

Property boundary description of 47.132 acres of land in Canaan Civil Township, Madison County, Ohio which tract is one half of the existing 94.264 acres in the ownership of Alberta Miller Trustee, recorded by General Warranty Deed in O.R. 0039 at Pg. 1080 (Deed cites 94.261 acres Auditor's parcel # 01-00303.000) being areas of the farm land only (no buildings) surrounding # 3410 Guy Avenue, Plain City, Ohio 43064, being bounded and more particularly described as follows: (Being in VMS 7240 and VMS 13020)

Starting for a point of reference with the middle of roadway pavements at the junction of Guy Avenue with Amish Pike (Amish Pike being in a curve at this location) go then with the middle of Guy Avenue northwesterly 1284.020 feet to a found buried spike and a mag spike rest in the middle of roadway pavement.

Then again with the middle of Guy Avenue N 68 deg 20 min 06 sec W 613.625 feet to a set mag spike then again N 68 deg 24 min 42 sec W 16.533 feet to a set mag spike at the true point of beginning which is in the centerline of Guy Avenue;

Thence: Leaving the roadway go S 21 deg 48 min 23 sec W 676.347 feet to a concrete corner post on the southerly side of Jones Ballenger Ditch # 53 aka Eli Jones Ditch;

Thence: Going upstream along the southerly side of said open ditch N 63 deg 57 min 43 sec W 901.573 feet to a point;

Thence: Crossing the open ditch and passing through a concrete post at 25.451 feet N 06 deg 02 min 18 sec E 631.522 feet to a found buried spike in the middle of Guy Avenue (a mag spike reset);

Thence: Continue N 06 deg 04 min 46 sec E (passing a concrete post at 598.286 feet) a total distance of 1817.078 feet to a concrete post;

Thence: With the northerly boundary herewith go S 75 deg 59 min 32 sec E 1026.980 feet to a set 5/8 inch steel rod capped;

Thence: S 21 deg 40 min 38 sec W 1887.861 feet to a mag spike set in the middle of Guy Avenue (passing a set 5/8 inch rod capped at 1863.461 feet);

Thence: With the middle of Guy Avenue go S 68 deg 15 min 10 sec E 57.960 feet to a set mag spike;

Thence: Again with the middle of Guy Avenue go S 68 deg 22 min 00 sec E 483.500 feet to the true point of beginning.

Containing within said bounds 47.132 acres of land of which 14.447 acres are located southerly from the middle of Guy Avenue and 32.685 acres are located on the northerly side from the middle of Guy Avenue.

Being currently appearing on the tax map as (in part) aerial parcel # 313. This land is within portions of VMS 7240 and VMS 13020.

Starting for a point of reference with the middle of roadway pavements at the junction of Guy Avenue with Amish Pike (Amish Pike being in a curve at this location) go then with the middle of Guy Avenue northwesterly 1284.020 feet to a found buried spike and a mag spike rest in the middle of roadway pavement.

This mag spike being the true point of beginning.

Thence: Again with the centerline of Guy Avenue go N 68 deg 20 min 06 sec W 613.625 feet to a mag spike set at the southeast corner of John Elden Miller and Ruth Ann Miller's 5.739 acres described in O.R. 42 at page 764;

Thence: With the next three courses and distances following the perimeter boundary of said Miller (3/4 inch iron pipes found at 25 feet off the road and at the two rear corners): (1) N 21 deg 38 min 00 sec E 500.000 feet, (2) N 68 deg 22 min 00 sec W 500.000 feet, (3) S 21 deg 38 min 00 sec W 500.000 feet to a set mag spike in the center of Guy Avenue (passing a found pipe at 475.000 feet);

Thence: With the middle of Guy Avenue N 68 deg 15 min 10 sec W 57.960 feet to a set mag spike;

Thence: Passing a set 5/8 inch capped rod at 24.40 feet go N 21 deg 40 min 38 sec E 1887.861 feet to a set 5/8 inch steel rod with a cap;

Thence: With a boundary common with Gingerich Farms, Inc. and being the northerly boundary of said Miller's farm... go S 75 deg 59 min 32 sec E 1133.700 feet to a square concrete post;

Thence: S 45 deg 46 min 41 sec E 51.839 feet to a 4 inch diameter pipe post;

Thence: S 21 deg 40 min 38 sec W (passing a concrete post at the road right of way) 2018.767 feet to the point of beginning.

