

PLAT OF 3.426 ACRES IN UNION CIVIL TOWNSHIP  
 IN MADISON COUNTY, OHIO, PART OF P.P.N. 29-  
 00354.003, ENGINEER'S MAP PARCEL # 386, SEE  
 PHYLLIS J. RYAN ( OWNER ) D.B. 295 Pg. 819 )

Plat of a field survey based on best field evidence and  
 pins found as per survey plat # 32-91, survey plat 12-89  
 and survey plat 123-90 and by the recorded deeds namely  
 O.R. 12 Pg. 571, O.R. 58 Pg. 447, D.B. 290 Pg. 55, D.B.  
 284 Pg. 374, D.B. 295 Pg. 819 and O.R. 132 Pg. 786.

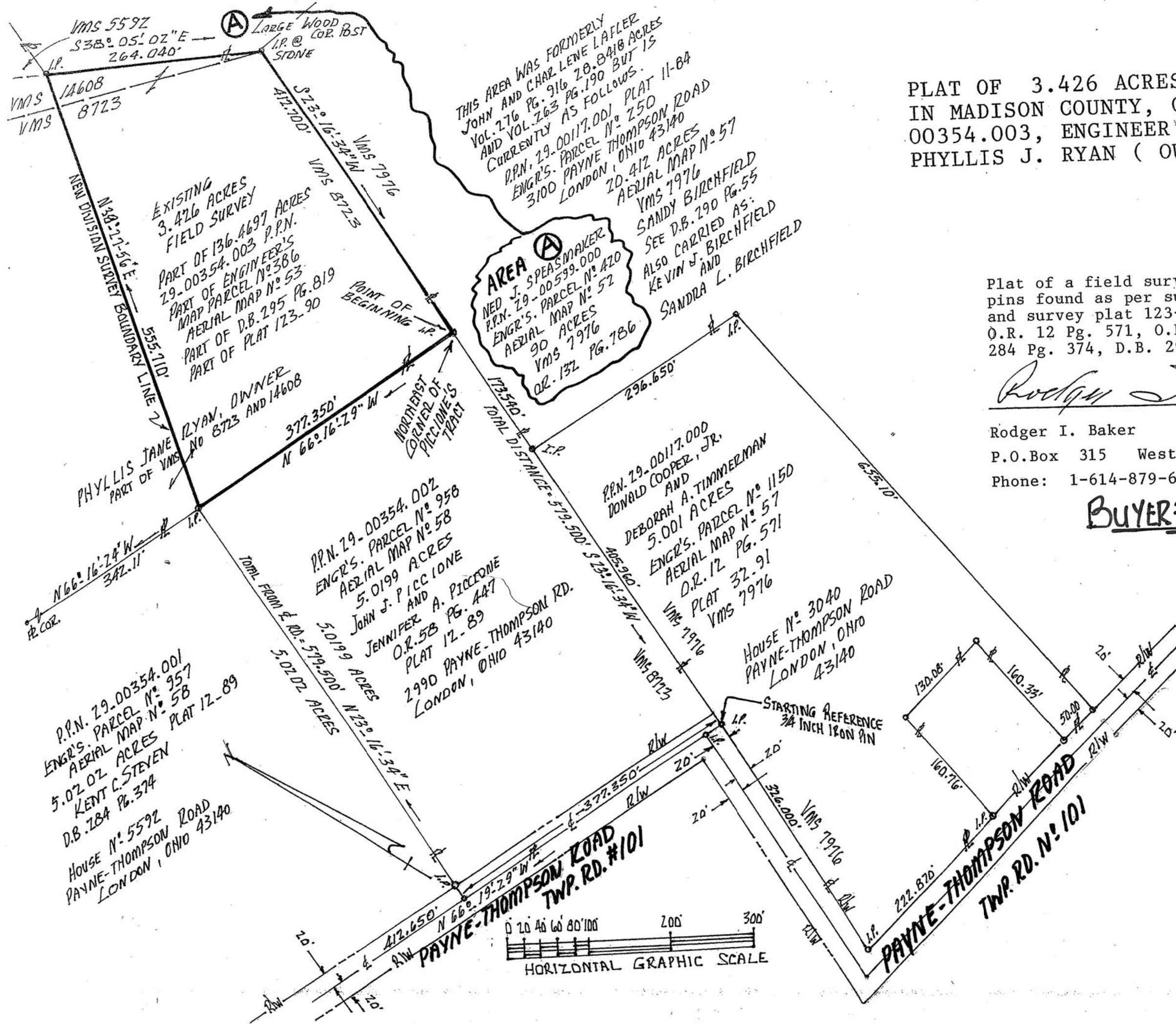
*Rodger I. Baker* August 11 th., 2008

Rodger I. Baker Ohio surveyor license # S-005539  
 P.O.Box 315 West Jefferson, Ohio 43162  
 Phone: 1-614-879-6004

**BUYER: JOHN PICCIONE**



**PLAT** 35-c



Description a newly surveyed parcel of land containing 3.426 acres in combined VMS 8723 and 14608 in Union Civil Township, Madison County, State of Ohio and being a portion of 136.4697 acres P.P.N. 29-00354.003 owned by Phyllis Jane Ryan D.B, 295 Pg.819..( see Engineer's maps parcel # 386 and survey plat # 123-90,) said 3.426 acres being bounded and more particularly described as follows:

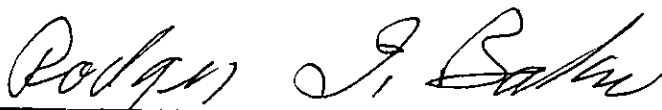
Commence for a point of starting reference with a found 3/4 inch steel pin existing on the easterly right of way boundary of Payne-Thompson Twp. Road # 101 on the common boundary between VMS 7976 and VMS 8723 which pin is the southeasterly corner of 5.0199 acres belonging to John J. Piccione and Jennifer A. Piccione of record in O.R. 58 at Pg. 447 ( see Engineer' s survey plat # 12-89 )...go then along Piccione's easterly boundary and following the said VMS boundary N 23 deg 16 min 34 sec E 579.500 feet to Piconne's Northeasterly corner and hereafter being called the true point of beginning;

- Thence: With Piccione's northerly boundary go N 66 deg 16 min 29 sec W 377.350 feet to a found steel pin at the north-corner of said Piccione's 5.0119 acres;
- Thence: Crossing through Phyllis Jane Ryan's 136.4697 acres go N 38 deg 27 min 56 sec E 555.710 feet to an iron pin and a corner ( angle ) in Ryan's boundary...common with Ned. J. Speasmaker's 90 acres O.R. 132 Pg. 786;
- Thence: With the common line between Ryan and Speasmaker and being a boundary between VMS 5592 and VMS 14608 go S 38 deg 05 min 02 sec E 264.040 to a stone found and a large wood corner post at the junction of VMS 5592, VMS 7976, VMS 8723 and VMS 14608...being an angle point in Ryan's boundary;
- Thence: With the common boundary between VMS 7976 and VMS 8723 go S 23 deg 16 min 34 sec W 412.700 feet to the true point of beginning.

Containing within said bounds 3.426 acres of land.

Surveyed in July and August year: 2008 by Rodger I. Baker, Ohio registered surveyor # S-005539.

Bearings derived from O.R. 58 Pg. 447 and D.B. 284 Pg 374 and from survey plat # 12-89 filed with the County Engineer's tax map office.



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