

The following is a correct boundary description for 63.19768 acres (rounded to 63.198 acres) of which 42.074 acres are within VMS 6570 and 21.123 acres are in VMS 7055...all being in Fairfield Civil Township, Madison County, State of Ohio and currently carried as part of auditor's tax parcel # 07-00307.001 said lands in the ownership of James H. Maxie and Brenda J. Maxie of record in O R 007 at Page 0447...said property is bounded and more particularly described as follows:

Beginning with a found pin in the middle of Gerich-Lilly Road (County Road # 52) at the northwesterly corner of Lot # 4 of Godden Addition # 1 filed for record on slide # 705 and filed with the county engineer's plats survey # 89-96.....

Thence: With the common line between Maxie and Godden Addition Lot # 4 go S 25 deg 10 min 20 sec E 931.140 feet to a found 5/8 inch rebar stamped RLS 6750...being the southerly corner of Godden Addition Lot # 4;

Thence: Along the southeasterly boundary of Lots 4, 3, 2 and 1 of said Godden addition and continue 105.452 feet beyond said addition....N 62 deg 35 min 05 sec E 1120.782 feet to a found 3/4 inch pipe at the base of a wood post and fence corner;

Thence: S 27 deg 12 min 44 sec E 1595.699 feet with the common line between Maxie and Paul A. Krebs & Bonnie G. Krebs O R 104 Page 499....to a found 1 1/2 pipe at a fence corner which corner is the northerly corner for Mack D. Stoner and Patricia Stoner recorded Vol. 282 at Pg. 187;

Thence: Crossing the northerly right of way line of Consolidated Railroad at 829.437 feet and crossing the southerly right of way line of said railroad at another 184.643 feet...go S 63 deg 04 min 10 sec W a total distance of 1183.396 feet to a set 3/4 inch capped pipe on the boundary between VMS 6570 and VMS 7055 and being on the easterly boundary of 11.9042 acres belonging to Robert E. Morgan and Lynda W. Morgan O R 95 at Page 489;

Thence: With said boundary and VMS line go N 24 deg 57 min 05 sec W 78.23 feet to the southerly right of way line for aforesaid railroad;

Thence: Following the southerly right of way line of said railroad S 88 deg 12 min 22 sec W 419.711 feet to a 3/4 inch pipe set;

Thence: Passing through the northerly right of way line of said railroad at 85.589 feet..go N 25 deg 23 min 28 sec W 2235.950 feet to a spike set in the middle of Gerich-Lilly Road;

Thence: Following the middle of said roadway (50 feet wide) N 59 deg 22 min 23 sec E 401.379 feet to the point of beginning.

Containing 63.198 acres of land of which 0.1519 acre lies southerly of the railroad and 0.512 acre is within the railroad right of way in VMS 6570 and 0.756 acre is within the railroad right of way in VMS 7055.

The property address is 8885 Gerich-Lilly Road, West Jefferson, Ohio 43162.

Bearings are derived from Godden Addition # 1 Plat 89-96 on record at slide # 705.

Pipes set are 3/4 inch diameter with caps stamped R.I.Baker S-5539.

This description is based on a field survey made in Jan., Feb. and Mar. 2000 by the undersigned Rodger Irwin Baker..Ohio surveyor registration # S-005539.

Rodger Irwin Baker April 11, 2000

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