

Boundary description of 9.59288 acres (rounded to 9.593 acres) of land being a portion of reported 97.199 acres (cited in deed as being 97.999 acres) the same being more specifically out of 12.849 acres, aerial parcel # 339, P.P.N. 02-00357.000 in VMS 7753, Darby Civil Township, Madison County, State of Ohio currently owned by Perry E. Troyer and Edna L. Troyer (aka Edna Troyer) found of record in O.R. 0149 at Pg. 2336, Plain City School District...said 9.593 acres being bounded and described as follows:

Commence with an existing railroad spike found in the junction of Perry Road westerly terminus and in the middle of Lafayette-Plain City Road (aka Wilson- and Winget Pike 50 feet right of way width, aka County Road # 5)...then with the middle of Lafayette-Plain City Road S 35 deg 26 min 58 sec W 1351.527 feet to a set mag spike at the true point of beginning;

Thence: Continue along the middle of said Lafayette-Plain City Road S 35 deg 25 min 49 sec W 411.050 feet to a found P.K. spike at the easterly corner of 1.551 acres (P.P.N. 02-00357.001, aerial Parcel # 791) recorded in O.R. 0149 at Pg. 2339;

Thence: Leaving aforesaid roadway (passing a found capped 3/4 inch pipe at 27.20 feet stamped S-6034) N 53 deg 51 min 41 sec W a total distance of 324.360 feet to another capped 3/4 inch pipe found stamped S 6034 near a board fence junction. This last course is the basis for bearings;

Thence: Following along a board fence and the rear boundary for said 1.551 acres S 38 deg 51 min 09 sec W 205.00 feet to a found capped 3/4 inch pipe stamped S-6034; then continue with the same bearing of S 38 deg 51 min 09 sec W (the continued projection another 200.965 feet making the overall course a total of 405.965 feet to a set 5/8 inch capped rebar stamped Baker S-5539;

Thence: Go N 44 deg 42 min 35 sec W 349.290 feet to a set 5/8 inch rebar capped Baker S-5539 which rebar is on the westerly side of an existing wire fence after passing a set rebar at 333.405 feet (a point for reference);

Thence: Following along the westerly side of said wire fence go N 12 deg 03 min 14 sec E 489.228 feet to a set 5/8 inch rebar capped and stamped Baker S-5539 which rebar is at the outside based of a wooden corner post and northerly end of a gateway opening (a hung gate);

Thence: Again following along the outside and northerly side of an existing wire fence and then with the projection thereof S 80 deg 23 min 11 sec E a distance of 587.964 feet to a set 5/8 inch capped rebar stamped Baker S-5539;

Thence: With the final course and distance go S 62 deg 06 min 58 sec E 360.655 feet to the true point of beginning.

Containing within said bounds 9.593 acres of land including the original homestead (house) and out buildings for the overall farm.

Being "split out" from aerial parcel # 339 (see tax map 3 of 107).

Bearings adapted to the 3 rd. course cited in O.R. 0149 at Pg. 2339 called for S 53 deg 51 min 41 sec E.

This above described parcel of land follows through those previously field set spike and iron pipes set by surveyor James A. Page S-6034 June 15, 2001 filed at survey plat 65-01 in County Engineer's tax map room (London, Ohio).

This property is not within a flood zone (see Zone "X") community panel FEMA number 390773-0002-A.

Steel mag spike set in road pavement with capped steel rebars set off og the roadway. Surveyed by Rodger Irwin Baker..Ohio license # S-005539 July and August, year 2003. This land division has been approved by the County Board of Zoning Appeals.



August 8, 2003

Rodger Irwin Baker Surveyor # S-005539 (Ohio)
P.O.Box 315 West Jefferson, Ohio 43162 614-879-6004

