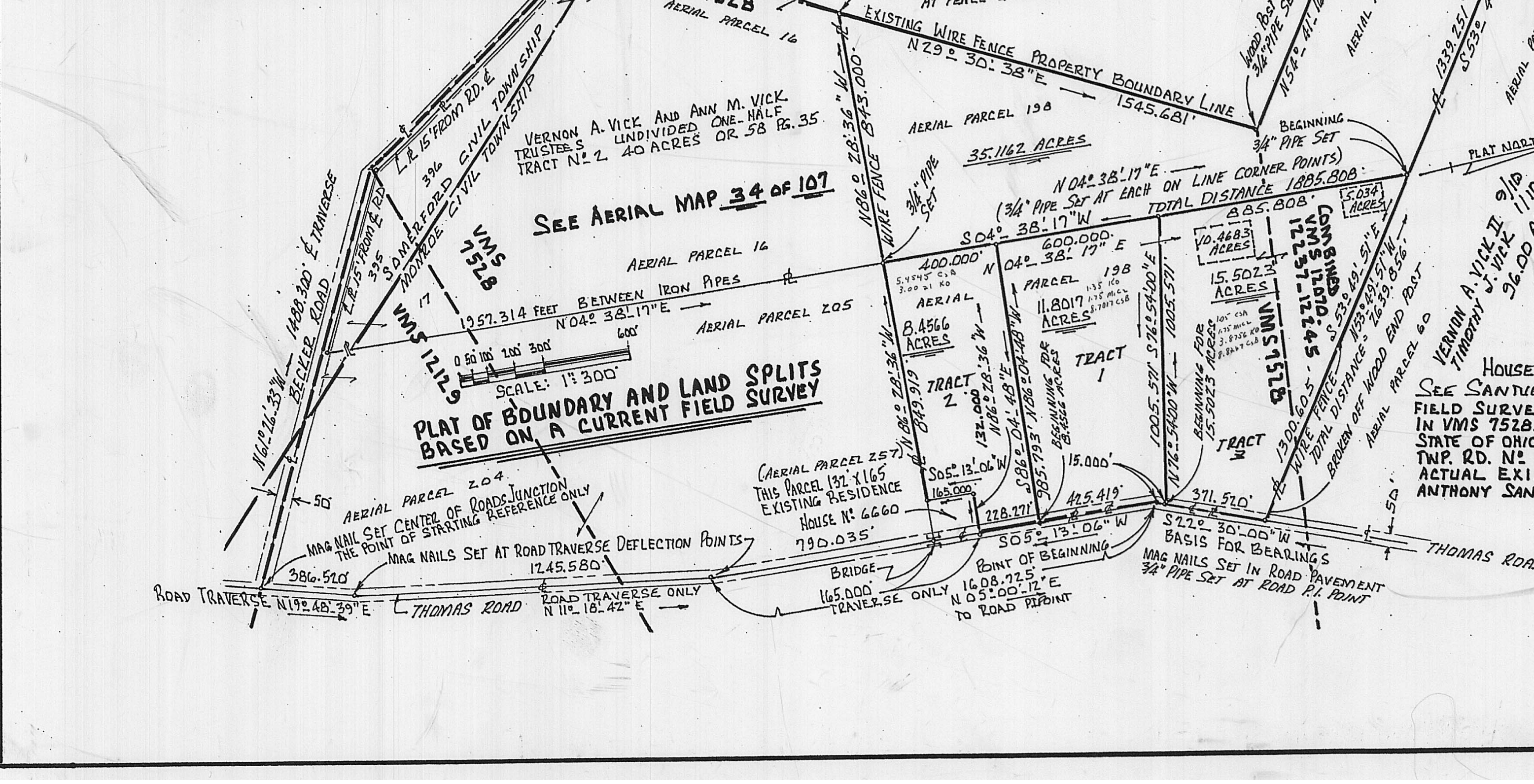
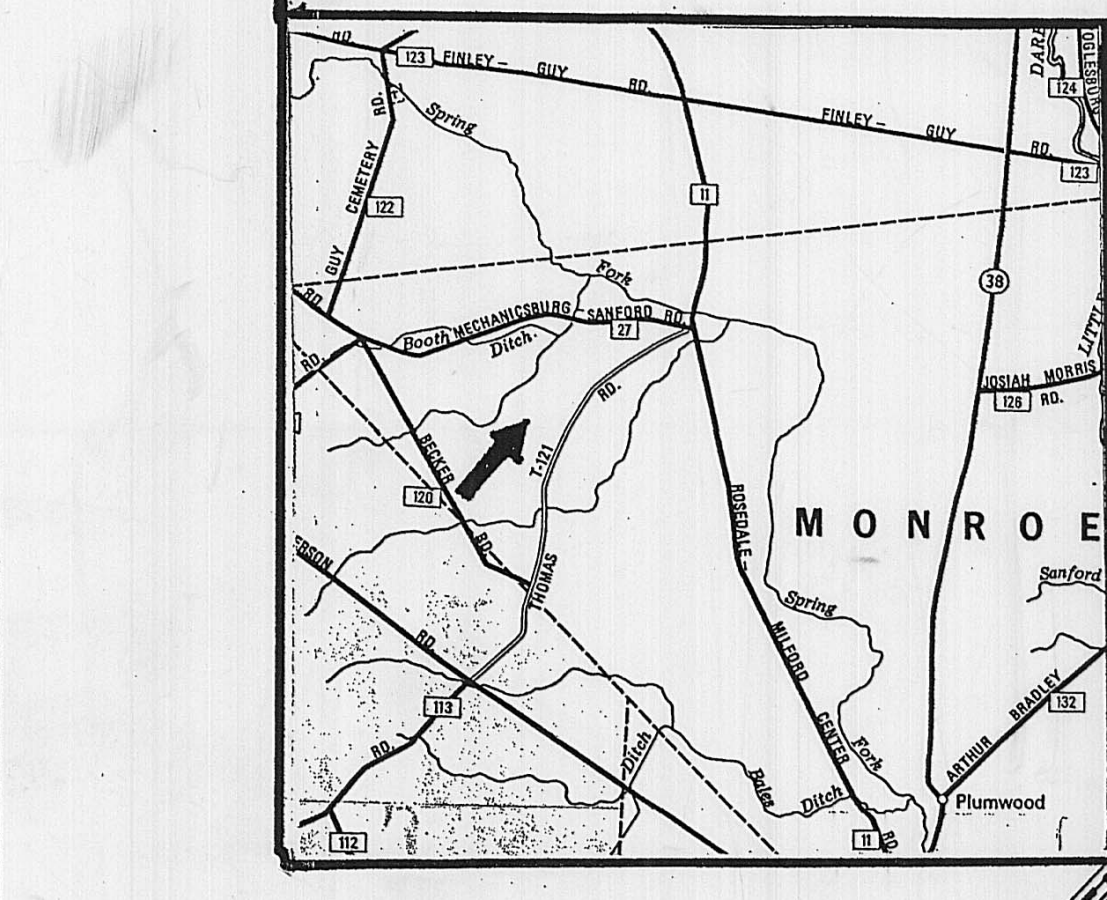
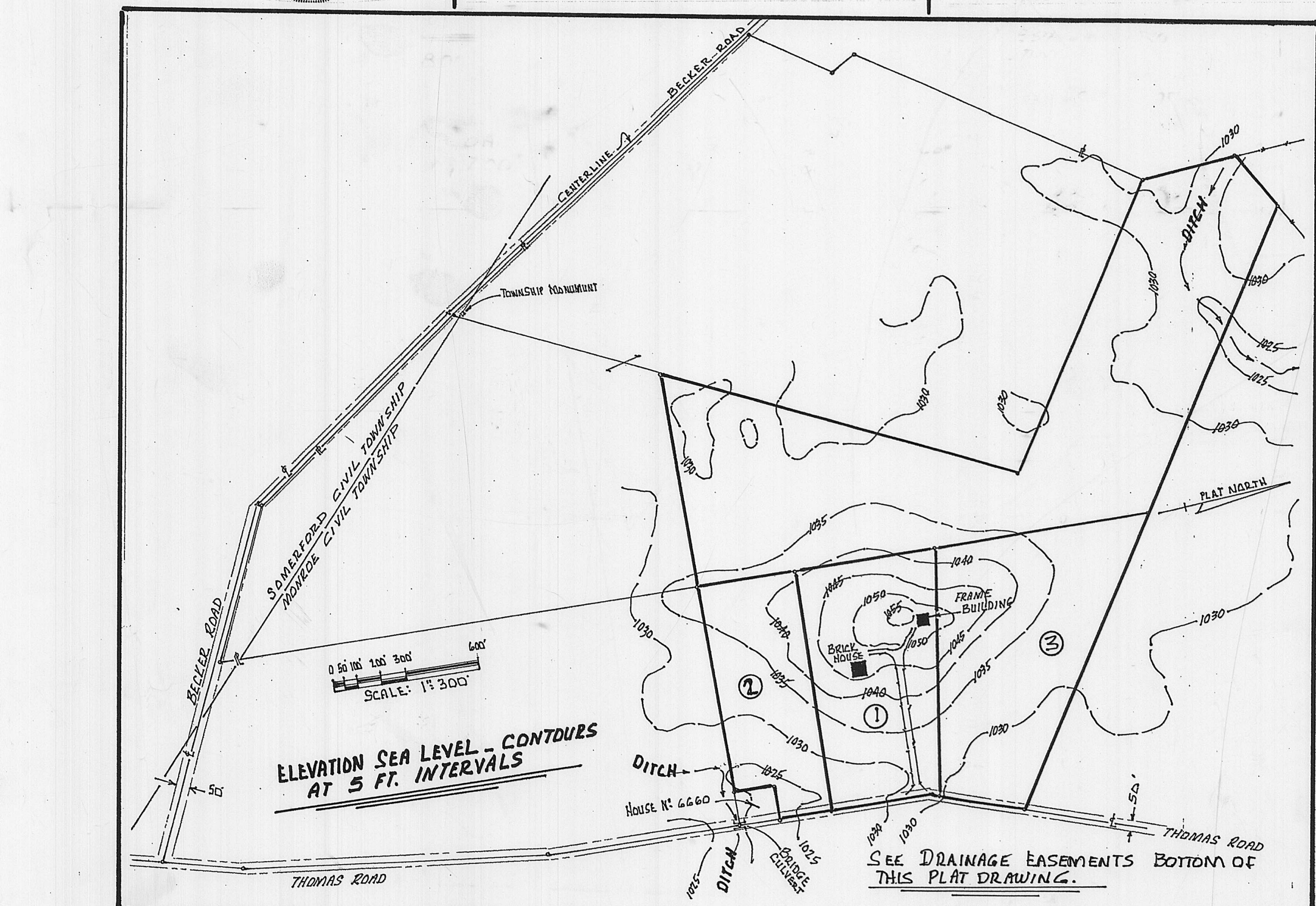
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Filed to: Hoopes & Hoopes, Box 186, Mansfield, Ohio 44800

