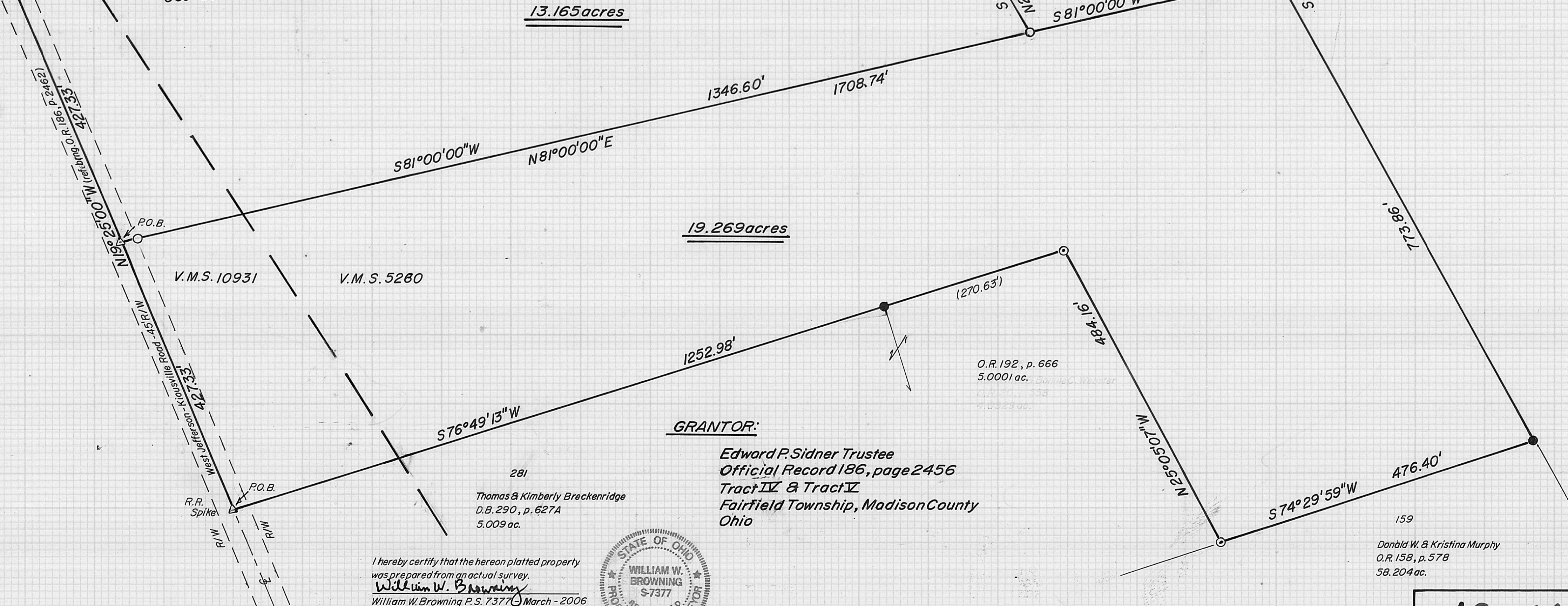
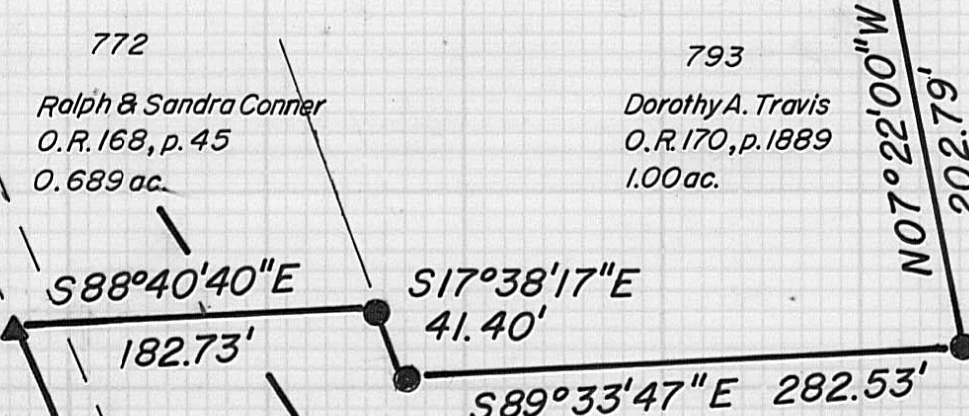


