

The following is a boundary description based on a current field measure of the existing lines of occupation of 93.539 acres (residual farm portion) in VMS 5198, Somerford Civil Township, Madison County, Ohio which 93.539 acres are located at house # 2970 Arbutle Road (London, Ohio 43140) being Betty J. Eades Estate current record O.R. 146 Pg. 1594, aerial parcel # 129, P.P.N. 24-00446.000...being bounded and more particularly described as follows:

From the middle of State Route # 187 (a monument found) and the projected centerline of Arbutle Road (County Road # 110) follow along the alignment of Arbutle Road in a southeasterly direction 3573.516 feet to a found 3/4 inch pipe (no cap) existing in the roadside ditch at the P.I. of said road and on the boundary between VMS 4125 and VMS 5198 which pipe is the true point of beginning;

- Thence: With the common boundary between VMS 4125 and VMS 5198 (a wire fence) go N 37 deg 53 min 43 sec W 853.770 feet to the junction of VMS 4125, VMS 5198, VMS 12916 passing a wood corner post at 29.91 feet and passing a found steel pin at 851.870 feet (a fence corner and farm corner at the VMS junction);
- Thence: Following a wire fence and boundary of this farm N 56 deg 07 min 20 sec E 2438.062 feet to a set rebar in the base of a broken off corner post at an old fence junction; (passing a found steel pin at 2.45 feet);
- Thence: Following the remains of an old wire fence in the outcrop of a wooded area S 33 deg 23 min 27 sec E 623.413 feet to a set rebar in the base of a former wood post along side a found stone (former fence corner);
- Thence: Following evidence of an old wire fence (in the outcrop of a wooded area) S 56 deg 24 min 04 sec W 212.098 feet to a set rebar at the base of a leaning wood corner post at a fence corner (post still is standing with fence wire wrapped both directions);
- Thence: Following continued remains of old wire fence evidence within undergrowth S 36 deg 12 min 33 sec E 408.454 feet to a set rebar at a former fence corner;
- Thence: Continue within undergrowth and following fragments of old wire fence N 47 deg 06 min 50 sec E 210.526 feet to a set rebar at the junction where two old wire fences formerly joined (found portions of old post and 4 inch pipe brace);
- Thence: Again following traces of old wire fence (in undergrowth in part) S 35 deg 17 min 02 sec E 893.355 feet to an existing 8 inch diameter treated wood post and former fence corner; (Post in good condition);
- Thence: Following evidence in part and existing wire fence in part (crossing William Richmond Open Ditch # 1) S 55 deg 57 min 04 sec W 1691.358 feet to a found rebar at the easterly corner of 7.1486 acres surveyed out of the original total Betty J. Eades Estate;
- Thence: With the boundary of said 7.1486 acres with the following courses and distances:
  - (1) N 38 deg 37 min 01 sec W 458.879 feet to a capped rebar;
  - (2) S 53 deg 40 min 42 sec W 257.085 feet to a capped rebar;
  - (3) S 79 deg 38 min 27 sec W 91.101 feet to a capped rebar;
  - (4) N 39 deg 51 min 18 sec W 184.846 feet to a capped rebar;
  - (5) S 49 deg 31 min 52 sec W 288.415 feet to a found mag spike in the middle of Arbutle Road (50 feet wide right of way) being the westerly corner of aforesaid 7.1486 acres;
- Thence: Following the middle of Arbutle Road N 38 deg 15 min 18 sec W 46.000 feet to a found mag spike;
- Thence: With the final course and tangent of Arbutle Road go N 38 deg 19 min 53 sec W a distance of 365.769 feet to the true point of beginning.

Containing within said bounds 93.539 acres of land. Corners are marked as noted with steel rebars 30 inches long and caps stamped Baker S-5539. Bearings are based on N 38 deg 03 min W (middle of a portion of Arbutle Road) as cited in O.R. 0013 at Pg. 0766.

This description is based on an actual survey performed in August and September year 2003 by William Troy Barton, Michael Casey Murphy, Rodger Irwin Baker and Remo D. Mancini.

**Rodger Irwin Baker** September 11, 2002

Rodger Irwin Baker L.L.S. & P.S. (Ohio License # S-005539)  
Registered Land Surveyor  
P.O. Box 315  
West Jefferson, Ohio 43162  
Phone: 614-879-6004

112.03

Drainage easement 30 feet width by 1560 feet length extending from surveyed 7.1486 acres to William Richmond Open Drainage Ditch # 1.

Being a strip easement for drainage purpose set aside for the installation of a subsurface drainage line across the 93.539 residual acres of Betty J. Eades estate in Somerford Civil Township, Madison County, Ohio...permanent parcel number 24-00446.000, aerial parcel # 129.