GENERAL WARRANTY DEED

William Oyler, married,
of Madison County, Ohio

for valuable consideration paid, grant(s), with general warranty covenants, to
Anthony Santucci, Jr. and Suzanne Santucci, whose tax-mailing address is
9611 Plain City - Georgesville Rd., Plain City, Ohio, 43064

the following REAL PROPERTY: Situated in the County of Madison in the State of Ohio and in the Township of Monroe and bounded and described as follows:
Beginning in the center of the Rosedale and Tradersville Road following the line of the Philip Becker Farm N 87° W. 27.60 chains to post; thence with the Becker line N 30° E. 23.60 chains to a stake; thence with the Becker line N 55° W. 20.22 chains to a stake; thence with Pflieger's line N. 24° E. 5.92 chains to a stake; thence with the Perry Road line N. 64° E. 3.88 chains to a stake; thence S. 53° 50' E. 19.44 chains to the center of said road; thence with the center of said road S. 22° W. 5.05 chains to a stake; thence with the center of said road S. 41° W. 12.50 chains to the place of beginning, containing 70 acres, more or less, being Parts of Surveys No. 7528-12070-12245-12235.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING:
Beginning in the center of the Rosedale Tradersville Road corner to Oscar L. Persinger and in the south line of Virginia Military Survey No. 7528; thence with said survey and a line of said Persinger north 87° West 132 feet to a stake; thence north 41° east 165 feet to a stake, thence S. 87° east 132 feet to a point in the center of said road, thence with said center line south 41° west 165 feet to the beginning, containing 0.50 acre of land, more or less, and being a part of Virginia Military Survey No. 7528. Subject to all legal highways, restrictions and easements of record and zoning ordinances and regulations. Taxes pro-rata to date. Prior Instrument Reference: Vol. 162 Page 261 of the Deed Records of Madison County, Ohio.

Grace M. Oyler
of wife (absent) of the Grantor releases all rights of dower therein. Witness their hand(s) this 17 day of August, 1972.

Signed and acknowledged in the presence of:
x William Oyler
William Oyler
x Grace M. Oyler
Grace M. Oyler

State of Ohio County of Madison, ss.

BE IT REMEMBERED, That on this 17 day of August, 1972, before me, the undersigned, a Notary Public in and for said county, personally came, William Oyler and Grace M. Oyler the Grantor(s) in and in the presence of the undersigned, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day of August, 1972.

Notary Public

This instrument was prepared by John W. Tanner, Attorney at Law, 60 South Main Street, London, Ohio.

