

JUNE HEACOCK, MARRIED, LELAND EUGENE WILKINS, WIDOWED AND NOT REMARRIED, AND GERALD LEE WILKINS, MARRIED

of MADISON County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to DAVID H. HERMAN AND SUSAN M. MOSS, HUSBAND AND WIFE

**OR 200 PG. 1263  
MAY 18-2005**

for their joint lives, remainder to the survivor of them,

SITUATED IN THE TOWNSHIP OF CANAAN, COUNTY OF MADISON AND STATE OF OHIO:

PART OF REPORTED 66 ACRES OF RECORD IN VOL. 248 AT PG. 529 AND 530.

PROPERTY BOUNDARY DESCRIPTION OF 3.9309 ACRES OF LAND SITUATED IN VMS 12126 IN CANAAN CIVIL TOWNSHIP, MADISON COUNTY, STATE OF OHIO, FRONTING ALONG THE MIDDLE OF M. V. HIGH ROAD (COUNTY ROAD #44) AT HOUSE NUMBER 7895 AND BEING A PORTION OF PERMANENT PARCEL # 01-00185.000 (PART OF AERIAL PARCEL #507 OWNERS BEING JUNE HEACOCK, LELAND EUGENE WILKINS AND GERALD LEE WILKINS EACH 1/3 OWNERSHIP; SAID 3.9309 ACRES BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE WITH A FOUND STEEL SPIKE IN THE MIDDLE OF PLAIN CITY-GEORGESVILLE ROAD (CO. RD. #7 AKA EAST PIKE) AT THE JUNCTION WITH M. V. HIGH ROAD (CO. RD. #44)...GO THEN WITH THE MIDDLE OF M. V. HIGH ROAD S. 80 DEG. 40 MIN 45 SEC W. 2,680.48 FEET TO A SET STEEL SPIKE 8 INCHES LONG IN THE MIDDLE OF M. V. HIGH ROAD AND THE TRUE POINT OF BEGINNING;

THENCE, LEAVING SAID ROADWAY AND PASSING A FOUND 3/4 INCH PIPE AT 16.50 FEET AND CROSSING THE SOUTHERLY RIGHT OF WAY LINE FOR M. V. HIGH ROAD AT 25.00 FEET, GO S. 09 DEG. 32 MIN 21 SEC E. 394.320 FEET TO SET STEEL ROD CAPPED AT THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED 3.9309 ACRES;

THENCE, WITH THE REAR LINE (SOUTHERLY BOUNDARY HEREWITH) GO S. 83 DEG. 41 MIN 26 SEC W. 462.584 FEET TO A SET STEEL ROD CAPPED AT THE SOUTHWESTERLY CORNER OF THE 3.9309 ACRES BEING DESCRIBED;

THENCE, WITH THE WESTERLY BOUNDARY N. 05 DEG. 07 MINS 59 SEC W. A DISTANCE OF 371.005 FEET TO A STEEL SPIKE SET IN THE CENTERLINE OF M. V. HIGH ROADWAY (50 FEET RIGHT OF WAY WIDTH);

