



DEER CREEK TOWNSHIP YMS 3902
MADISON COUNTY, STATE OF OHIO
HOUSE NUMBER 1010 U.S. 42 S.E.

Situated in the County of Madison in the State of Ohio and in the Township of Deercreek and bounded and described as follows:

PARCEL 1:

Beginning at an iron post in the northwesterly right-of-way line of U.S. Route 42, corner to a 65.36 acre tract in the name of Loy Snyder et al; thence with said right-of-way line S. 40° 56' W. 198.3 feet to an iron post; thence N. 45° 42' W. 349.5 feet to an iron pin; thence N. 45° 28' E. 313.66 feet to an iron pin; thence S. 26° 30' E. 351 feet to the beginning, containing 2.00 acres of land, more or less, V.M.S. 3902, Deercreek Township, Madison County, Ohio, and is a part of 62.20 acres conveyed by Lee and Mary Alice Richardson to Karl E. Burr, Jr. and Josephine S. Burr, by deed dated December 30, 1943 and recorded in Vol. 134, page 501, of the Deed Records of Madison County, Ohio.

PARCEL 2:

Beginning in the centerline of existing pavement (two lanes only) of London-Delaware Road aka U.S. Route #42 and formerly S.H. 241 Sec. "D" on year 1932 plans station 3+02.34 which is southwesterly 10.25 feet from the centerline junction with Spring-Valley Road (Co. Rd. #50);

Thence: N. 45° 42' 00" W. 46.50 feet to a broken off square tube type former post secured in concrete...said point being the southerly corner of Parcel 1 of Tract 1 at the northwesterly right of way boundary for U.S. Route #42;

Thence: With the frontage of Parcel #1 (2.00 acres) and following the right of way boundary N. 40° 56' 00" E 198.30 feet to a set 3/4 inch capped pipe driven to refusal because of buried concrete (post base) existing underground being the most easterly corner to Parcel 1 of 2.00 acres....said pipe measures 1.50 feet short of a found concrete monument marking the right of way boundary;

Thence: S. 26°30' 00" E 71.85 feet to a point in the middle of U.S. Route #42 roadway pavement at centerline station 4+77.00;

Thence: With the centerline of pavement following a curve to the right whose radius is 1,909.86 feet, whose delta angle is 05° 14' 23" right, which chord bears S 47° 29' 15" W 174.60 feet an arc distance of 174.66 feet to the point of beginning. (degree of curve is 03° 00').

Containing within said bounds 10,864 square feet or 0.249 acre of land.

Bearings adapted to Deed calls cited in D.B. 202 at Pg. 137 and D.B. 153 Pg. 421.

This description is based on the frontage boundary re-established for Parcel 1 of Tract 1 and the common boundary with Parcel 2 of Tract 1 in addition to field distances measured tied into the year 1932 S.H. 241 Sec "D" bridge plans for a structure designed for Deer Creek by the Department of Highways...State of Ohio.

The surveyor assumes the found concrete right of way monuments to be the correct boundary for highway right of way acquired...thus surveyed and tied to in February 2000 by Rodger Irwin Baker....surveyor # S-005539 (Ohio).