RECORDED IN D.B. 209 AT Pg. 222

This is to certify that Rodger Irwin Baker and Rodger Irwin Baker have made a current boundary field survey of the lands depicted on this plat. This field survey was made during December, 1999, January and February year 2000. This final plat has been based on deed records, best available field evidence, fences, corner posts and roadway alignments. In my opinion the data delineated herein does represent the true field conditions at the time of this surveying activity. Pipes set are 3/4 inch diameter by 30 inches long with caps stamped R.I. Baker S-5539. Spikes set in the roadway pavement are MAG NAILS. Pipes are set at distances of 25 feet from those roadway MAG NAILS at each new boundary extending away from Thomas Road. Bearings are derived from S 22 deg 30 min 00 sec W along a portion of said road course as called for in D.B. 209 at Pg. 222.

February 24, 2000

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

SUMMARY OF CURRENT OWNERSHIPS AS FOUND OF PUBLIC RECORDS:

Aerial Parcel 15 = 66.95 acres O.R. 58 Pg. 35 and aerial parcel 16 32.000 acres and aerial parcel 17 1.000 acre total 99.950 acres tax # 11-00234.000
Vernon A. Vick and Ann M. Vick Trustees 12063 Irwin Road W. Irwin, Ohio 43029

Aerial Parcel 60 = 96.000 acres D.B. 281 Pg. 642 tax # 11-00253.000 in the names of Vernon A. Vick II 9/10 and Timothy J. Vick 1/10...Ditch assessment # 54.

Aerial Parcel 89 = part of total 162.100 acres D.B. 277 Pg. 196 (112.000 acres this portion only) tax # 11-00257.000 John Todd Roberts (prior reference D.B. 236 at Pg. 234 and D.B. 220 at Pg. 05 2099 Mechanicsburg-Sanford Road...Mechanicsburg, Ohio 43044.

Aerial Parcel 197 22.000 acres and aerial parcel 198 47.500 acres (per record) D.B. 209 Pg. 222 tax parcel # 11-00267.000 Anthony Santucci, Jr. and Suzanne Santucci 6770 Thomas Road, London, Ohio 43140 Ditch assessment # 54.

Aerial Parcel # 204 15.4344 acres and aerial parcel 205 29.000 acres D.B. 275 Pg. 231 tax # 11-00231 and 11-00232 respectively Robert Lee Persinger 2875 Becker Road W. Mechanicsburg, Ohio 43044.

Aerial Parcel 257 0.500 acre Tax # 11-00260.000 D.B. 241 Pg. 204 Roy D. Rowe and Patty A. Rowe 6660 Thomas Road London, Ohio 43140

It should be noted that Ditch # 54 is also known as John Gorgon Open Ditch and / or John Gorgon Ditch # 54. Additionally it is noticed that some deeds of record refer to VMS 12235 and some maps, surveys and records refer to VMS 12237 yet plotted as one of the same premises. Thomas Road is aka Township Road # 121. There was but only one known stone monument found nearby which stone is broken and the top portion is loose but existing as plotted on the boundary between Somerford Township and Monroe Township along the northerly side of Becker Road as plotted.

SUBSURFACE DRAINAGE EASEMENTS:

Tract 3 15,5023 acres. "This tract is subject to a drainage easement over this tract in favor of abutting Tract 1 11,8017 acres and Tract 2 8,4566 acres".

Tract 2 8,4566 acres. "The conveyance of this tract includes all rights to a drainage easement over abutting Tract 1 11,8017 acres and Tract 3 15,5023 acres to lands now owned by Vernon A. Vick II and Timothy J. Vick".

Tract 1 11,8017 acres. "The conveyance of this tract includes all rights to a drainage easement over abutting Tract 3 of 15,5023 acres and lands now owned by Vernon A. Vick II and Timothy J. Vick and is subject however to a drainage easement over this tract in favor of an abutting Tract 2 containing 8,4566 acres".

24-2000

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Thence: Passing 3/4 inch pipes set at 885.808 feet, at 1485.808 feet go S 04 deg 38 min 17 sec W a total distance of 1885.808 feet to a set 3/4 inch pipe;

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February 25, 2000

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Phone 614-879-6004



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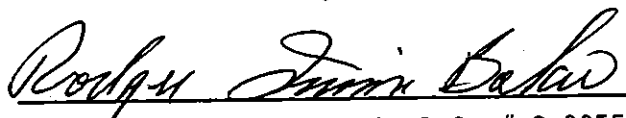
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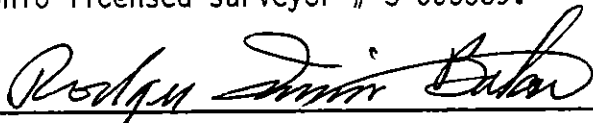
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