





Property boundary description of 4.3202 acres of land situated within Virginia Military Survey # 7473 in Monroe Civil Township, Madison County, State of Ohio and being a portion of reported 15.663 acres P.P.N. 11-00249.000 ( aerial tax map parcel # 214 ) which land is currently in the ownership of John W. Purdum and Winona R. Purdum D.B. 173 at Pg. 403....said 4.3202 acres surveyed is bounded and more particularly described as follows: ( 4.3202 acres rounded to 4.320 acres )

From the projected centerline of Arthur Bradley Road ( county Road # 132 50 feet wide ) where it joins and intersects with the middle of State Route # 38 ( London and Marysville Road 60 feet wide ) in the Hamlet of Plumwood ( aka Sanford ), go then along the middle of Arthur Bradley Road N 47 deg 04 min 41 sec E 489.95 feet to a found buried nail and reset mag spike at the northerly corner of 0.462 acre parcel D.B. 249 Pg. 307 P.P.N. 11-00365.000 James W. Zornes and Sylvia Zornes ownership which mag spike is common with the northwesterly corner of John W. Purdum and Winona R. Purdum and hereafter referred to as the true point of beginning;

Thence: With the frontage herewith and continue with the middle of Arthur Bradley Road go N 47 deg 04 min 41 sec E 150.000 feet to a set mag spike..being the most northerly corner of the herein described 4.320 acres and being located S 47 deg 04 min 41 sec W 40.003 feet from a found mag spike at Purdum's northerly property corner of said 15.663 acres;

Thence: Following a new surveyed boundary line ( 62.00 feet southwesterly from the northeasterly property boundary of said Purdum and running parallel therewith ), S 37 deg 15 min 00 sec E ( passing a set 3/4 inch pipe at 30.00 feet ) a distance of 520.902 feet to a set 3/4 inch pipe; ( capped and stamped );

Thence: S 07 deg 42 min 40 sec E 214.906 feet to a set 3/4 inch capped pipe;

Thence: S 37 deg 23 min 34 sec E 301.460 feet to a set 3/4 inch pipe;

Thence: S 52 deg 42 min 30 sec W ( passing a set 3/4 inch pipe at 143.913 feet ) a distance of 144.883 feet to a new corner at a wire fence and boundary for said Purdum;

Thence: Following said boundary ( wire fence ) along the common line between Purdum and aerial parcel # 63 owned by Voda Gay Harsh 4.0 acres P.P.N. 11-00141.000 D.B. 252 Pg. 365...go N 37 deg 19 min 59 sec W 797.435 feet to a found "Tee" iron pin at the southerly corner of the herein mentioned Zornes property;

Thence: With the boundary between Purdum and Zornes N 52 deg 11 min 00 sec E 107.10 feet to 3/4 inch capped iron pipe near a fence corner;

Thence: Again following the common boundary between Purdum and Zornes ( passing a wood end post at a fence corner at 0.68 foot ) go N 38 deg 45 min 35 sec W ( passing a concrete post at 173.489 feet ) a total distance of 196.080 feet to the true point of beginning.

Containing within said bounds 4.320 acres of land.

Markers set are 3/4 inch pipe diameter by 30 inches long with plastic caps stamped Baker S5539.


Bearings are derived from those calls cited in D.B. 173 at Pg. 405 and in D.B. 249 at Pg. 307

Subject to the following described easement for future public roadway purposes.

Being a strip of land along the entire northeasterly boundary of the above described 4.320 acres which easement contains 0.2742 acre, its perpendicular width is 22.146 feet, its northeasterly boundary and the northeasterly boundary of said 4.320 acres is the same common line, this easement's southwesterly boundary measures N 37 deg 15 min 00 sec W 557.754 feet , the easement's frontage( road centerline ) N 47 deg 04 min 41 sec E 22.255 feet, its easterly line is S 07 deg 42 min 40 sec E 45.011 feet, the area contained therein is 11,943.96 square feet

This description is based on a current field survey made by Remo D. Mancini and by Rodger Irwin Baker..Ohio license # S-005539...said survey conducted December, 2002.

This property is not in a flood plain.



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

Phone: 614-879-6004

30 th. day of December  
yr. 2002

