

Property description of 0.74130 acre of land, being P.P.N. 31-03074.001 O.R. 0098 Pg. 0503 Gwyneth S. Martin Trust City of London, Madison County, Ohio being also shown as tax map aerial parcel # 569 bounded and more particularly described as follows:

Commence for a point of starting reference with a found steel spike in the middle of Garfield Avenue 50 feet right of way width which spike marks the southerly corner of 0.1722 acre owned by Billy J. Wilson O.R. 0110 Pg. 0402 P.P.N. 31-03075.000 aerial parcel number 1330 House # 55 ...said point the southeasterly corner of Simon G. Bell subdivision...the same being the southerly corner of land surveyed for Alice Thomas by Helge Ekedahl year 1963 reported to be 2.759 by should have been reported at 2.176 acres..said spike being the easterly corner of 0.564 acre P.P.N. 30-00100.000 O.R. 0023 Pg. 0862 Richard J. Bidwell and Judith A. Bidwell;

Thence: With the southwesterly boundary of Billy J. Wilson (passing a found "tee iron" at 23.95 feet) N 45 deg 07 min 00 sec W 125.00 feet to a found 3/4 inch pipe and the true point of beginning;

Thence: Continue N 45 deg 07 min 00 sec W 270.000 feet to a 5/8 inch capped rebar set;

Thence: N 49 deg 18 min 00 sec E 121.300 feet to a 5/8 inch capped rebar set in a wire fence;

Thence: N 50 deg 33 min 00 sec E 11.574 feet to a 5/8 inch capped rebar set;

Thence: S 45 deg 07 min 00 sec E 222.864 feet to a rebar set;

Thence: S 51 deg 08 min 00 sec W 73.133 feet to a found 3/4 inch pipe...the westerly corner of 0.324 acre Maria G. (Martin) Gill P.P.N. 31-01849.000 O.R. 0049 Pg. 0212 House # 57 aerial parcel 3859;

Thence: With the southwesterly line of said Gill S 45 deg 07 min 00 sec E 50.00 feet to a found 3/4 inch pipe at the northerly corner to aforesaid Billy J. Wilson;

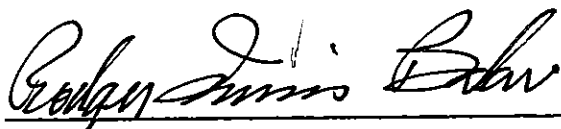
Thence: With the northwesterly boundary of said Wilson go S 50 deg 02 min 00 sec W a distance of 60.000 feet to the point of beginning.

Containing within said bounds 0.74130 acre. Bearings are based on the course of N45 deg 07 min 00 sec W cited in O.R.0110 at Pg. 0402 as surveyed and described by Neil Babb P.S. # 5969 November 1982 (see plat 52-82)..a survey made for James T.L.Martin with deed reference made to D.B. 161 Pg.511.

Garfield Avenue is treated as being 50 feet of right of way width.

This description is based on a current field survey made in year 2001 by Rodger Irwin Baker Ohio surveyor registration # S -005539.

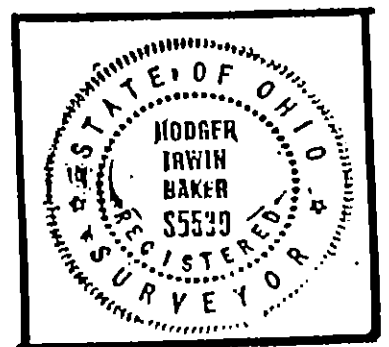
Pins set are 5/8 inch rebar 30 inches long capped and stamped R.I.Baker S-5539.



December 12, 2001

Rodger Irwin Baker PS # S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Phone 614-879-6004



The following is a correct boundary survey description of existing 0.93871 acre of land in the City of London, County of Madison, State of Ohio, fronting along Garfield Avenue and is all of P.P.N. 31-01849.001 and 31-01850.000, at house # 59 currently of record in O.R. 098 at Pg. 0503 Gwyneth S. Martin aerial parcel 570 and aerial parcel 571...said 0.93871 acres is bounded and more particularly described as follows:

Commence for a point of starting reference with a found steel spike in the middle of Garfield Avenue 50 feet right of way width which spike marks the southerly corner of 0.1722 acre owned by Billy J. Wilson O.R. 0110 Pg. 0402 P.P.N. 31-03075.000 aerial parcel number 1330 House # 55 ...said point the southeasterly corner of Simon G. Bell subdivision...the same being the southerly corner of land surveyed for Alice Thomas by Helge Ekedahl year 1963 reported to be 2.759 by should have been reported at 2.176 acres..said spike being the easterly corner of 0.564 acre P.P.N. 30-00100.000 O.R. 0023 Pg. 0862 Richard J. Bidwell and Judith A. Bidwell;

Thence: Following along the middle of Garfield Avenue (50 feet wide right of way) N 50 deg 02 min 00 sec E 60.000 feet to a found spike; then again with the middle of Garfield Avenue N 50 deg 02 min 06 sec E 75.000 feet to a spike at the southeasterly corner of 0.324 acre house # 57 aerial parcel 3859 P.P.N. 31-01849.000 O.R. 0049 Pg. 0212 Maria G. (Martin) Gill owner..said spike is the true point of beginning;

Thence: With the common boundary between Martin and Gill N 40 deg 53 min 28 sec W a distance of 172.630 feet to a 3/4 inch pipe set;

Thence: S 51 deg 08 min 00 sec W 14.807 feet to a set 3/4 inch pipe;

Thence: N 45 deg 07 min 00 sec W 222.864 feet to a set 5/8 inch capped rebar;

Thence: Following an existing wire fence N 50 deg 33 min 00 sec E 106.551 feet to a point in a wire fence..said point southeasterly 0.799 foot from an existing wood end post set in concrete at a fence corner;

Thence: With the line of physical possession (an existing wire fence), S 45 deg 22 min 38 sec E 395.658 feet to a found steel spike buried and after passing an iron corner post at 370.945 feet;

Thence: Following the middle of Garfield Avenue and the frontage herewith go S 50 deg 02 min 00 sec W 106.260 feet to the point of beginning.(passing a point at 90.00 ft.)

Containing within said bounds 0.93871 acre of land. Bearings are based on N 45 deg 07 min 00 sec W cited in O.R.0110 at Pg. 0402 as surveyed and described by Neil Babb P.S. # 5969 November 1982 (see plat 52-82)..a survey made for James T.L.Martin with deed reference made to D.B. 161 Pg.511.

Garfield Avenue is treated as being 50 feet of right of way width.

This description is based on a current field survey made in year 2001 by Rodger Irwin Baker Ohio surveyor registration # S -005539.

Pins set are 5/8 inch rebar 30 inches long capped and stamped R.I.Baker S-5539.



December 12, 2001

Rodger Irwin Baker PS # S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Phone 614-879-6004

