



Description of 146.776 acres of land in VMS 7945 & 8448 in Union Civil Township, Madison County, Ohio, fronting on Yankeetown-Chenoweth Road ( Co. Rd. # 9 ) and also along Madden-Higgins Road ( Co. Rd. # 82 ) currently carried as tax parcel # 29-00397.000 ( the same being aerial parcel # 368 ) appearing of record in D.B. 213 at Pg. 446, being bounded and more particularly described as follows:

Commence for reference and as a true point of beginning with a found spike buried in the junction of Yankeetown-Chenoweth Road and Madden-Higgins Road at the most westerly corner of the herein described 146.776 acres as surveyed in May year 2005;

- Thence: Following the Middle of Madden-Higgins Road N 51 deg 45 min 00 sec E 3026.605 feet to a found "tee" iron at the P.I. of said roadway; ( this course being the basis for bearings );
- Thence: Again with the middle of said road N 89 deg 39 min 14 sec E 139.670 feet to a spike;
- Thence: Leaving the roadway ( passing a 5/8 inch rebar at 32.07 feet ) S 27 deg 07 min 42 sec E 235.239 feet to a 5/8 inch rebar;
- Thence: N 89 deg 37 min 43 sec E 596.180 feet to a rebar;
- Thence: Passing a 5/8 inch rebar at 297.58 feet, go N 51 deg 49 min 14 sec E 341.950 feet to a found P.K. spike in the middle of Madden-Higgins Road;
- Thence: With the centerline thereof go N 89 deg 55 min 32 sec E a distance of 392.110 feet to a found P.K. spike at the most easterly corner of the herein described 146.776 acres;
- Thence: Passing a post at 446.39 feet and passing a steel pin at 1178.86 feet, go S 18 deg 03 min 34 sec W 1626.813 feet to a pin and large stone and steel post at the southeasterly corner of the property being described;
- Thence: Passing along the edge of a leaning 15 inch diameter wood post at 618.216 feet a bearing of S 51 deg 27 min 07 sec W a total distance of 2854.240 feet to a replaced set Mag spike in the middle of Yankeetown-Chenoweth Road...the southerly corner of this property being referenced with a found spike 41.920 feet S 38 deg 23 min 14 sec E therefrom;
- Thence: From the aforesaid southerly corner ( replaced Mag spike ) and following the middle of Yankeetown-Chenoweth Road go N 38 deg 23 min 14 sec W 1842.700 feet to the true point of beginning. The preceding course ( middle of 50 feet wide roadway ) is also common with the boundary between Paint Civil Township and Union Civil Township.

Containing within said bounds 146.776 acres of land based on a field survey performed in May year 2005 by Rodger I. Baker, Ohio surveyor license # S-005539.

Bearings are based on the middle of Madden-Higgins Road course cited in D.B. 213 at Pg. 446 denoted N 51 deg 45 min 00 sec E.

5/8 inch rebar found display caps stamped "Cottrill" # 6058. Markers set are Steel Mag Spikes. Spikes found are P.K. Trademark type.

This property is subject to Madden Open Drainage Ditch # 61 assessment for maintenance.

*Rodger I. Baker*

June 03, 2005

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