

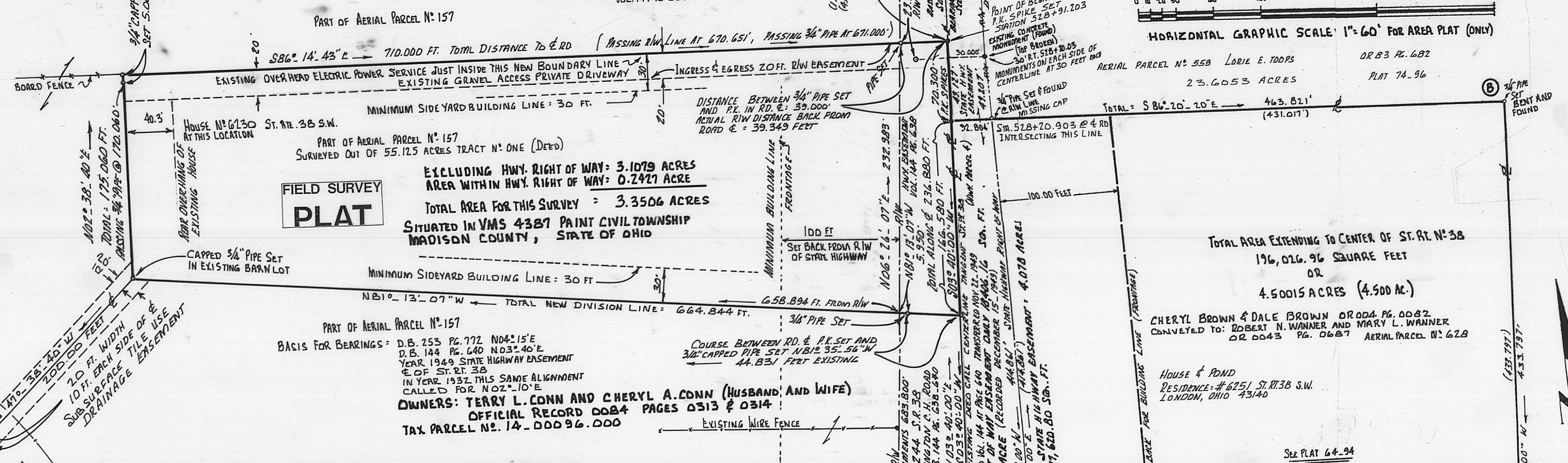
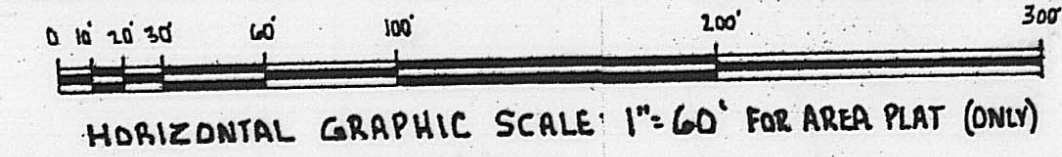
AREA PLAT

O.R. 0084 PAGE 0313 AND PAGE 0314
 TRANSFERRED AUG. 31 1998 RECORDED AUG. 31 1998 AT 1:23 P.M.
 GRANTOR: JACK F. FELLOWS WARRANTY DEED FILE # 98 00006232
 GRANTEE: TERRY L. CONN AND CHERYL A. CONN HUSBAND AND WIFE
 OF THAT DEED PARCEL TWO: 55.125 ACRES TRACT ONE; AND 10 ACRES TRACT TWO
 COMBINED ACREAGE: AERIAL PARCEL #157 = 55.125 ACRES O.R. 0084 PG. 0313-0314
 AERIAL PARCEL #156 = 10 ACRES (DESCRIPTION MISSING A COURSE AND DISTANCE)
 COUNTY AUDITOR'S PERMANENT PARCEL 65.125 ACRES #14-00096.000

PRIOR RECORD VOL. 144 PG. 638
 VOL. 144 PG. 039

SPECIFIC REFERENCE TO VARIOUS PUBLIC RECORDS
 VOL. 144 PG. 638 HWY. EASEMENT O.R. 0084 PG. 0313 & 0314 DEED TRANSFER
 VOL. 144 PG. 323, VOL. 144 PG. 640, VOL. 195 PG. 213, VOL. 253 PG. 172,
 VOL. 266 PG. 832, VOL. 271 PG. 905, VOL. 279 PG. 310, 1992 SH 244 HWY. SURVEY

LEGEND:
 P: PROPERTY LINE OR PROPERTY BOUNDARY C: CENTERLINE
 RW: RIGHT OF WAY, Δ: DELTA, LT: LEFT, RT: RIGHT
 W: WIRE FENCE, IP: IRON PIPE OR IRON PIN, RR: RAILROAD SPIKE
 EASEMENT LIMITS: LAND OWNER'S LANDHOOK SAME OWNER
 ○: 3/4" GALVANIZED IRON PIPE, PLASTIC CAP STAMPED R.I. BAKER S-5539

