

The following is a correct boundary description of 5.05694 acres of land (rounded to 5.057 acres) situated within portions of VMS 5673, 4590 and 8805 in Union Civil Township, Madison County, Ohio, being a portion of 88.9712 acres described in Deed Book 295 at Page 908, Peter Bartkowiak and Deborah J. Bartkowiak, being part of aerial parcel # 893, bounded and more particularly described as follows:

Commence with an existing railroad spike in the junction of Old Xenia Road and middle of Armstrong Road (Co. Rd. # 83 50 feet wide right of way), then with the centerline of Armstrong Road S 44 deg 10 min 49 sec E (passing a found railroad spike at 1456.115 feet) a total distance of 3465.335 feet to an existing 3/4 inch pipe at the P.I. of Armstrong Road and at an angle in the boundary line between Union Civil Township and Oak Run Civil Township

Then again with the centerline tangent of Armstrong Road S 01 deg 49 min 24 sec W 257.586 feet to a set 3/8 inch by 8 inch steel spike (passing a set 3/8 inch by 8 inch spike at 237.314 feet, to the true point of beginning;

Thence: Continue with the middle of Armstrong Road S 01 deg 49 min 24 sec W 159.514 feet to a found mag spike and buried railroad spike at an angle point in the boundary of VMS 4590 and VMS 8805;

Thence: Again with the middle of Armstrong Road S 02 deg 24 min 52 sec W 391.090 feet to a nail at the northeasterly corner of 9.1708 acres described in O.R. 0104 at Pg. 0142 belonging to Peter Bartkowiak and Deborah J. Bartkowiak (aerial parcel 1277);

Thence: With the northeasterly boundary thereof (passing a found 5/8 inch rebar at 25.00 feet) W 58 deg 08 min 21 sec W 799.000 feet to an existing 5/8 inch rebar at the northerly corner of said 9.1708 acres;

Thence: N 57 deg 24 min 48 sec E 973.357 feet to the point of beginning (passing a set 5/8 inch capped rebar at 947.357 feet).

Containing within said bounds 5.05694 acres (rounded to 5.057 acres).

Bearings are derived from and adapted to the course of S 02 deg 24 min 52 sec W in the middle of Armstrong Road as cited in D.B. 295 at Pg. 908.

Markers set are as denoted. The 5/8 inch diameter rebar set are 30 inches long with plastic caps stamped R.I. Baker S-5539.

On the accompanying plat of field survey there is an existing 12 inch diameter plastic underground drain line (pipe) which empties into Walnut Run Stream at the location depicted near point # 5. Said point # 5 is a 5/8 inch steel rebar driven over the drain pipe 10 feet from its outlet. The exact alignment of said storm pipe is uncertain but wherever its true position might be, the present owners and subsequent owners have all rights of easement and the rights to tap into it and the rights to protect and maintain said drain pipe to its outlet.

This description is based on a new field survey made during May and June year 2001 by Remo D. Mancini and Rodger Irwin Baker Ohio surveyor license # S-5539.

The plat of field survey filed with the County Engineer's map room and plats of surveys (files) is to be incorporated with and made a part of this land description and to be used as a reference in the deed of record.

Description of 3.88095 acres (rounded to 3.881 acres) situated in VMS 5673 in Union Civil Township, Madison County, Ohio and being a portion of 88.9712 acres described in Deed Book 295 at Page 908, Peter Bartkowiak and Deborah J. Bartkowiak, being part of aerial parcel # 893, bounded and more particularly described as follows:

Commence with an existing railroad spike in the junction of Old Xenia Road and middle of Armstrong Road (Co. Rd. # 83 50 feet wide right of way), then with the centerline of Armstrong Road S 44 deg 10 min 49 sec E (passing a found railroad spike at 1456.115 feet) a total distance of 3465.335 feet to an existing 3/4 inch pipe at the P.I. of Armstrong Road and at an angle in the boundary line between Union Civil Township and Oak Run Civil Township

Then again with the centerline tangent of Armstrong Road S 01 deg 49 min 24 sec W 257.586 feet to a set 3/8 inch by 8 inch steel spike (passing a set 3/8 inch by 8 inch spike at 237.314 feet, to the true point of beginning;

Thence: S 02 deg 24 min 52 sec W 500.000 feet to a 5/8 inch rebar capped Cottrill # 6858;

Thence: N 88 deg 08 min 21 sec W 161.770 feet to an angle iron corner post;

Thence: With a wire fence S 14 deg 19 min 04 sec W 145.000 feet to a point at Walnut Run Creek;

Thence: Up stream N 38 deg 41 min 34 sec W 170.767 feet; N 09 deg 29 min 10 sec E 42.808 feet; N 49 deg 55 min 08 sec W 43.039 feet; N 69 deg 21 min 52 sec W 88.150 feet; N 37 deg 00 min 49 sec W 148.848 feet to a point in said creek which bears S 46 deg 34 min 20 sec W 28.44 feet to a capped 5/8 inch rebar set for reference;

Thence: N 62 deg 15 min 58 sec E 587.082 feet to the true point of beginning.