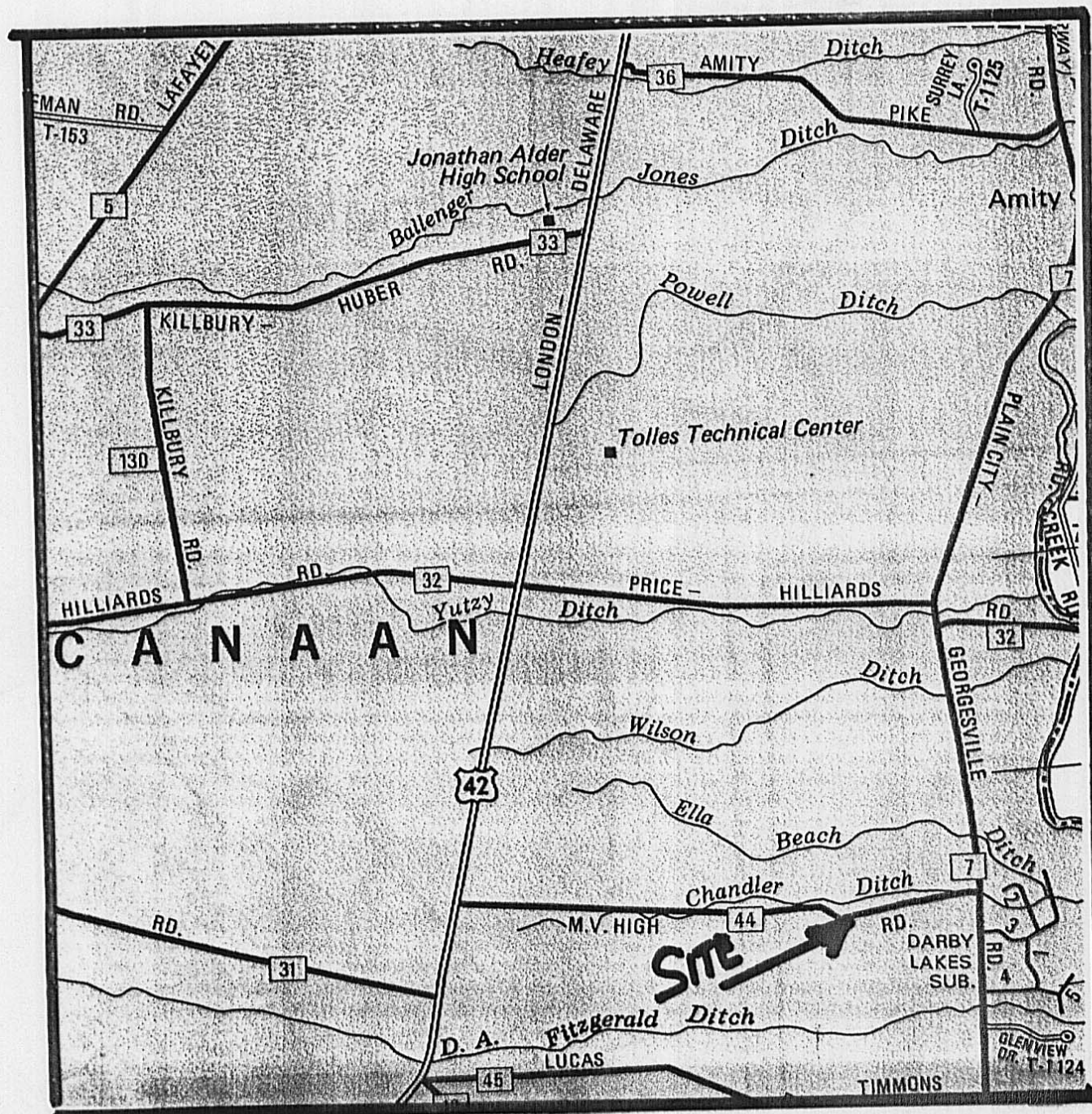
THENCE, FOLLOWING ALONG THE CENTERLINE OF M. V. HIGH ROAD GO N. 80 DEG. 40 MIN 45 SEC E. FRONTAGE DISTANCE OF 433.350 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 3.9309 ACRES OF LAND IN TOTAL.

SUBJECT TO ZONING RESTRICTIONS AND MADISON COUNTY, SUBDIVISION, REGULATIONS AND SUBJECT TO THE FRONT 25 FEET WIDTH AS MEASURED IN A SOUTHERLY DIRECTION FROM THE CENTERLINE OF M. V. HIGH ROAD, THIS 25 FEET WIDTH CONSIDERED PUBLIC ROAD RIGHT OF WAY USE AND PURPOSE.

METAL MARKERS SET ARE AS CITED WITH PLASTIC CAPS STAMPED R. I. BAKER

THIS DESCRIPTION IS BASED ON A CURRENT FIELD SURVEY MADE BY RODGER I. BAKER IN DECEMBER, 2004. BEARINGS ARE BASED ON CALLS RECORDED IN O.R. 150 AT PG. 855 AND SURVEY PLAT 96-02 FILED WITH THE MADISON COUNTY ENGINEER'S TAX MAP OFFICE IN LONDON, OHIO.