- △ P.K. nail set
- ▲ P.K. nail found
- Iron pipe set
- ⊙ Iron pin found
- Iron pipe found

COMMEANS ADDITION



GRANTOR:
 Edward P. Sidner Trustee
 Official Record 186, page 2456
 Tract IV & Tract V
 Fairfield Township, Madison County
 Ohio

I hereby certify that the hereon platted property was prepared from an actual survey.
 William W. Browning
 William W. Browning P.S. 7377 March - 2006
 4444 State Route 187
 London, Ohio 43140
 740.852.4444 / 740.852.5325 Fax



19.06

Sidner –5.519 acres

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Fairfield, Virginia Military Survey Numbers 10931 and 5280, and is part of an original 94.384 acre tract, Tract IV and part of a 3.992 acre tract, Tract V, recorded in the name of Edward P. Sidner Trustee in Official Record 186, page 2456, and said parcel being more particularly described as follows:

Beginning at a P. k. nail found in the centerline of Lilly Chapel – Georgesville Road (45' right-of-way);

Thence S 05° 10' 07" W 165.76 feet to a set iron pipe at the southwest corner of Lot 22 of the Commeans Addition to the Village of Gilroy and recorded in the name of Roger P. and Christine Baker;

Thence, with the line between said Sidner and Baker, S 84° 49' 53" E 134.21 feet to a found iron pin, said pin being the northwest corner of a 27.44 acre tract recorded in Official Record 198, page 355 in the name of Janet C. Garrett Trustee;

Thence with part of the line between said Sidner and Garrett, S 25° 57' 13" E 485.00 feet to a set iron pipe;

Thence S 81° 00' 00" W 362.14 feet to a set iron pipe;

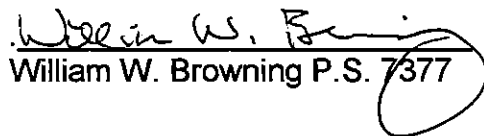
Thence N 29° 16' 09" W 250.75 feet to a set iron pipe;

Thence N 22° 36' 39" W, passing a set iron pipe at 498.57 feet, a total distance of 523.07 feet to a set P.K. nail in the centerline of Lilly Chapel – Georgesville Road;

Thence, with said centerline, S 84° 49' 53" E 351.83 feet to the point of beginning.

The reference bearing is the centerline of Lilly Chapel – Georgesville Road being N 19° 25' 00" W in accordance with Official Record 186, page 2456, Tract IV.

The above-described parcel contains 5.519 acres. Iron pipes set are ¾ inches in diameter and 30 inches in length with caps stamped P.S. 7377. Surveyed by William W. Browning P.S. 7377 during March of 2006


William W. Browning P.S. 7377



Sidner –13.165 acres

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Fairfield, Virginia Military Survey Numbers 10931 and 5280, and is part of an original 94.384 acre tract, Tract IV and part of a 3.992 acre tract, Tract V, recorded in the name of Edward P. Sidner Trustee in Official Record 186, page 2456, and said parcel being more particularly described as follows:

Beginning at a P. k. nail set in the centerline of West Jefferson – Kiousville Road (45' right-of-way), said spike bearing N 19° 25' 00" W 427.33 feet from a found Railroad spike at a southwest corner of the abovementioned 94.384 acre tract and the west corner of a 5.009 acre tract recorded in Deed Book 290, page 627A in the name of Thomas and Kimberly Breckenridge;

Thence, with said centerline, N 19° 25' 00" W (reference bearing in accordance with Official Record 186, page 2456) 427.33 feet to a found P.K. nail, said nail being the southwest corner of a 0.689 acre tract recorded in Official Record 168, page 45 in the name of Ralph and Sandra Conner;

Thence, with the line between said Sidner and Conner, S 88° 40' 40" E 182.73 feet to a found iron pipe in the west line of a 1.00 acre tract recorded in Official Record 170, page 1889 in the name of Dorothy A. Travis;