Containing within said bounds 3.88095 acres rounded to 3.881 acres.

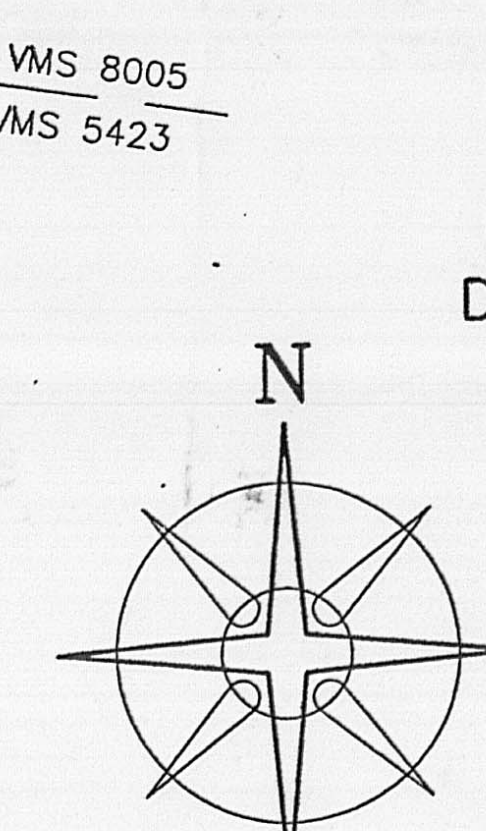
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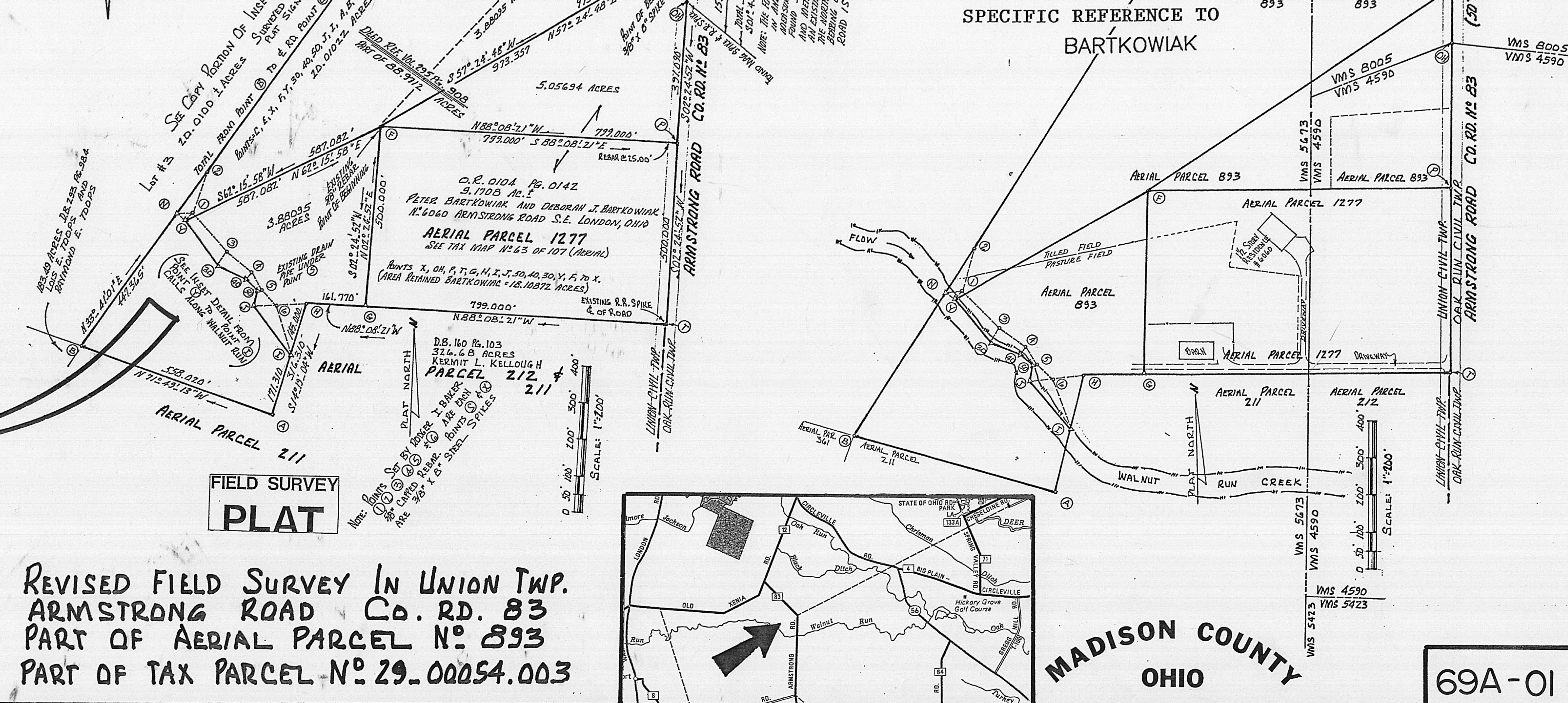
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DEED REFERENCE
 D.B. 295 PG. 908
 88.9712 AC.