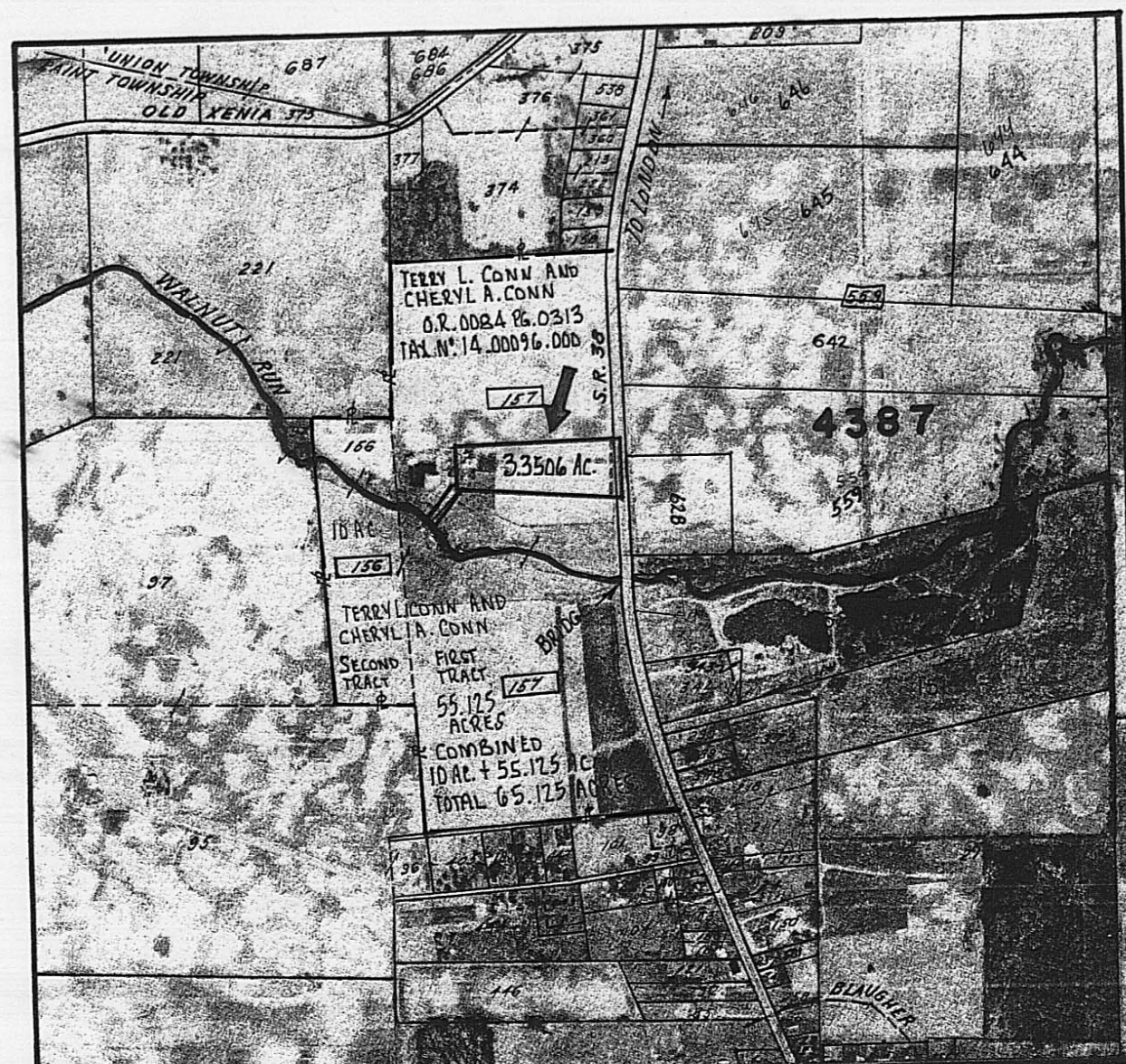
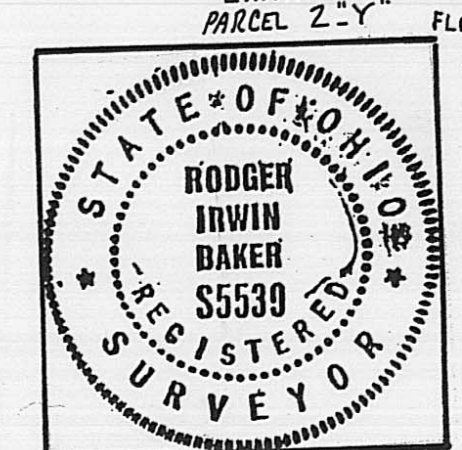


FIELD SURVEY PLAT

EXCLUDING HWY. RIGHT OF WAY: 3.1079 ACRES
 AREA WITHIN HWY. RIGHT OF WAY: 0.2427 ACRES
TOTAL AREA FOR THIS SURVEY = 3.3506 ACRES
 SITUATED IN VMS 4387 PAINT CIVIL TOWNSHIP
 MADISON COUNTY, STATE OF OHIO