Thence, with the line between the abovementioned Sidner and Travis, S 17° 38' 17" E 41.40 feet to a found iron;

Thence, continuing with said line, S 89° 33' 47" E 282.53 feet to found iron pipe at the southeast corner of said 1.00 acre tract;

Thence, continuing with the line between said Sidner and Travis, N 07° 22' 00" W 202.79 feet to a found iron pipe at the northeast corner of the abovementioned Travis and in the south line of South Street (45' right-of-way);

Thence, with said line, S 89° 31' 20" E 663.87 feet to a set iron pipe;

Thence, continuing with said line, S 83° 02' 24" E 76.16 feet to wood corner post at a southeast corner of Commeans Addition to the Village of Gilroy and the southwest corner of the abovementioned 3.992 acre tract;

Thence, with the line between said Addition and said 3.992 acre tract, N 23° 25' 31" W 403.32 feet to a P.K. nail in the centerline of Lilly Chapel – Georgesville Road (45' right-of-way);

Thence, with said centerline, S 89° 19' 31" E 117.53 feet to a set P.K. nail;

Thence with a new division line of said 3.992 acre tract, S 22° 36' 39" E, passing a set iron pipe at 24.50 feet, a total distance of 523.07 feet to a set iron pipe;

Thence S 29° 16' 09" E 250.75 feet to a set iron pipe;

Thence S 81° 00' 00" W, passing a set iron pipe at 1323.73 feet, a total distance of 1346.60 feet to the point of beginning.

The above-described parcel contains 13.165 acres. Iron pipes set are ¾ inches in diameter and 30 inches in length with caps stamped P.S. 7377. Surveyed by William W. Browning P.S. 7377 during March of 2006

William W. Browning
William W. Browning P.S. 7377



Sidner –19.269 acres

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Fairfield, Virginia Military Survey Numbers 10931 and 5280, and is part of an original 94.384 acre tract, Tract IV, recorded in the name of Edward P. Sidner Trustee in Official Record 186, page 2456, and said parcel being more particularly described as follows:

Beginning at a railroad spike found in the centerline of West Jefferson – Kiousville Road (45' right-of-way), said spike being a southwest corner of the abovementioned 94.384 acre tract and the west corner of a 5.009 acre tract recorded in Deed Book 290, page 627A in the name of Thomas and Kimberly Breckenridge;

Thence, with said centerline, N 19° 25' 00" W (reference bearing in accordance with Official Record 186, page 2456) 427.33 feet to a set P.K. nail;

Thence, with a new division line of said Sidner, N 81° 00' 00" E, passing a set iron pipe at 22.87 feet, a total distance of 1708.74 feet to set iron pipe in the west line of a 28.44 acre tract recorded in Official Record 198, page 355 in the name of Janet C. Garrett Trustee;

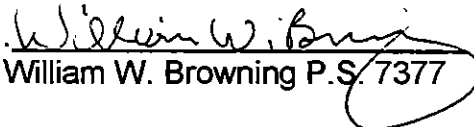
Thence, with part of the line between the abovementioned Sidner and Garrett, S 25° 57' 13" E 773.86 feet to a found iron pipe at the southeast corner of said Sidner and the northeast corner of a 58.204 acre tract recorded in Official Record 158, page 578 in the name of Donald and Kristina Murphy;

Thence, with the line between said Sidner and Murphy, S 74° 29' 59" W 476.40 feet to found iron pin at the southeast corner of a 5.0001 acre tract recorded in Official Record 192 in the name of Thomas and Kimberly Breckenridge;

Thence, with the line between said Sidner and Breckenridge, N 25° 05' 07" W 484.16 feet to a found iron pin at the northeast corner of the abovementioned Breckenridge;

Thence, continuing with a line between the aforesaid Sidner and Breckenridge, S 76° 49' 13" W, passing a found iron pipe at 270.63 feet, a total distance of 1252.98 feet to the point of beginning.

The above-described parcel contains 19.269 acres. Iron pipes set are ¾ inches in diameter and 30 inches in length with caps stamped P.S. 7377. Surveyed by William W. Browning P.S. 7377 during March of 2006


William W. Browning P.S. 7377

