





House # 200 Chandler Avenue

The following is a correct boundary description of 0.256 acre of land being all of Lot # 257 and the northerly 30 feet of Lot # 256 of The Glade Hill Addition, City of London, County of Madison, State of Ohio...said subdivision filed for record in Plat Book 1 at Pages 205 & 206 ( more recently of record on slides 205, 206, 207 & 208 of the Madison County Recorder's Plat Records ), said 0.256 acre bounded and more particularly described as follows;

Beginning with a set pipe at the southerly corner of Lot # 257 and on the northwesterly boundary of 50 feet wide Chandler Avenue ( formerly Dunkin Ave. );

Thence: Passing the northwesterly corner of Lot # 257 and the southerly corner of Lot # 256 at 50.00 feet.....N 23 deg 00 min 00 sec W 80.001 feet to a set pipe;

Thence: Passing a set pipe at 15.00 feet go N 67 deg 01 min 56 sec E 139.998 feet to a set pipe on the westerly boundary of an unimproved 16.5 feet wide public alley;

Thence: Following said alley boundary and passing the southeasterly corner of Lot # 256 and the northerly corner of Lot # 257 at 30.00 feet a bearing of S 22 deg 30 min 26 sec E a total distance of 80.003 feet to a set pipe between two water meters on the easterly corner of Lot # 257 and being on the northerly boundary of Chandler Avenue;

Thence: Following the northerly boundary of 50 feet wide Chandler Avenue and passing a set pipe at 124.310 feet....S 67 deg 01 min 56 sec W 139.310 feet to the point of beginning.

Containing 11,172.46 square feet or 0.256 acre of land. ( actual 0.25648 acre )

Bearings derived from N 23 deg 00 min W P.B. 1 Pg. 205 recorded July, 1910 the westerly line of The Glade Hill Addition.

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

This description is based on a field survey made by Rodger Irwin Baker during July 2000.

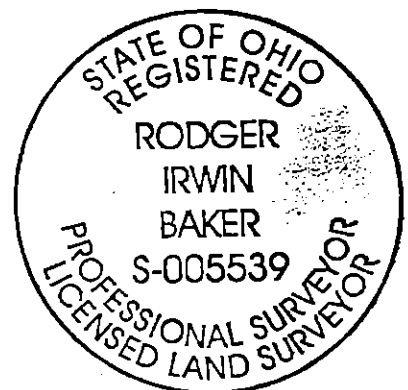
Subject to a Reciprocal Driveway and Utility Easement Agreement recorded June 29, 2000 in Official Record 0111 at Pages 2127 through 2130. Said easement being 15 feet wide.

A final plat of survey is filed with the County Engineer's Tax Map office.

Rodger Irwin Baker July 10, 2000

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1300 Plain City-Georgesville Road ( South )  
Galloway, Ohio 43119

Phone: 614-879-6004



House # 200-A Chandler Avenue

The following is a correct boundary description of 0.290 acre of land being all of Lot # 255 and 20.00 feet off of the northwesterly side of Lot # 256 and including 20 feet off of the southeasterly side of Lot # 254 of The Glade Hill Addition, City of London, Madison County, State of Ohio...said subdivision filed for record in Plat Book 1 at Pages 205 & 206 ( more recently of record on slides 205, 206, 207 & 208 of the Madison County Recorder's Plat Records ), said 0.290 acre in bounded and more particularly described as follows:

Commence for a point of starting reference with a set pipe at the southerly corner of Lot # 257 of The Glade Hill Addition which point is also the most southeasterly corner of Lot # 8 of Bodonte' Estates Block # 1 recorded on slide 528 ( formerly Plat Book 2 at Page 197....then with the westerly boundary of The Glade Hill Addition and the easterly boundary of said Bodonte' Estates N 23 deg 00 min 00 sec W 80.001 feet to a set pipe at the true point of beginning...being N 23 deg 00 min 00 sec W 30.00 feet from the southerly corner of Lot # 256;

Thence: Continue along the common line between The Glade Hill Addition and Bodonte' Estates N 23 deg 00 min 00 sec W ( passing the northwesterly corner of Lot # 256 at 20.00 feet and passing the northwesterly corner of Lot # 255 at 70.00 feet ), a total distance of 90.001 feet to a set pipe;

