

Description of 5.4217 acres surveyed in Pleasant Civil Township, Madison County, Ohio fronting along the middle of 45 feet wide Kiousville-Palestine Road (County Road # 54) which survey includes all of aerial parcel number 85 found to contain 1.0903 acres and is also 4.3314 acres coming out of aerial parcel number 84...both parcels being part of permanent parcel number 17-00055.000 belonging to Albert R. McIntier and Shela A. McIntier as found in Deed Volume 296 at Page 806...said field survey includes house number 11550 address Mt. Sterling, Ohio 43143...said survey is bounded and more particularly described as follows.

Commence as a point of starting reference with an existing metal monument assembly box with steel pin located at the middle of Kiousville-Palestine Road and junction with the present Nioga Toops Road on the northerly side of Interstate # 71 overpass structure; go then northwesterly 1301.670 feet to a set mag spike at the southeasterly corner of the McIntier farm described in Vol. 296 at Pg. 806 currently shown as aerial parcel 84 tax map # 65; then again with the middle of Kiousville-Palestine Road go N 54 deg 19 min 21 sec W 919.065 feet to a set mag spike over a road cross pipe and being the true point of beginning...this point of beginning spike being 2220.735 feet from the aforementioned monument assembly box found;

Thence: Leaving the road and passing a set rebar at 26.50 feet S 60 deg 09 min 03 sec W a total of 971.206 feet to a steel rebar set (passing a set rebar at 532.030 feet);

Thence: N 21 deg 33 min 43 sec W 259.676 feet to a found 5/8 inch pipe at a fence junction and corner for VMS 462, VMS 1315 and VMS 5799;

Thence: With an old wire fence and boundary between VMS 462 and VMS 5799 go N 66 deg 47 min 52 sec E 393.700 feet to a set rebar at a fence corner;

Thence: With a common property boundary and former fence line go N 37 deg 18 min 47 sec E 406.554 feet to a set mag spike in the middle of Kiousville-Palestine Road;

Thence: With the alignment in said roadway (45 feet wide right of way) go S 54 deg 19 min 21 sec E 405.630 feet to the true point of beginning.

Containing within said bounds 5.4217 acres of land.

Bearings derived from the Ohio Land Office records for the original layout of Virginia Military Surveys and as per Plat 29-93 filed with Madison County Engineer and also adapted to deed calls cited in D.B. 294 at Pg. 384. (see S 66 deg 47 min 49 sec W 2,073.659 feet plat bearing).

Mag spikes set in the roadway pavement. Steel rebar 5/8 inch and 1 inch caps set at off of the road points.

This survey was made during March and April year 2002 by Remo D. Mancini and Rodger Irwin Baker...Ohio licensed surveyor # S-005539.

Also the following described drainage easement:

Being a strip of land 35 feet in width as measured perpendicular from the middle of Kiousville-Palestine Road then running parallel with said roadway S 54 deg 19 min 21 sec E from the southerly boundary of the above described 5.4217 acres a distance of 207.63 feet from the most easterly corner of the above described 5.4217 acres to the terminus.

Rodger Irwin Baker April 19, 2002

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

Phone: 614-879-6004