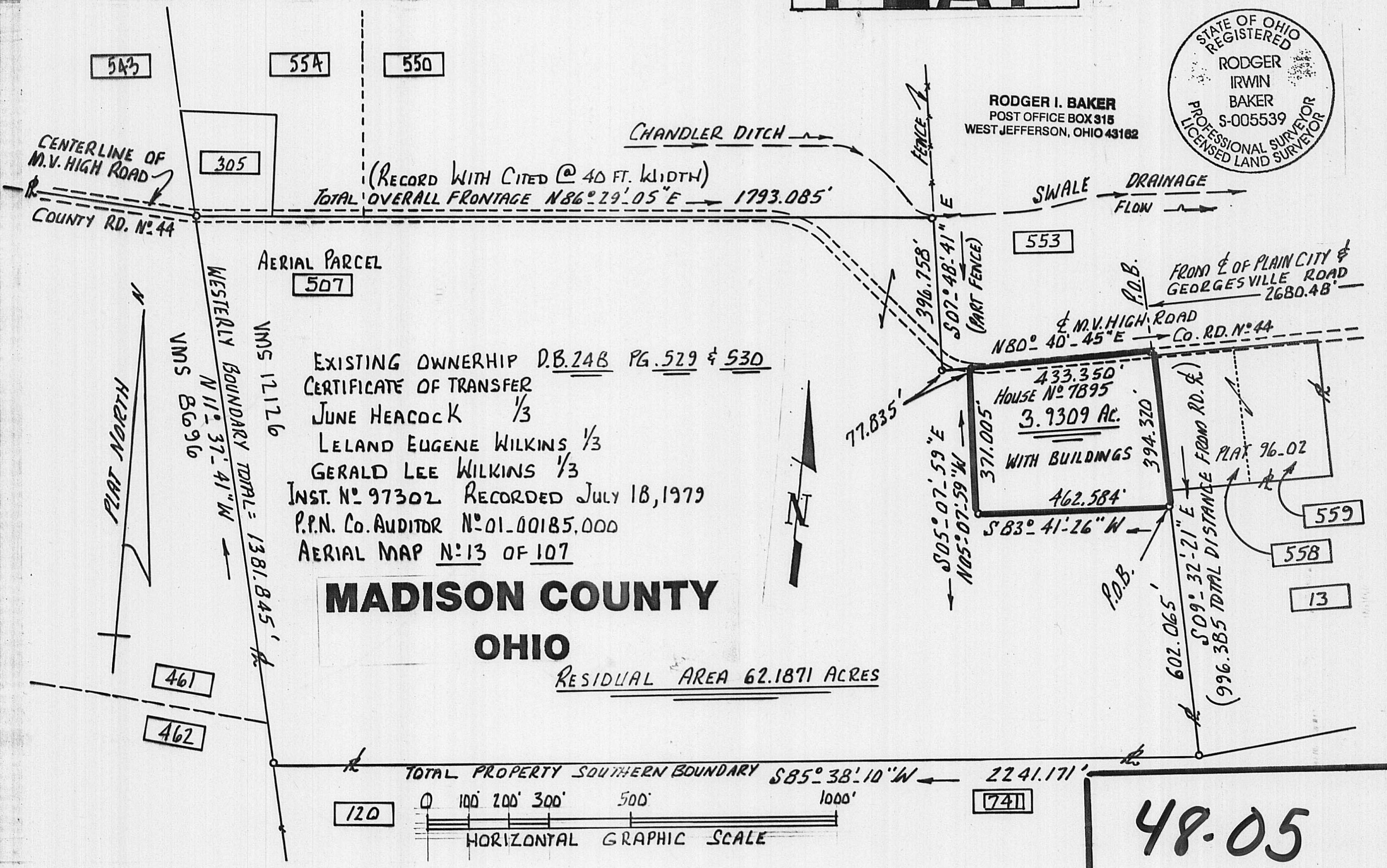
*Rodger I. Baker*  
DEC. 04 SURVEY  
SEE MAY 18-2005  
OR VOL. 200 PG. 1263-1264

**LEGEND**

- CL = CENTERLINE
- PL = PROPERTY LINE
- R/W = RIGHT OF WAY
- OPEN DITCH
- RD = ROAD
- REBAR = PIN SET
- LAND HOOK
- D.B. = DEED BOOK
- PG. = PAGE
- P.P.N. = PERMANENT PARCEL NUMBER
- P.O.B. = POINT OF BEGINNING

**FIELD SURVEY**

**PLAT**



**48.05**



Part of reported 66 acres of record in Vol. 248 at Pg. 529 and 530.

Property boundary description of 3.9309 acres of land situated in VMS 12126 in Caanan civil township, Madison County, State of Ohio, fronting along the middle of M.V.High Road ( County Road # 44 ) at house number 7895 and being a portion of permanent parcel # 01-00185.000 ( part of aerial parcel # 507 owners being June Heacock; Leland Eugene Wilkins and Gerald Lee Wilkins each 1/3 ownership; said 3.9309 acres being bounded and more particularly described as follows.

Commence with a found steel spike in the middle of Plain City-Georgesville Road ( Co. Rd. # 7 aka East Pike ) at the junction with M.V. High Road ( Co. Rd. # 44 )...go then with the middle of M.V.High Road S 80 deg 40 min 45 sec W 2,680.48 feet to a set steel spike 8 inches long in the middle of M.V.High Road and the true point of beginning;

Thence: Leaving said roadway and passing a found 3/4 inch pipe at 16.50 feet and crossing the southerly right of way line for M.V.High Road at 25.00 feet, go S 09 deg 32 min 21 sec E 394.320 feet to a set steel rod capped at the southeasterly corner of the herein described 3.9309 acres;

Thence: With the rear line ( southerly boundary herewith ) go S 83 deg 41 min 26 sec W 462.584 feet to a set steel rod capped at the southwesterly corner of the 3.9309 acres being herein described;

Thence: With the westerly boundary N 05 deg 07 min 59 sec W a distance of 371.005 feet to a steel spike set in the centerline of M.V.High Roadway ( 50 feet right of way width );

Thence: Following along the centerline of M.V.High Road go N 80 deg 40 min 45 sec E a frontage distance of 433.350 feet to the true point of beginning.

Containing within said bounds 3.9309 acres of land in total.

Subject to zoning restrictions and Madison County Subdivision regulations and subject to the front 25 feet width as measured in a southerly direction from the centerline of M.V.High Road, this 25 feet width considered public road right of way use and purpose.

Metal markers set are as cited with plastic caps stamped R.I.Baker S-5539.

This description is based on a current field survey made by Rodger I. Baker in December, 2004. Bearings are based on calls recorded in O.R. 150 at Pg. 855 and survey plat 96-02 filed with the Madison County Engineer's tax map office in London, Ohio.

*Rodger I. Baker*

December 15, 2004

Rodger Irwin Baker, Ohio license # S-005539  
Registered professional surveyor.