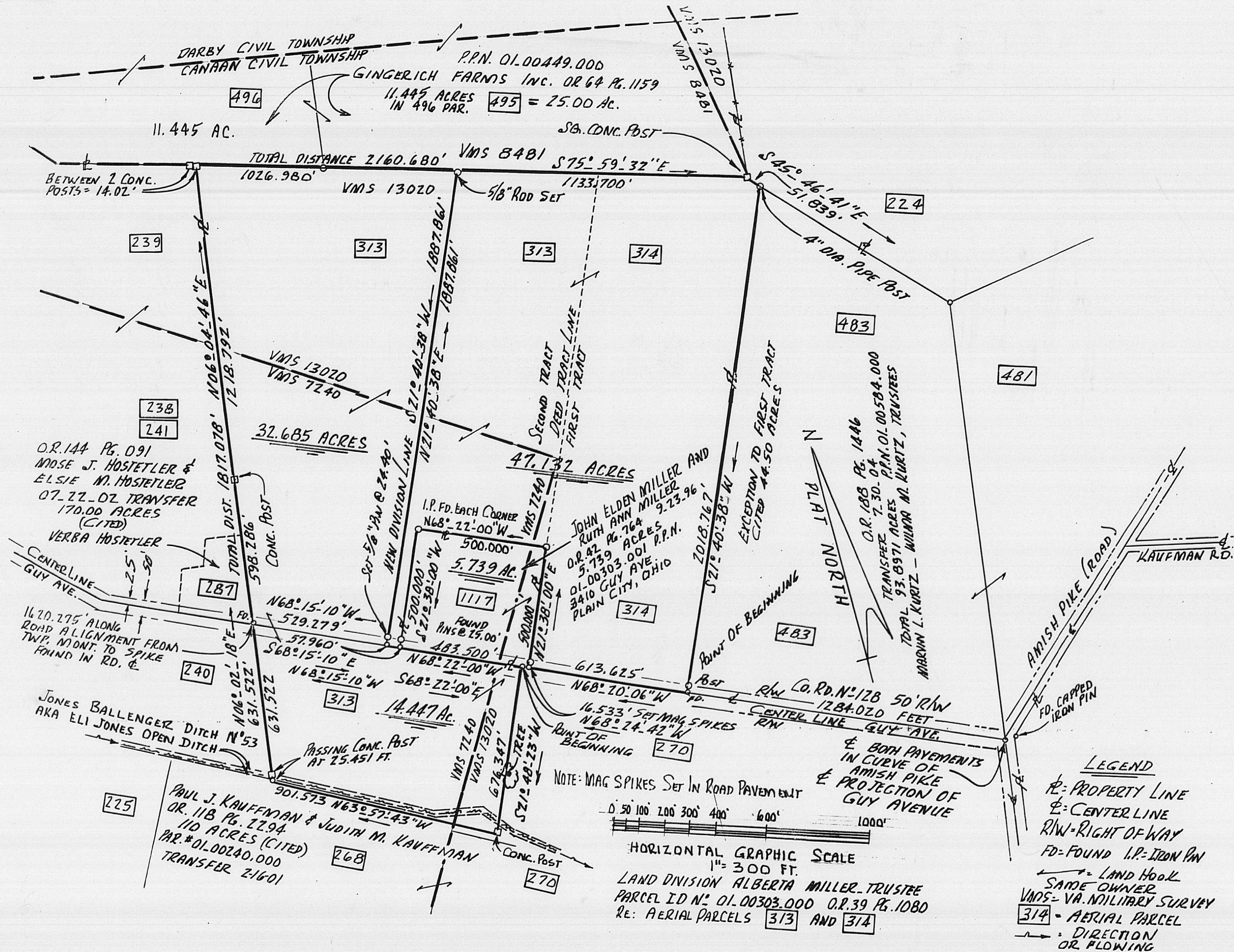
Containing within said bounds 47.132 acres of land. Being all of aerial parcel # 314 and a portion of aerial parcel # 313.

Surveyed by William Troy Barton and Rodger I. Baker, Ohio licensed professional surveyor # S-005539 during April 2006.

This description is based on that specific field survey. Bearings are derived from O.R. 42 Pg. 764 off of the roadway calls cited.

Caps on top of iron rods set are stamped R.I. Baker S-5539.

There are no buildings on this property. Guy Avenue is 50 feet wide.



FIELD SURVEY OF TWO TRACTS  
EACH BEING AREAS OF 47.132 ACRES  
ALBERTA MILLER TRUSTEE (UN-MARRIED)  
FRONTING ALONG GUY AVENUE  
AKA CO. RD. NO. 128 50' WIDE  
CANAAN CIVIL TOWNSHIP  
PARTLY IN VMS 7240 & VMS 13020  
PLAIN CITY, MADISON COUNTY, OHIO  
SURVEYED APRIL YEAR 2006

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BASED ON A FIELD SURVEY PERFORMED DURING APRIL 2006 BY WM. TROY BARTON AND RODGER I. BAKER, OHIO LICENSED SURVEYOR NO. S-005539. MARKERS IN ROAD PAVEMENT WERE EITHER FOUND OR SET MARKED WITH MAG SPIKES. IRON PIPES WERE FOUND AT THE 4 BOUNDARY PERIMETER LINES @ 25.00 FEET OFF OF THE ROAD CENTERLINE. BEARINGS ARE BASED ON THE EXTERIOR CALLS FOR 5.739 ACRES OR 42 PG. 764. THE INTENT IS TO SPLIT FARM INTO TWO EQUAL AREAS EACH BEING 47.132 ACRES. VARIOUS WELL ESTABLISHED CONCRETE POSTS WERE POSITIONED ALONG THE LINES THROUGHOUT. IN MY OPINION THIS PLAT IS TRUE AND CORRECT.

Rodger I. Baker  
MAY 01 2006  
RODGER I. BAKER REG. SURVEYOR # S-005539  
P.O. BOX 315 WEST JEFFERSON, OHIO 43162  
PHONE: 614.879.6004



96.06



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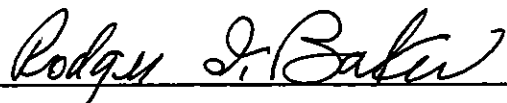
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Caps on top of iron rods set are stamped R.I.Baker S-5539.

There are no building on this property. Guy Avenue is 50 feet wide.



May 01, 2006

Rodger I. Baker Ohio surveyor # S-005539  
P.O.Box 315 West Jefferson, Ohio  
Phone: 614-879-6004

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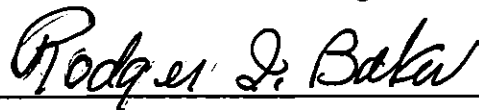
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