Thence: Passing a set pipe at 15.00 feet and crossing through Lot # 254....N 67 deg 01 min 56 sec E a total distance of 140.772 feet to a set pipe on the westerly line of a unimproved 16.5 feet wide public alley;

Thence: With said alley boundary and passing the northerly corner of Lot # 255 at 20.00 feet and passing the northerly corner of Lot # 256 at 70.00 feet, S 22 deg 30 min 26 sec E a total distance of 90.005 feet to a set pipe;

Thence: Crossing through original Lot # 256 and passing a set pipe at 124.998 feet, S 67 deg 01 min 56 sec W a total distance of 139.998 feet to the true point of beginning.

Containing 12,634.79 square feet or 0.290 acre of land. ( actual 0.29005 acre )

Bearings derived from N 23 deg 00 min W P.B. 1 Pg. 205 recorded July, 1910 the westerly line of The Glade Hill Addition.

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

This description is based on a field survey made by Rodger Irwin Baker during July 2000.

Subject to a Reciprocal Driveway and Utility Easement Agreement recorded June 29, 2000 in Official Record 0111 at Pages 2127 through 2130. Said easement being 15 feet wide.

A final plat of survey is filed with the County Engineer's Tax Map office.

Rodger Irwin Baker July 10, 2000

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House # 200-B Chandler Avenue

The following is a correct boundary description of 0.259 acre of land being all of Lot # 253 and the northwesterly 30.00 feet of Lot # 254 of The Glade Hill Addition, City of London, Madison County, State of Ohio which subdivision was originally filed for record in Plat Book 1 at Pages 205 & 206 more recently appearing on slides 205, 206, 207 & 208 of the Madison County Recorder's Plat Records....said 0.259 acre is bounded and more particularly described as follows:

Beginning at a set pipe on the westerly boundary of original Glade Hill Addition and on the northeasterly boundary of Bodonte' Estates Block 1 of record on slide # 528 which point of beginning bears N 23 deg 00 min 00 sec W 170.002 feet from the northerly line of 50 feet wide Chandler Avenue and southerly corner to Lot # 257 ( The Glade Hill Addition aforesaid ); said beginning being N 23 deg 00 min 00 sec W 20.00 feet from the southerly corner of Lot # 254;

Thence: Following the common line between Bodonte' Estates and the westerly boundary of The Glade Hill Addition...passing the northwesterly corner of Lot # 254 at 30.00 feet, passing over a water meter at 58.5 feet, passing a set pipe at 78.00 feet, passing a found boat spike in the side of a railroad tie corner post at 79.42 feet....N 23 deg 00 min 00 sec W a distance of 80.001 feet to the original corner of Lot # 253 and common corner of Lot # 252;

Thence: Following the northwesterly line of Lot # 253 and the southeasterly line of Lot # 252 which line is an average of 1.2 feet beyond an existing wire fence..... N 67 deg 01 min 56 sec E 141.460 feet to the most northerly corner of Lot # 253;

Thence: Passing through a railroad tie type corner post set in concrete at 1.3 feet and passing through a set pipe at 3.00 feet...following the common boundary of a 16.5 feet wide unimproved public alley..following along the northeasterly line of Lot # 253 and a portion of Lot # 254 ( passing the common corner thereto at 50.00 feet )...S 22 deg 30 min 26 sec E a total distance of 80.003 feet to a set pipe....30 feet along the line of Lot # 254;

Thence: Crossing through Lot # 254 and passing a set pipe at 125.772 feet....S 67 deg 01 min 56 sec W a total distance of 140.772 feet to the true point of beginning.

Containing within said bounds 11,289.42 square feet or 0.259 acre. ( actual 0.25916 acre )

Bearings derived from N 23 deg 00 min W P.B. 1 Pg. 205 recorded July, 1910 the westerly line of The Glade Hill Addition.

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

This description is based on a field survey made by Rodger Irwin Baker during July 2000.

Subject to a Reciprocal Driveway and Utility Easement Agreement recorded June 29, 2000 in Official Record 0111 at Pages 2127 through 2130. Said easement being 15 feet wide.

A final plat of survey is filed with the County Engineer's Tax Map office.

 July 10, 2000

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