PART OF AERIAL PARCEL #157
 BASIS FOR BEARINGS: D.B. 253 PG. 772 N04°15'E
 D.B. 144 PG. 640 N03°40'E
 YEAR 1949 STATE HIGHWAY EASEMENT
 E OF ST. RT. 38
 IN YEAR 1932 THIS SAME ALIGNMENT
 CALLED FOR N02°10'E
OWNERS: TERRY L. CONN AND CHERYL A. CONN (HUSBAND AND WIFE)
 OFFICIAL RECORD 0084 PAGES 0313 & 0314
 TAX PARCEL NO. 14-00096.000

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BASED ON
 A FIELD SURVEY PERFORMED BY THE UNDERSIGNED IN
 SEPTEMBER AND OCTOBER, 1998. ALL CORNERS ARE
 MARKED AS DEVOTED. THIS NEW BOUNDARY LANDSPLIT
 IS BASED ON MONUMENTS FOUND EXISTING IN THE
 FIELD AND AS PER BEST FIELD EVIDENCE.
Rodger Irwin Baker P.S. OCTOBER 25, 1998
 OHIO REGISTERED SURVEYOR NO. S-005539 (OHIO)
 1300 PLAIN CITY, GEORGESVILLE RD. (SOUTH)
 GALLOWAY OHIO, 43119 PH. 614.879.6004



SURVEY PLAT. 3.3506 ACRES IN VMS 4387 SEE AERIAL MAP 92/107
 PAINT CIVIL TOWNSHIP, STATE ROUTE #38, MADISON COUNTY, OHIO
 PART OF 65.125 ACRES TAX PARCEL 14-00096.000 (CO. AUDITOR)
 PORTION OF 55.125 FIRST TRACT O.R. 0084 PG. 0313-0314
 TERRY L. CONN AND CHERYL A. CONN, AERIAL PARCEL 157 (PART)

The following is a correct boundary description of 3.3506 acres of land situated in VMS 4387, Paint Civil Township, Madison County, State of Ohio and is a portion of 55.125 acres described as Tract One in O.R. 0084 at Pages 0313 & 0314 in the names of Terry L. Conn and Cheryl A. Conn located at 6230 State Route 38 SW and being a portion of 66.125 acres carried as tax parcel # 14-00096.000 being bounded and more particularly described as follows:

Commence as a point of starting reference with a found pin in the junction of Old Xenia Road and State Route # 38 (London-Washington C.H. Rd.), then with the tangents of State Route # 38 S 09 deg 26 min 00 sec W 519.09 feet, then S 19 deg 12 min 30 sec W 603.74 feet, then S 03 deg 40 min 00 sec W 1076.170 feet to a P.K. spike set at highway station 528+91.203 and being the true point of beginning;

Thence: Again with the centerline of State Route # 38 (passing a set P.K. spike at 70.300 feet), S 03 deg 40 min 00 sec W 236.880 feet to a P.K. spike set;

Thence: Leaving said highway running to a 3/4 inch capped pipe set at 44.831 feet on a bearing of N 81 deg 35 min 56 sec W;

Thence: Passing through the westerly right of way boundary for state highway easement of record in D.B. 144 Pg. 638 at 5.950 feet, N 81 deg 13 min 07 sec W a total distance of 664.844 feet to a 3/4 inch capped pipe set in a barnlot which point is the southwesterly corner of the herein described 3.3506 acres and is the beginning point for a 20 feet wide drainage easement running to Walnut Run Creek;

Thence: With a line remaining 40.3 feet westerly from existing house # 6230, N 02 deg 38 min 40 sec E (passing a 3/4 inch pipe set at 170.060 feet), a total distance of 175.060 feet to a 3/4 inch capped pipe set at the southerly base of an existing board fence;

Thence: Following a line lying along the northerly side of electric power poles and in part with said board fence, S 86 deg 14 min 43 sec E (crossing aforesaid highway right of way line at 670.651 feet and passing a 3/4 inch capped pipe set at 671.000 feet and passing a P.K. spike set at 709.00 feet), a total distance of 710.000 feet to the point of beginning.

Containing within said bounds a total of 3.3506 acres of land of which 0.2427 acre is within that road frontage portion encompassed by State of Ohio public road easement of record in D.B. 144 Pg. 638 and 640 leaving a net useable residual of 3.1079 acres.

Bearings are adapted to State Highway centerline survey described as S 03 deg 40 min W or N 03 deg 40 min E D.B. 144 Pg. 638-640. Pipes set are 3/4 inch galvanized 30 inches long with plastic caps stamped R.I. Baker S-5539.

This description is based on a current field survey made by Rodger Irwin Baker in September and October, 1998.

Together with a subsurface drainage easement (for tile drain), said easement being 20 feet in width..extending 10 feet each side of the following described centerline:

Beginning with the southwesterly corner pipe of the herein described 3.3506 acres, then running into Walnut Run Creek on a course of S 47 deg 38 min 40 sec W a total distance of 200.00 feet or to whatever distance it might require to reach said creek should the stream's present location be shifted.



October 27, 1998

Rodger Irwin Baker P.S. Ohio licensed surveyor # S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Phone 614-879-6004