Rodger Irwin Baker June 26, 2001
 Rodger Irwin Baker Ohio surveyor # S-005539
 1300 Plain City-Georgesville Road (South)
 Galloway, Ohio 43119 Phone 614-879-6004



Description of 3.88095 acres (rounded to 3.881 acres) situated in VMS 5673 in Union Civil Township, Madison County, Ohio and being a portion of 88.9712 acres described in Deed Book 295 at Page 908, Peter Bartkowiak and Deborah J. Bartkowiak, being part of aerial parcel # 893, bounded and more particularly described as follows:

Commence with an existing railroad spike in the junction of Old Xenia Road and middle of Armstrong Road (Co. Rd. # 83 50 feet wide right of way), then with the centerline of Armstrong Road S 44 deg 10 min 49 sec E (passing a found railroad spike at 1456.115 feet) a total distance of 3465.335 feet to an existing 3/4 inch pipe at the P.I. of Armstrong Road and at an angle in the boundary line between Union Civil Township and Oak Run Civil Township

Then again with the centerline tangent of Armstrong Road S 01 deg 49 min 24 sec W 257.586 feet to a set 3/8 inch by 8 inch steel spike (passing a set 3/8 inch by 8 inch spike at 237.314 feet, then S 57 deg 24 min 48 sec W a distance of 973.357 feet to an existing 5/8 inch rebar at the true point of beginning;

Thence: S 02 deg 24 min 52 sec W 500.000 feet to a 5/8 inch rebar capped Cottrill # 6858;

Thence: N 88 deg 08 min 21 sec W 161.770 feet to an angle iron corner post;

Thence: With a wire fence S 14 deg 19 min 04 sec W 145.000 feet to a point at Walnut Run Creek;

Thence: Up stream N 38 deg 41 min 34 sec W 170.767 feet; N 09 deg 29 min 10 sec E 42.808 feet; N 49 deg 55 min 08 sec W 43.039 feet; N 63 deg 21 min 52 sec W 88.150 feet; N 37 deg 00 min 49 sec W 148.848 feet to a point in said creek which bears S 46 deg 34 min 20 sec W 28.44 feet from a capped 5/8 inch rebar set for reference;

Thence: N 62 deg 15 min 58 sec E 587.082 feet to the true point of beginning.

Containing within said bounds 3.88095 acres rounded to 3.881 acres.

Bearings are derived from and adapted to the course of S 02 deg 24 min 52 sec W in the middle of Armstrong Road as cited in D.B. 295 at Pg. 908.

Markers set are as denoted. The 5/8 inch diameter rebar set are 30 inches long with plastic caps stamped R.I.Baker S-5539.

On the accompanying plat of field survey there is an existing 12 inch diameter plastic underground drain line (pipe) which empties into Walnut Run Stream at the location depicted near point # 5. Said point # 5 is a 5/8 inch steel rebar driven over the drain pipe 10 feet from its outlet. The exact alignment of said storm pipe is uncertain but wherever its true position might be, the present owners and subsequent owners have all rights of easement and the rights to tap into it and the rights to protect and maintain said drain pipe to its outlet.

