

Description of 0.01268 acre of land in VMS 1410 Jefferson Civil Township, in Madison County, State of Ohio fronting along the middle of Taylor Blair Road and is a portion of 5.279 acres Ray E. Powell, Jr. et al as described in D.B. 221 at Pg. 178 tax parcel 08-00749.000, aerial parcel 1100 map 24 of 107...said 0.01268 acre is bounded and more particularly described as follows:

Commence with a found iron pipe 5/8 inch I.D. at the northwesterly corner of Ray E. Powell's 5.279 acres D.B. 221 Pg. 178 & 179 which point is also the northeast corner of 3.532 acres of record in D.B. 220 at Pg. 30 through 34 in the name of Ernest E. Crabtree and Betty J. Crabtree..aerial parcel 1095, tax parcel 08-00189.000 said found iron pipe on the southerly boundary of 20.0010 acres of record in O.R. 0112 at Pg. 1265 Ernest K. Crabtree and Kimberly K. Crabtree aerial parcel 687 tax parcel 08-01193.000 (see survey plat 77-2000, survey plats 29-F and 30-A);

Go then with the common boundary line between said Powell and Ernest E. Crabtree and Betty J. Crabtree S 03 deg 23 min 00 sec E 180.840 feet to a found 5/8 inch I.D. iron pipe; then with a deflection in said common boundary line go S 14 deg 06 min 00 sec W 309.880 feet to a set 5/8 inch steel rod capped at the true point of beginning for the hereafter described triangular shape segment of land containing 0.01268 acre;

Thence: Crossing through a portion of Ray E. Powell, Jr. 5.279 acres a bearing of S 09 deg 38 min 48 sec E 54.878 feet to a set mag spike in the middle of 50 feet wide Taylor Blair Road;

Thence: With the middle of said roadway go N 75 deg 18 min 00 sec W 22.100 feet to a mag spike set on the aforementioned common boundary between said Powell and Crabtree;

Thence: Passing a set 5/8 inch steel rod capped at 25.00 feet go with the common line between Powell and Crabtree N 14 deg 06 min 00 sec E a total of 50.000 feet to the true point of beginning.

Containing within this three (3) sided portion of land 0.01268 acre. Bearings are derived from N 82 deg 36 min W cited in D.B. 220 Pg. 30 through 34...being the property line running along the top of bank of Little Darby Creek.

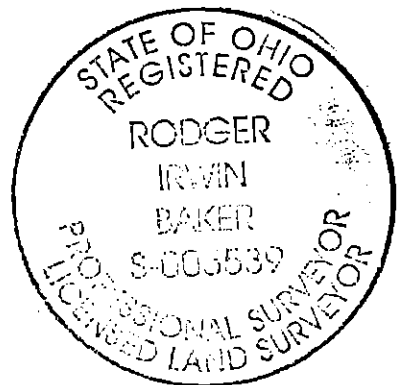
Pin\$ set are 5/8 inch diameter by 30 inches long with caps stamped R.I.Baker S-5539.

This description is based on a field survey made by Rodger Irwin Baker Ohio licensed surveyor S-005539...surveyed in February and March year 2001.



March 26, 2001

Rodger Irwin Baker L.L.S. and P.S. # S-005539
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The following is a correct boundary description of a strip of land surveyed for the most part at 30 feet width with a flared width at the middle of Taylor Blair Road....situated in VMS 1410 in Jefferson Civil Township, Madison County, State of Ohio...which surveyed strip of land is a portion of 3.532 acres owned by Ernest E. Crabtree and Betty J. Crabtree who acquired title by D.B. 220 at Pg. 30 through 34...tax parcel # 08-00189.000, aerial parcel # 1095...said 0.37507 acre strip is bounded and more particularly described as follows:

Commence with a found iron pipe 5/8 inch I.D. at the northwesterly corner of Ray E. Powell's 5.279 acres D.B. 221 Pg. 178 & 179 which point is also the northeast corner of 3.532 acres of record in D.B. 220 at Pg. 30 through 34 in the name of Ernest E. Crabtree and Betty J. Crabtree..aerial parcel 1095, tax parcel 08-00189.000 said found iron pipe on the southerly boundary of 20.0010 acres of record in O.R. 0112 at Pg. 1265 Ernest K. Crabtree and Kimberly K. Crabtree aerial parcel 687 tax parcel 08-01193.000 (see survey plat 77-2000, survey plats 29-F and 30-A);

Thence: S 03 deg 23 min 00 sec E 180.840 feet to a found 5/8 inch diameter iron pipe (inside diameter) in the base of a tree; This course being the common boundary between Powell's 5.279 acres and Crabtree's 3.532 acres;

Thence: After deflecting right continue to follow the common boundary between Powell and Crabtree S 14 deg 06 min 00 sec W (passing set 5/8 inch capped rods at 309.880 feet and at 334.880 feet a total distance of 359.880 feet to a set mag spike in the middle of Taylor Blair Road 50 feet wide;

Thence: Following the middle of said roadway N 77 deg 15 min 00 sec W 37.916 feet to a set mag spike; (this course being the base of road flare),

Thence: N 23 deg 03 min 09 sec E 50.805 feet to a 5/8 inch capped steel rod set in the berm of an existing paved driveway;

Thence: Remaining 30 feet perpendicular from the common line between Powell and Crabtree and following along the middle of a recorded 60 feet wide easement for roadway purposes...go N 14 deg 06 min 00 sec E 305.974 feet to a set 5/8 inch capped steel rod;

Thence: Deflecting to the left go N 03 deg 23 min 00 sec W 179.336 feet to a set 5/8 inch capped steel rod on the southerly boundary of 20.0010 acres belonging to Ernest K. Crabtree and Kimberly K. Crabtree O.R. 0112 at Pg. 1265;

Thence: Following the southerly boundary to the said 20.0010 acres S 87 deg 28 min 00 sec E 30.161 feet to the true point of beginning.

Containing within said bounds a total of 0.37507 acre of land. Steel rods set are 5/8 inch diameter by 30 inches long with caps stamped R.I.Baker S-5539.

Bearings based on D.B. 220 Pg. 30 through 34 N 82 deg 36 min W along the front boundary of Crabtree's 3.532 acres which line basically follows the top of bank of Little Darby Creek.

This description is based on a field survey made in February and March 2001 by Remo D. Mancini and Rodger Irwin Baker...Ohio surveyor registration # S-005539..

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