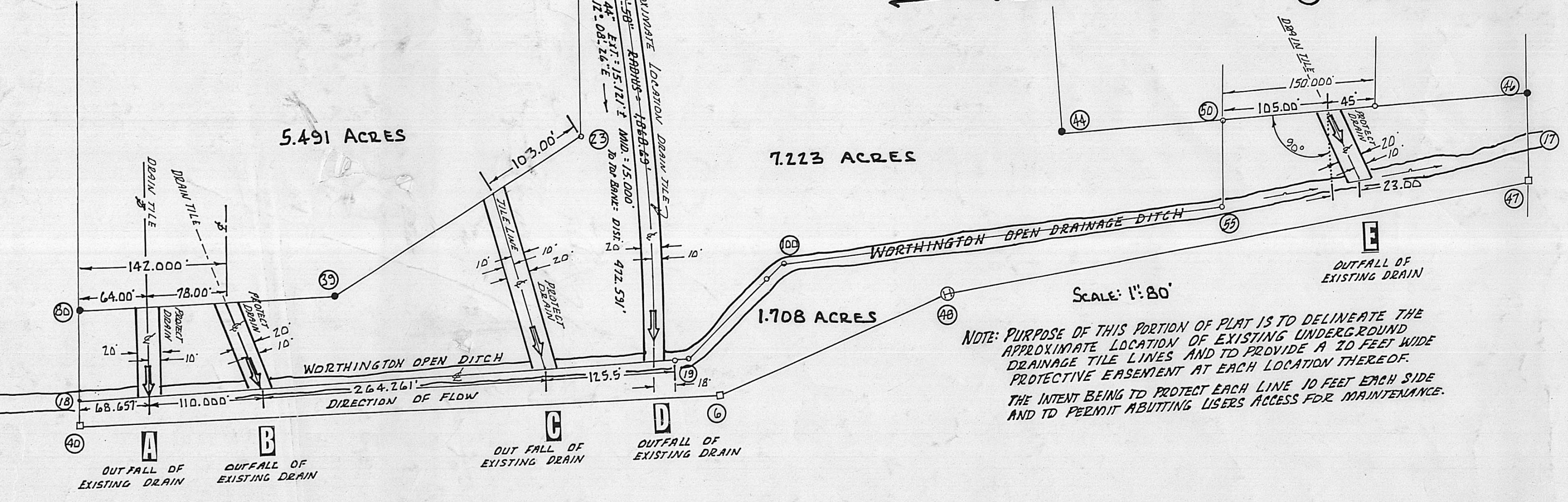
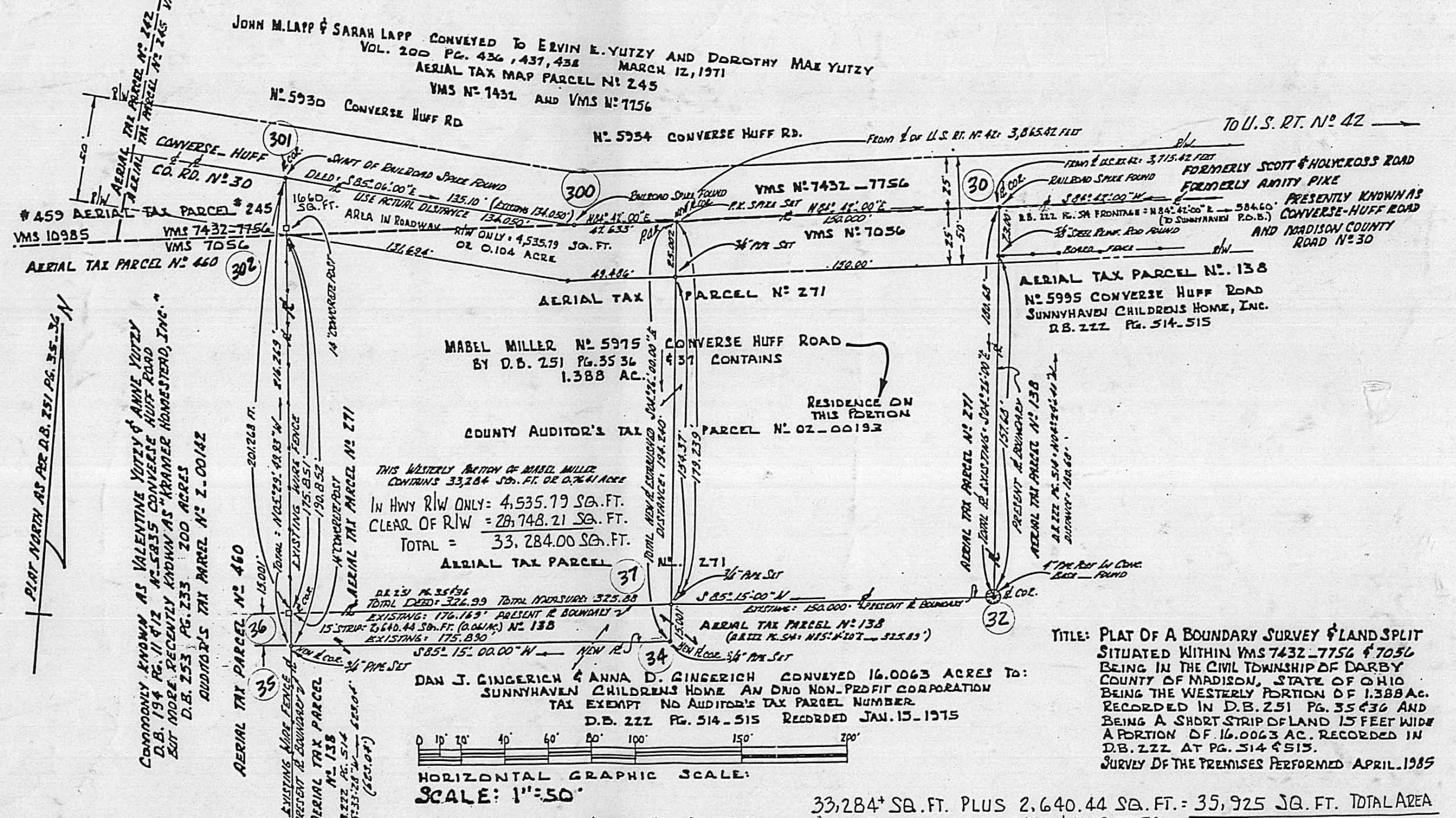