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Then again with the centerline tangent of Armstrong Road S 01 deg 49 min 24 sec W 257.586 feet to a set 3/8 inch by 8 inch steel spike (passing a set 3/8 inch by 8 inch spike at 237.314 feet, to the true point of beginning;

Thence: Continue with the middle of Armstrong Road S 01 deg 49 min 24 sec W 159.514 feet to a found mag spike and buried railroad spike at an angle point in the boundary of VMS 4590 and VMS 8805;

Thence: Again with the middle of Armstrong Road S 02 deg 24 min 52 sec W 391.090 feet to a nail at the northeasterly corner of 9.1708 acres described in O.R. 0104 at Pg. 0142 belonging to Peter Bartkowiak and Deborah J. Bartkowiak (aerial parcel 1277);

Thence: With the northeasterly boundary therewith (passing a found 5/8 inch rebar at 25.00 feet) N 88 deg 08 min 21 sec W 799.000 feet to an existing 5/8 inch rebar at the northerly corner of said 9.1708 acres;

Thence: N 57 deg 24 min 48 sec E 973.357 feet to the point of beginning (passing a set 5/8 inch capped rebar at 947.357 feet).

Containing within said bounds 5.05694 acres (rounded to 5.057 acres).

Bearings are derived from and adapted to the course of S 02 deg 24 min 52 sec W in the middle of Armstrong Road as cited in D.B. 295 at Pg. 908.

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Description of 20.01022 in VMS 5673 and VMS 8005, part of aerial parcel number 893 appearing on aerial tax map # 63 of 107...being a portion of 88.9712 acres described in Deed Book 295 at Page 908 in Union Civil Township, Madison County, State of Ohio conveyed to Peter Bartkowiak and Deborah J. Bartkowiak whose tax mailing address is # 6060 Armstrong Road, London, Ohio 14140...said 20.01022 acres is bounded and more particularly described as follows:

Commence with an existing railroad spike in the junction of Old Xenia Road and middle of Armstrong Road (Co. Rd. # 83 50 feet wide right of way), then with the centerline of Armstrong Road S 44 deg 10 min 49 sec E (passing a found railroad spike at 1456.115 feet) a total distance of 3465.335 feet to an existing 3/4 inch pipe at the P.I. of Armstrong Road and at an angle in the boundary line between Union Civil Township and Oak Run Civil Township

this 3/4 inch pipe (no cap) being the true point of beginning;

Thence: With the centerline tangent of Armstrong Road S 01 deg 49 min 24 sec W (passing a 3/4 inch by 8 inch spike at 237.314 feet) a distance of 257.586 feet to a 3/8 inch by 8 inch spike set;

Thence: Leaving said roadway and passing a set 5/8 inch rebar (capped) at 30.00 feet S 57 deg 24 min 48 sec W 973.357 feet to an existing 5/8 inch steel rebar;

Thence: S 62 deg 15 min 58 sec W 587.082 feet to a point in Walnut Run Creek;

Thence: Downstream S 37 deg 00 min 49 sec E 148.848 feet; S 63 deg 21 min 52 sec E 88.150 feet; S 49 deg 55 min 08 sec E 43.039 feet; S 09 deg 29 min 10 sec W 42.808 feet and then S 38 deg 41 min 34 sec E 170.767 feet to a point in Bartkowiak's boundary; (wire fence)

Thence: With the boundary of Bartkowiak and 326.68 acres owned by Kermit Kellough D.B. 160 Pg. 103 (aerial parcel # 211) go S 14 deg 19 min 04 sec W 171.310 feet to an angle iron corner post;

Thence: Again with the common boundary between Bartkowiak and Kellough go N 71 deg 49 min 13 sec W 558.020 feet to another angle iron corner post;

Thence: Crossing the stream of Walnut Run at 447.365 feet go N 33 deg 41 min 01 sec E 2191.910 feet to a mag spike found in the middle of Armstrong Road (passing a found 5/8 inch rebar capped Cottrill at 2166.34 feet);

Thence: Following the middle of Armstrong Road (passing a found mag spike at 464.180 feet) S 44 deg 10 min 49 sec E a total distance of 579.440 feet to the true point of beginning.

Containing within said bounds 20.01022 acres of land.

Bearings are derived from and adapted to the course of S 02 deg 24 min 52 sec W in the middle of Armstrong Road as cited in D.B. 295 at Pg. 908.

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 June 26, 2001

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