

The following description is for a tract of land located in Madison County, Ohio, Deer Creek and Somerford Townships, and is more particularly described as follows:

Beginning at a point located on the centerline of S.R.#38, said point also being the northeasterly corner of Timothy V. Juergen's parcel of land and measuring 4947.43 feet from the centerline of the Old National Road (existing east bound lanes of U.S. 40),

thence with Juergen's northerly line N. 85° 54' 47" W. 1694.68 feet to an iron pin set in a southeasterly corner of a 696.910 acre tract;

thence with an easterly line of the aforementioned 696.910 acre tract N. 03° 11' 17" E. 20.00 feet;

thence S. 85° 54' 47" E. 1696.84 feet to a point on the centerline of S.R.#38,

thence with the centerline of S.R. #38 S. 09° 21' 46" W. 20.08 feet to the point of beginning.

The above described parcel contains .778 acres, more or less, with .197 acres in Somerford Township and .581 acres in Deer Creek Township. The above described tract is subject to all highway easements, easements, and restrictions of record.

The following description is for a tract of land in Madison County, Ohio, Somerford Township, V.M.S. 6780 (or 13884), and is the same parcel of land currently listed as containing 72.09 acres, and as described in deed book 210, page 206, currently in the name of Myrtle Tyler, said tract being more particularly described as follows:

Beginning at a point on the centerline of the Old National Road, said point also being the southeastern corner of the aforementioned 72.09 acres and the southwestern corner of Forrest and Beatrice Robert's 139.47 acre tract,
thence with the centerline of the Old National Road (also being the centerline of the eastbound lanes of US 40) S 86 deg. 32'30"W 2182.60 feet to a railroad spike;
thence S 03 deg. 27'30" E 40.00 feet to an iron pin set in the southerly right-of-way of the Old National Road;
thence with the northerly right-of-way of US 40 S 23 deg. 26'30" E 43.82 feet to an iron pin, S 60 deg. 17'19"W 90.11 feet to an iron pin, and S 68 deg. 38'09"W 46.04 feet to an iron pin set in Emmett L. Summer's easterly property line;
thence with Summer's property line N 11 deg 56'24" W. 136.69 feet to a railroad spike set on the centerline of the Old National Road;
thence with said centerline S 86 deg. 32'30" W 89.35 feet to a railroad spike in Blanch L. Hayes' southeasterly corner;
thence with Hayes' property line N 17 deg. 03'44" W 1184.40 feet to an iron pin and N 51 deg. 36'41" E 1417.11 feet to an eyebolt, set in the aforementioned Robert's westerly property line;
thence with Robert's line S. 41 deg. 11' 22" E 2481.42 feet to the point of beginning.

The above described parcel contains 72.379 acres, more or less, excepting therefrom 2.66 acres as described in deed book 145, page 438 (parcel no. 40), leaving a net acreage of 69.719 acres. The 69.719 acres is subject to all legal highway easements, easements, and restrictions of record.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book 1, Page 312, of the records of Madison County and being located within the following described points in the boundary thereof:

Beginning in the grantors property at a point 67.28 feet left of the station 154 41.26 in the centerline of a survey made in 1949 by the Ohio Department of Highways of U.S. Route 40, Section (0.00-6.84) in Madison County, also known as the National Highway, said point being in the northerly right of way line of said highway;

thence easterly to a point 105.0 feet left of station 160 01.26;

thence easterly to the grantors easterly property line at a point 92.16 feet left of station 170 27.63;

thence southerly along said easterly property line to the existing northerly right of way line of said highway at a point 20.0 feet of station 170 84.37;

thence westerly along said northerly right of way line to the place of beginning,

It is understood that the strip of land above described contains 2.66 acres, more or less, exclusive of the present road which occupies 0.00 acres, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

Prior Deed Reference: Vol. 145 Page 438 of the Deed Records of Madison County, Ohio.

Situated in Madison County, Ohio, Somerford and Union Townships, and part of those lands described in Deed Book 210, Page 206, currently in the name of Myrtle Tyler, and contains the land currently listed as 68.00 acres in Union Township and part of the land listed as containing 630.62 acres in Somerford Township, said tract being more particularly described as follows:

Beginning at a railroad spike on the centerline of the Old National Road (the old centerline currently located in the east traffic lanes of new U.S. 40), said point also being the northwesterly corner of John Sawyer's 34.174 acre tract, thence with the property line S. 11° 10' 53" E. 1507.83 feet to an iron pin in John Sawyer's southwesterly corner of a 6.914 acre tract; thence N. 86° 32' 10" E. 1495.57 feet along said Sawyer's southerly line to an iron pin set in Philip L. Ferguson's westerly line of a 84.788 acre tract; thence with Ferguson's westerly and southerly lines S. 04° 10' 05" W. 1835.15 feet to an iron pin, S. 86° 45' 40" E. 1923.21 feet to an iron pin and S. 03° 11' 17" W. 1126.30 feet to an iron pin set in Timothy V. Juergen's northerly property line of a 32.30 acre tract; thence with Juergen's northerly and westerly lines N. 85° 54' 47" W. 815.13 feet to an iron pin and S. 02° 55' 30" E. 886.01 feet to an iron pin set in Margaret Ann and Bernard Conway's northerly line; thence with Conway's line S. 53° 44' 32" W. 1616.97 feet to an existing stone located in a northerly line of the State of Ohio Penitentiary lands, thence with the State of Ohio lands S. 53° 46' 43" W. 2272.45 feet to an existing stone (passing the Union and Somerford line at 173.03 feet); thence N. 23° 56' 51" W. 2904.71 feet to an iron pin (passing the Union and Somerford line at 2755.99 feet), thence with Carolyn D. Wilson's 30.93 acre property line N. 23° 27' 32" W. 1650.50 feet to an iron pin and S. 42° 24' 11" W. 597.20 feet to a steel post; thence N. 38° 47' 25" W. 1753.41 feet to an iron pin set in Ernest and Viola Baker's 62.58 acre property line; thence with Baker's line and Stephen C. Blair's 21.81 acre property line N. 07° 25' 45" W. 1263.15 feet to an iron pin set in Blair's northeasterly corner and Gary and Sharon Stapleton's 17.986 acre southeasterly corner; thence with Stapleton's line N. 11° 56' 24" W. 867.49 feet to an iron pin set in the northerly right-of-way line of U. S. 40 (passing Stapleton's northeasterly corner at 634.58 feet at an angle point in the southerly right-of-way of U.S. 40) thence with the northerly right-of-way line of U. S. 40 N. 68° 38' 09" E. 46.04 feet to an iron pin, N. 60° 17' 19" E. 90.11 feet to an iron pin and N. 23° 26' 30" W. 43.82 feet to an iron pin set in the southerly right-of-way line of the Old National Road; thence N. 03° 27' 30" W. 40.00 feet to a railroad spike set on the centerline of the Old National Road; thence with said centerline N. 86° 32' 30" E. 3566.42 feet to a railroad spike and N. 86° 27' 00" E. 415.27 feet to the point of beginning.

The above described tract of land contains 698.675 acres, more or less, including those lands of the Indiana, Columbus and Eastern Traction Company, as described in Deed Book 210, page 206, excepting from the said 698.675 acres 1.775 acres to the State of Ohio (Parcel No. 39) as described in Deed Book 145, page 43. The net acreage remaining contains 696.900 acres, more or less, with 632.004 acres being in Somerford Township and 64.896 acres being in Union Township, the said 696.900 acres being subject to all highways easements, easements, and restrictions of record.