

The following is a correct boundary description of 4.96185 acres of land (rounded to 4.962 acres) situated within WMS 6781 in Deer Creek Civil Township, Madison County, State of Ohio, fronting along Simpson Road (Twp. Rd. # 104 50 ft. right of way but set at 30 ft. from road centerline) being a portion of reported 71 acres (the portion that includes the residence and out building) which reported 71 acres is recited in Deed Volume 297 at Page 0198, Evelyn M. Zacharis-Trustee being 1303 Simpson Road, part of aerial parcel 214 and part of current tax parcel 05-00456.000..... being bounded and more particularly described as follows:

Commence with an existing metal monument assembly box with steel pin in the middle of State Route # 142 and the centerline projection of Simpson Road go then with the centerline alignment of said Simpson Road N 17 deg 00 min 20 sec W 1659.955 feet to a P.I. iron pin existing; then continue with the alignment of Simpson Road N 22 deg 30 min 14 sec E 742.963 feet to a road P.I. point; then once again with said roadway centerline alignment N 25 deg 40 min 00 sec W 709.060 feet to a found railroad spike buried and a reset mag spike at the most southerly corner to the Zacharis farm...the same being the westerly corner of 1.110 acres D.B. 271 at Pg. 018 aerial parcel # 268, permanent parcel # 05-00063.000 Larry Fry et al address 1465 Simpson Road,

Then again with the middle of Simpson road alignment go N 25 deg 40 min 00 sec W 867.880 feet to a set mag spike at the true point of beginning;

Thence: Following the middle of Simpson Road and the front boundary line hereto go N 25 deg 40 min 00 sec W 500.000 feet to a set mag spike;

Thence: Leaving said roadway and passing a set 5/8 inch rebar at 30.00 feet N 52 deg 55 min 42 sec E 408.058 feet to a set 5/8 inch rebar;

Thence: Parallel with Simpson Road S 25 deg 40 min 00 sec E 580.690 feet to a set 5/8 inch rebar;

Thence: Passing a set rebar at 370.00 feet go S 64 deg 20 min 00 sec W 400.000 feet to the true point of beginning.

Containing within said bounds 4.96185 acres (rounded to 4.962 acres) with an existing brick residence, out building and improvements.

This description is based on a field survey made in March 2001 by Remo D. Mancini and Rodger I. Baker.

Markers set are mag spikes in the roadway pavement and capped 5/8 inch rebar at points off of the road. Rebars are capped and stamped R.I. Baker S-5539. There are buildings on this property.

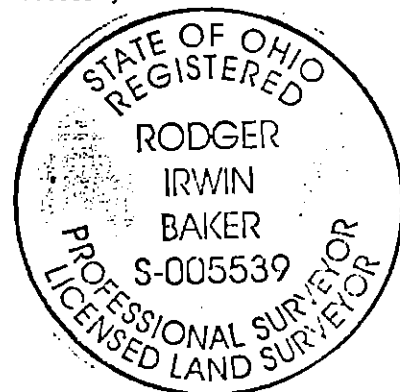
Bearings are derived from N 25 deg 40 min 00 sec W recited for Simpson Road in D.B. 260 at Pg. 0695.

April 24, 2001

Rodger Irwin Baker P.L.S. (Ohio license and registration # S-005539)

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Galloway, Ohio 43119

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The following is a correct boundary description of 66.45605 acres (rounded to 66.456 acres), situated within VMS 6781 in Deer Creek Civil Township, Madison County, State of Ohio, fronting along Simpson Road (Twp. Rd. # 104 50 ft. right of way but set at 30 ft. from road centerline) being a major portion of reported 71 acres of record in Deed Volume 297 at Page 0198, aerial parcel # 214, permanent tax parcel # 05-00456.000, Evelyn M. Zacharis-Trustee, see map 47 of 107..... said premises bounded and more particularly described as follows;

Commence with an existing metal monument assembly box with steel pin in the middle of State Route # 142 and the centerline projection of Simpson Road go then with the centerline alignment of said Simpson Road N 17 deg 00 min 20 sec W 1659.955 feet to a P.I. iron pin existing; then continue with the alignment of Simpson Road N 22 deg 30 min 14 sec E 742.963 feet to a road P.I. point; then once again with said roadway centerline alignment N 25 deg 40 min 00 sec W 709.060 feet to a found railroad spike buried and a reset mag spike at the most southerly corner to the Zacharis farm...the same being the westerly corner of 1.110 acres D.B. 271 at Pg. 018 aerial parcel # 268, permanent parcel # 05-00063.000 Larry Fry et al address 1465 Simpson Road,

The true point of beginning:

Thence: Following the centerline of Simpson Road N 25 deg 40 min 00 sec W 867.880 feet to a set Mag Spike;

Thence: Leaving aforesaid roadway N 64 deg 20 min 00 sec E (passing the roadway right of way line at 30.00 feet) 400.000 feet to a set 5/8 inch rebar capped;

Thence: Parallel with Simpson Road N 25 deg 40 min 00 sec W 580.690 feet to a set 5/8 inch rebar;

Thence: Passing a set rebar at 378.06 feet...go S 52 deg 55 min 42 sec W 408.058 feet to a set mag spike in the middle of Simpson Road;

Thence: With the centerline therewith go N 25 deg 40 min 00 sec W 60.000 feet to a set mag spike at the most westerly corner of reported 71 acres cited in D.B. 297 at Pg. 0198, the division line between two tracts described in said deed;

Thence: With said division line between the tracts cited in the Zacharis deed go N 52 deg 56 min 12 sec E 2104.615 feet to a set 5/8 inch rebar near a tree stump in a former fence line and on the boundary between VMS 6781 and VMS 10454...said boundary also the southwesterly boundary of Floyd Farms (a partnership) 146.25 acres, aerial parcel 153, recorded in O.R. 0120 at Page 0164, permanent parcel # 05-00125.000 (most of the fence removed);

Thence: With the common boundary between Floyd Farms (partnership) and said Zacharis herein described, go S 17 deg 01 min 40 sec E 1858.466 feet to a point in an existing wire fence which is the common corner for Zacharis, for James and Elisabeth Adelsberger 77 acres D.B.211 Pg. 0262 and for E. Faun McDonald (Henderson) 100.7244 acres D.B. 258 Pg. 155;

Thence: With the common line between Zacharis and McDonald (Henderson) S 64 deg 07 min 43 sec W (fence removed and in part following the common line between Zacharis and aforesaid Larry Fry et al) a total distance of 1783.975 feet to the true point of beginning.

Containing within said bounds 66.45605 acres (rounded to 66.456 acres) as surveyed in March and April year 2001 by Remo D. Mancini and Rodger I. Baker.

Markers set are mag spikes in the roadway pavement and capped 5/8 inch rebar at points off of the road. Rebars are capped and stamped R.I.Baker S-5539. There are no buildings on this property.

Bearings are derived from N 25 deg 40 min 00 sec W recited for Simpson Road in D.B. 260 at Pg. 0695.

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