

Description of 0.9768 acre of land in VMS 8416 in Pike Civil Township, Madison County, Ohio being a portion of aerial parcel # 30 appearing on aerial tax map 28 of 107 and is a portion of 123.663 acres carried as tax permanent parcel number 15-00016.000 (auditor shows 123.76 acres)...said land currently in the name of Ernest E. Burns whose tax mailing address is 1030 Rosedale Road, Irwin, Ohio 43029, the Fiduciary Deed recorded in Official Record Volume 0064 at Pages 597 through 598 transferred November 14, 1997....said 0.9768 acre is bounded and more particularly described as follows:

Commence for a point of starting reference with a small nail found in the middle of road pavement on the north boundary of Madison County common with the south boundary of Union County which point is 17.8 feet northwesterly and opposite an existing county line stone monument found in the easterly shoulder of Rosedale Road...said stone damaged but assumed to be in its original established location.....

Then following Rosedale Road (aka Weaver Road; aka Liverpool-Chuckery Road; aka County Road # 25) in a southwesterly direction 2633.80 feet to a found railroad spike marking the corner of VMS 8416 and southeast corner of VMS 7472 & 7677; then continue with the middle of Rosedale Road S 27 deg 20 min 00 sec W 1371.38 feet to another found railroad spike; then again with the middle of roadway right of way but slightly off center of the actual pavement surface S 27 deg 20 min 00 sec W 775.77 feet to the existing found railroad spike at the true point of beginning (4780.95 feet southwesterly from said starting reference)...this point of beginning spike marking the easterly corner of Ernest E. Burns recited herein....said railroad spike also the southeasterly corner of 14.000 acres as found in the names of John M. Boerger and Dawn Boerger aerial parcel # 437, tax parcel # 15-00010.001 recorded O.R. 0073 at Pg. 382 (see survey plat 28-98);

Thence: Following along aforesaid Rosedale Road but about 2½ feet southeasterly of the existing middle of pavement (road surface and metal) S 27 deg 08 min 00 sec W 241.865 feet to a found railroad spike and being the northeasterly corner of a 0.5657 acres parcel splitout of record in O.R. 104 Pg. 302 tax parcel # 15-00017.000 Ernest E. Burns and Tracie L. Harding owners aerial parcel # 29 located at house number 910 Rosedale Road, Irwin, Ohio 43029;

Thence: With twosides of said 0.5657 acre as follows: N 62 deg 55 min 38 sec W (passing a steel rod existing at 25.00 feet)a distance of 154.000 feet to a found 5/8 inch steel rod (no cap);

Thence: With the second course and boundary of aforesaid 0.5657 acre go S 27 deg 08 min 00 sec W 160.000 feet to a found 5/8 inch steel rod without a cap;

Thence: With the projection of the southwesterly boundary of said 0.5657 acre parcel now extending that alignment go N 62 deg 55 min 38 sec W 14.110 feet to a set 5/8 inch steel rebar capped R.I.Baker S-5539;

Thence: Crossing through the Ernest E. Burns' 123.663 acres go N 26 deg 58 min 17 sec E 394.830 feet to a set ¾ inch capped pipe in a wire fence and being on the northerly boundary of said Burns' 123.663 acres which boundary is common with the southerly line of John M. Boerger and Dawn Boerger 14.00 acres cited in the above portion of this instrument description; (recorded in O.R. 0073 at Pg. 0382).

Thence: With this common boundary marked with a wire fence and passing a found ¾ inch pipe capped "Bird & Bull, Inc". at 139.350 feet, S 65 deg 18 min 28 sec E a total distance of 169.380 feet to the true point of beginning.

Containing within said bounds 0.9768 acre of land. Bearings are derived from S 27 deg 20 min 00 sec W Rosedale Road course cited in D.B. 219 at Pg. 355 and shown on plat 28-98 on file in the county engineer's tax map office. Pins or pipes set are capped R.I.Baker S-5539. This description is based on a field survey made by the undersigned May and June of year 2001.

Also the following 25 feet wide drainage easement extending northwesterly to a subsurface tile.

Being a drainage easement strip of ground 25 feet in width lying immediately southwesterly of Ernest E. Burns' northerly property boundary beginning at the most northerly corner of the herein described 0.9768 acre then running N 65 deg 18 min 28 sec W 1406.784 feet to the point of terminus and crossing over a subsurface drainage outlet tile. The northerly boundary of this 25 feet wide drainage easement is common with the northerly boundary of said 123.663 acres belonging to Ernest E. Burns recorded in O.R. 0064 at Pg. 0597. This drainage easement contains 0.807 acre of land.

Rodger Irwin Baker

June 14, 2001

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