Commence for reference at a found spike in the middle of Arbutle Road which spike is the most southerly corner of the original Eades Farm 4624.615 feet southeasterly along Arbutle Road from the middle of State Route # 187, said spike marks the southerly corner of 0.810 acre Shirley Eades O.R. 0013 Pg. 0766, aerial parcel # 667; then passing a found bent 5/8 inch steel bar at 180.400 feet and another steel pipe at 354.340 feet go N 55 deg 45 min 33 sec E a total distance of 635.272 feet to a steel rebar in a wire fence on the southeasterly boundary of Eades farm and is the easterly corner of aforementioned 7.1486 acres; This point being the beginning of said 30 feet wide drainage easement;

Thence: Following the original southeasterly boundary for Eades Farm which boundary is common with the northwesterly boundary of Edgar T. Shaudys and Elizabeth Shaudys D.B. 282 Pg. 0268...N 55 deg 57 min 04 sec E 1560 feet to the northeasterly side of William Richmond Open Ditch # 1.

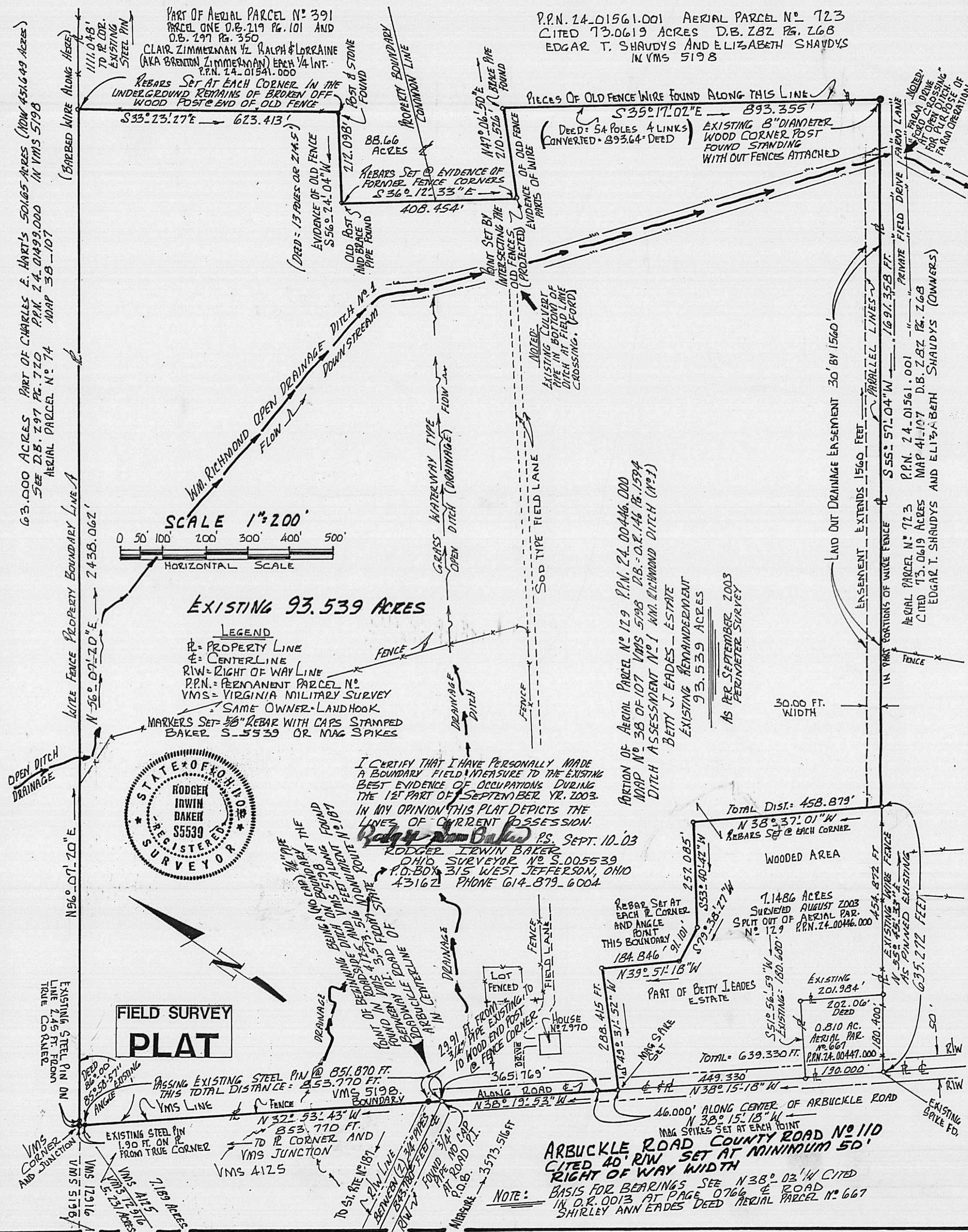
This drainage easement herein is 30 feet in width as measured perpendicular northwesterly from the above described course with the length being 1560 feet.

