



Estate of Vinson O. Hayslip ( deceased ).

Property boundary description of 1.9556 acres of land being all of Lot 34, all of Lot 35 and the northerly split out of Lot 33 of Welcome Siebold Subdivision as platted and filed in County Recorder's Misc. Vol. 4 at Pg. 125, situated along 30 feet wide North Road at its junction with Taylor Blair Road ( Co. Rd. # 14 ) being in VMS # 2985, Jefferson Civil Township, Madison County, State of Ohio, being all of aerial parcels 327 and 328 and the same being all of permanent parcels number 08-00404.000 and number 08-01336.000, O.R. 0141 at Pg. 1009 as per County Engineer's tax roll but recorded O.R. 141 at Pg. 609 deed used for survey purpose, being commonly known as 6156 North Road, West Jefferson, Ohio 43162...being bounded and more particularly described as follows:

Commence for a point of starting reference in the middle of 50 feet wide Taylor-Blair Road ( County Road # 14 ) at the southeasterly corner of Welcome Siebold Subdivision go then along the middle of Taylor-Blair Road N 69 deg 45 min 00 sec. W 922.60 feet to a set mag spike in said centerline on the projection of northerly boundary of North Road...said point being the easterly corner of Lot # 35 and is the true point of beginning; Then as recited for TRACT NUMBER TWO at Page 610 in O.R. deed volume 141, also recited TRACT # 1 D.B. 290 Pg. 0563, also recited for Lot # 33-A at page 10 of O.R. 103....(The first two calls that follow)

Thence: S 25 deg 53 min 00 sec W 225.74 feet to a set rebar capped at an angle point in the North Road alignment;

Thence: Continue with the boundary of North Road ( Twp. Rd. # 310 30 feet wide ) S 52 deg 52 min 00 sec W 200.560 feet to a set rebar capped at the corner of aerial parcel # 776, O.R. 103 Pg. 10 P.P.N.08-00974.000 J.D.Bowman, Jr. and Johnna L. Bowman owners;

Thence: With the calls cited in both Hayslip deed and Bowman deed go N 57 deg 02 min 00 sec W 119.700 feet to a set rebar capped and angle point in existing common property boundary line;

Thence: Following evidence of a former old fence ( now removed ) and existing slightly mounded turn row ( headland type ) go N 46 deg 50 min 34 sec W a measured distance of 379.838 feet to the common corner of Lots 30, 33 and Lot 32 of Welcome Siebold Subdivision...a 5/8 inch steel rod found at the corner of a board fence;

Thence: Following the common boundary between Lot # 30 and Lot # 33 ( being the southwesterly boundary for Frank E. Livingston and Joie C. Livingston aerial parcel # 770, P.P.N. 08-00618.000 1.86 acre, D.B. 290 Pg. 562 Lot # 30 ) S 64 deg 38 min 13 sec E a measured distance of 384.205 feet to a capped rebar set at the southerly corner of Lot # 30;

Thence: Again with the common boundary between Hayslip and Livingston ( boundary between Lot # 30 and Lot # 34 ) N 32 deg 58 min 00 sec E 260.000 feet to a mag spike set in the middle of Taylor-Blair Road at the northerly corner of Lot # 34 and easterly corner of Lot # 30;

Thence: Along the centerline of Taylor-Blair Road go S 69 deg 45 min 00 sec E 157.000 feet to the point of beginning.

Contained within said bounds 1.9556 acres of land as surveyed to lines of present occupation and in accordance with the cited courses and distances described in the adjacent deed ( see Lot # 33-A Instrument # 199000006554 Official Record 103 at Page 10 J.D.Bowman, Jr. and Johnna L. Bowman and O.R. 100 Pg.360 ) relevant to the deeded frontage along northwesterly boundary of North Road.

Markers set are rebar 30 inches long with caps stamped R.Baker S-5539.

Bearings are based on North Road call and Taylor-Blair Road call cited in O.R. 141 at Pg. 609. ( S 25 deg 53 min W and N 69 deg 45 min W and S 52 deg 52 min W ).

The surveyor notices various errors in the deeds of record pertaining to both recorded bearings and distances but believes the prior owners intended to run to the northwesterly corner of platted Lot # 30 which corner is also the most northwesterly corner of Lot # 33 and the same being common with the northerly corner of Lot # 32. The surveyor believes that several deeds earlier the writer intended to run along the westerly line of Lot # 34 but in fact established his line 20 feet southwesterly thereof creating closure errors in the current deeds of record.

This description is based on a field survey made in October 2003 by Rodger Irwin Baker, Ohio surveyor # S-005539.



October 24 th., 2003