

Being a property boundary survey description of a current field survey made during June 2002 for Edward P. Sidner owner and John C. Urton buyer...said survey contains 43.9056 acres of land of which 42.0211 acres are in VMS 4752, Jefferson Civil Township, Madison County, Ohio part of P.P.N. 08-000929.000 173.759 acres aerial parcel # 724 D.B. 294 Pg. 946 Edward P. Sidner-Trustee and 1.8845 acres is in VMS 4752 in Pleasant Civil Township, Franklin County, State of Ohio and being part of 178.320 **Ac.** tax parcel 230-2969-00 Deed 022969 B 02 instrument number 199306170150979, said property fronting along the Gerich-Lilly Road (Twp. Rd. # 52) being bounded and more particularly described as follows:

Commence for reference with a found steel spike in the middle of Olmstead Road and in the centerline of Gerich-Lilly Road in Fairfield Civil Township, Madison County, Ohio, go then with the middle of Gerich-Lilly Road N 64 deg 01 min 07 sec E (crossing into Jefferson Civil Township) a distance of 1711.620 feet to a found spike at the true point of beginning (passing a buried spike and property corner at 1257.370 feet);

Thence: Passing a found steel pipe with alum. cap stamped #5969 (N.C.Babb) at 25.00 feet go along the easterly boundary of 5.001 acres belonging to Raymond E. Shipley and Miriam E. Shipley D.B. 282 Pg. 0752 P.P.N. 08-00923.000 aerial parcel #1211 the bearing being N 26 deg 47 min 34 sec W 461.440 feet to a set 3/4 inch pipe capped (a steel pin found) at the edge of a farm field;

Thence: With the northerly boundary of aforesaid Shipley go through a wooded area and crossing a flowing ditch S 68 deg 53 min 23 sec W 454.250 feet to a found steel pin, a capped 3/4 inch pipe set near the southend of a concrete headwall;

Thence: Following the remains of an old wire fence, the westerly boundary of aforesaid Edward P. Sidner-Trustee, N 26 deg 32 min 30 sec W 1284.599 feet to a set 3/4 inch capped pipe;

Thence: Parallel with Gerich-Lilly Road N 64 deg 01 min 07 sec E 722.818 feet to a set 5/8 inch capped rebar;

Thence: S 61 deg 00 min 46 sec E 1079.204 feet to a set 5/8 inch capped rebar;

Thence: S 29 deg 24 min 30 sec E (crossing the county boundary between Madison and Franklin Counties at 302.169 feet) and passing a set 3/4 inch capped pipe at 877.434 feet, a total distance of 902.434 feet to a set 3/8 inch by 10 inch steel spike in the middle of Gerich-Lilly Road;

Thence: With the middle of 50 feet wide right of way for Gerich-Lilly Road go then S 64 deg 01 min 07 sec W (passing a set 3/8 inch by 10 inch steel spike at the Madison-Franklin Counties boundary at 274.003 feet, a total distance of 924.550 feet to the true point of beginning.

Containing within said bounds 43.9056 acres of which 1.8845 acres are in Franklin County and 42.0211 acres are in Madison County.

Bearings are derived from S 64 deg 01 min 07 sec W along Gerich-Lilly Road as cited in Deed Book 263 at Page 556 & 557.

Rebars set have caps stamped Baker S-5539, 3/4 inch pipe set have caps stamped Baker S-5539.

This property is not in a flood plain. There are no houses or buildings on this property

The County Boundary was established based on existing monument # W E 48 which measures N 04 deg 18 min 30 sec W 4555.540 feet from where the county line crosses Gerich-Lilly Road. Said monument was found in good condition in June 2002 by surveyor Rodger I. Baker.

The nearest county monument southerly therefrom is at Alkire Road and easterly from Olmstead Road.

This description is based on a current field survey made in June 2002 by Rene D. Mancini and Rodger Irwin Baker...Ohio registration # S-005539.

 June 27, 2002 L.L.S. & P.S.

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