

Parcel No. 1

Property description of 1.8365 acres of land situated within VMS 1479 in Darby Civil Township, Madison County, State of Ohio and being a portion of 50.000 acres of record in Volume 248 at Pages 605 & 606...more specifically being a part of aerial tax map parcel 591 32.300 acres and carried by the county auditor as perm. parcel # 02-00026.000 in the ownership of Noah J. Beachy and Lovina Beachy, fronting along Iams Road (County Road # 35 50 feet wide) being bounded and more particularly described as follows:

Commence at the middle of junction (railroad spike existing) of Amity Pike and Iams Road..go then with the middle of Iams Road Northwesterly 5179.975 feet to a set spike in the middle of Iams Road marking the northerly corner of 50.000 acres of which the herein described 1.8365 acres is a portion...then with the middle of Iams Road S 32 deg 30 min 00 sec E 277.71 feet to a set 3/8 by 10 inch steel spike at the point of beginning;

Thence: S 32 deg 30 min 00 sec E with the middle of Iams Road 200.000 feet to a set 3/8 inch by 10 inch steel spike;

Thence: S 57 deg 04 min 17 sec W 400.011 feet to a set 5/8 inch capped rebar;

Thence: N 32 deg 30 min 00 sec W 200.000 feet to a set 5/8 inch rebar;

Thence: N 57 deg 04 min 17 sec E 400.011 feet to the point of beginning.

Containing within said bounds 1.8365 acres of land.

Markers set off of the roadway pavement are 5/8 inch diameter rebar cut to a length of 30 inches with plastic caps stamped R.I.Baker S-5539.

Bearings derived from centerline of Iams Road S 32 deg 30 min 00 sec E as cited in deed volume 248 at pages 605 & 606.

This description is based on a current field survey made by Rodger Irwin Baker, Ohio license # S-005539 (registered surveyor).

Also being subject to the following drainage easement 30 feet in width and crossing the premises described herein.

From the northerly corner of the 50.000 acres cited in D.B. 248 at Pg. 605 & 606 go then S 57 deg 05 min 29 sec W along the northwesterly property boundary a distance of 58.00 feet to the middle of the hereafter described 30 feet wide subsurface tile protective drainage easement;

Thence: With the centerline of said easement parallel with Iams Road go S 32 deg 30 min 00 sec E a distance of 477.710 feet to the southeasterly boundary of a surveyed parcel # 1 containing 1.8365 acre, parcel # 1 being one of two different parcels surveyed..each containing 1.8365 acres.



May 01, 2000

Rodger Irwin Baker Ohio surveyor # S-005539

1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Phone 614-879-6004

Parcel No. 2

Property description of 1.8365 acres of land situated within VMS 1479 in Darby Civil Township, Madison County, State of Ohio and being a portion of 50.000 acres of record in Volume 248 at Pages 605 & 606...more specifically being a part of aerial tax map parcel 591 32.300 acres and carried by the county auditor as perm. parcel # 02-00026.000 in the ownership of Noah J. Beachy and Lovina Beachy, fronting along Iams Road (County Road # 35 50 feet wide) being bounded and more particularly described as follows:

Commence at the middle of junction (railroad spike existing) of Amity Pike and Iams Road..go then with the middle of Iams Road Northwesterly 5179.975 feet to a set spike in the middle of Iams Road marking the northerly corner of 50.000 acres of which the herein described 1.8365 acres is a portion...then with the middle of Iams Road S 32 deg 30 min 00 sec E 77.710 feet to a set 3/8 by 10 inch steel spike at the point of beginning;

Thence: S 32 deg 30 min 00 sec E with the middle of Iams Road 200.000 feet to a set 3/8 inch by 10 inch steel spike;

Thence: S 57 deg 04 min 17 sec W 400.011 feet to a set 5/8 inch capped rebar;

Thence: N 32 deg 30 min 00 sec W 200.000 feet to a set 5/8 inch rebar;

Thence: N 57 deg 04 min 17 sec E 400.011 feet to the point of beginning.

Containing within said bounds 1.8365 acres of land.

Markers set off of the roadway pavement are 5/8 inch diameter rebar cut to a length of 30 inches with plastic caps stamped R.I.Baker S-5539.

Bearings derived from centerline of Iams Road S 32 deg 30 min 00 sec E as cited in deed volume 248 at pages 605 & 606.

This description is based on a current field survey made by Rodger Irwin Baker, Ohio license # S-005539 (registered surveyor).

Also being subject to the following drainage easement 30 feet in width and crossing the premises described herein.

From the northerly corner of the 50.000 acres cited in D.B. 248 at Pg. 605 & 606 go then S 57 deg 05 min 29 sec W along the northwesterly property boundary a distance of 58.00 feet to the middle of the hereafter described 30 feet wide subsurface tile protective drainage easement;

Thence: With the centerline of said easement parallel with Iams Road go S 32 deg 30 min 00 sec E a distance of 477.710 feet to the southeasterly boundary of a surveyed parcel # 1 containing 1.8365 acre, parcel # 1 being one of two different parcels surveyed..each containing 1.8365 acres.



May 01, 2000

Rodger Irwin Baker Ohio surveyor # S-005539

1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Phone 614-879-6004

Description of a subsurface drainage easement 30 feet in width crossing 82.7500 acres of land belonging to George W. Dolphin of record in 0 R 0078 at Page 0013....being in VMS 1479, Darby Civil Township, Madison County, State of Ohio bounded and more particularly described as follows:

Commence for a point of starting reference with a found spike in the middle of Iams Road and in the centerline of Amity Pike...go then with the middle of Iams Road (Co. Rd. # 35) N 32 deg 30 min 00 sec W 5,179.975 feet to a set 3/8 inch by 10 inch spike at the northerly corner of 50.000 acres recorded in D.B. 248 at Pg. 605 belonging to Noah J. Beachy and Lovina Beachy...said spike also being the southeasterly corner of 82.7500 acres belonging to George W. Dolphin of record in 0 R 0078 at Page 0013, then with the common boundary between said Beachy and Dolphin (passing a found 3/4 inch pipe capped by Neil Babb at 22.00 feet.)...S 57 deg 05 min 29 sec W 58.00 feet to the middle of the herein described 30 feet wide easement and the point of beginning hereto;

Thence: Following an existing clay tile (reported to be 12 inches in diameter) which drainage tile outlets into Cary Open Ditch at a point located N 52 deg 50 min 03 sec W a distance of 910.846 feet from the point of beginning of this easement.

This description has been prepared from actual measured angle and distance of the existing tile at the point of beginning on the common boundary between Beachy and Dolphin directly to the existing effluent of said drainage tile where it empties into Cary Open Ditch. The actual underground tile location may traverse differently than the surveyed direct alignment but the intention is to provide sufficient maintainance and repair rights extending 15 feet each side of the existing tile alignment.

Bais for bearings derived from the cited course in D.B. 248 at Pg. 605 S 32 deg 30 min 00 sec E middle of Iams Road.

Surveyed June 28, 2000 by Rodger Irwin Baker PS # S-005539 9 Ohio)

Rodger Irwin Baker

Rodger Irwin Baker July 01, 2000

1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119
Phone 614-879-6004