Area contained within the bounds of said drainage easement is 46,800 square feet or 1.074 acres.

**Rodger Irwin Baker** September 06, 2003

Rodger Irwin Baker Licensed surveyor # S-00539 (Ohio)  
P.O. Box 315 West Jefferson, Ohio, 43162  
Phone 614-879-6004

**SURVEY - 93.539 ACRES - IN VMS 5198, SOMERFORD CIVIL TOWNSHIP, MADISON COUNTY, STATE OF OHIO, SEPT. 2003 ESTATE OF BETTY J. EADES (DECEASED) DEED RECORD O.R. VOL. 146 PG. 1594 AERIAL PARCEL NO 126, P.P.N. 24-00446.000**



63.000 ACRES PART OF CHARLES E. HART'S 501.85 ACRES (NOW 451.649 ACRES) SEE D.B. 287 PG. 720 P.P.N. 24-01899.000 IN VMS 5198 AERIAL PARCEL NO 74 MAP 38-107

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PART OF AERIAL PARCEL NO 391 PARCEL ONE D.B. 219 PG. 101 AND D.B. 297 PG. 350  
 CLAIR ZIMMERMAN YZ RALPH & LORRAINE (AKA BRENTON ZIMMERMAN) EACH 1/4 INT. P.P.N. 24-01541.000

REBARS SET AT EACH CORNER IN THE UNDERGROUND REMAINS OF BROKEN OFF WOOD POSTS END OF OLD FENCE  
 S 33° 23' 27" E 623.413'

REBARS SET @ EVIDENCE OF FORMER FENCE CORNERS S 36° 12' 33" E 408.454'

REBARS SET BY POINT SET BY INTERSECTING OLD FENCES (PROJECTED)  
 S 56° 24' 04" W 212.098'

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P.P.N. 24-01561.001 AERIAL PARCEL NO 723 CITED 73-0619 ACRES D.B. 282 PG. 268 EDGAR T. SHAUDYS AND ELIZABETH SHAUDYS IN VMS 5198

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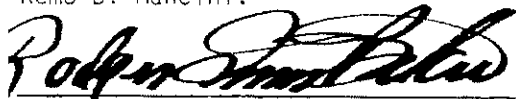
The following is a boundary description based on a current field measure of the existing lines of occupation of 93.539 acres ( residual farm portion ) in VMS 5198, Somerford Civil Township, Madison County, Ohio which 93.539 acres are located at house # 2970 Arbuckle Road ( London, Ohio 43140 ) being Betty J. Eades Estate current record O.R. 146 Pg. 1594, aerial parcel # 129, P.P.N. 24-00446.000...being bounded and more particularly described as follows:

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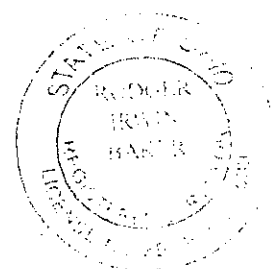
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September 11, 2002

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Drainage easement 30 feet width by 1560 feet length extending from surveyed 7.1486 acres to William Richmond Open Drainage Ditch # 1.

Being a strip easement for drainage purpose set aside for the installation of a subsurface drainage line across the 93.539 residual acres of Bette J. Eades estate in Somerford Civil Township, Madison County, Ohio...permanent parcel number 24-00446.000, aerial parcel # 129.

Commence for reference at a found spike in the middle of Arbuckle Road which spike is the most southerly corner of the original Eades Farm 4624.615 feet southeasterly along Arbuckle Road from the middle of State Route # 187, said spike marks the southerly corner of 0.810 acre Shirley Eades O.R. 0013 Pg. 0766, aerial parcel # 667; then passing a found bent 5/8 inch steel bar at 180.400 feet and another steel pipe at 354.340 feet go N 55 deg 45 min 33 sec E a total distance of 635.272 feet to a steel rebar in a wire fence on the south-easterly boundary of Eades farm and is the easterly corner of aforementioned 7.1486 acres; This point being the beginning of said 30 feet wide drainage easement;

Thence: Following the original southeasterly boundary for Eades Farm which boundary is common with the northwesterly boundary of Edgar T. Shaudys and Elizabeth Shaudys D.B. 282 Pg 0268....N 55 deg 57 min 04 sec E 1560 feet to the northeasterly side of William Richmond Open Ditch # 1.

This drainage easement herein is 30 feet in width as measured perpendicular northwesterly from the above described course with the length being 1560 feet.

Area contained within the bounds of said drainage easement is 46,800 square feet or 1.074 acres.



September 06, 2003

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