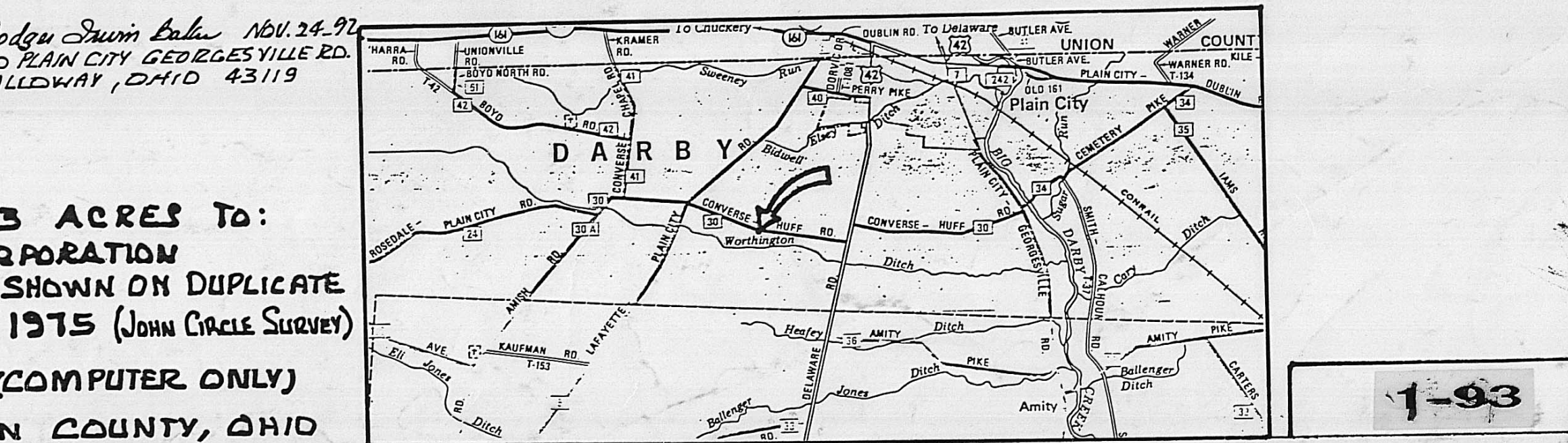
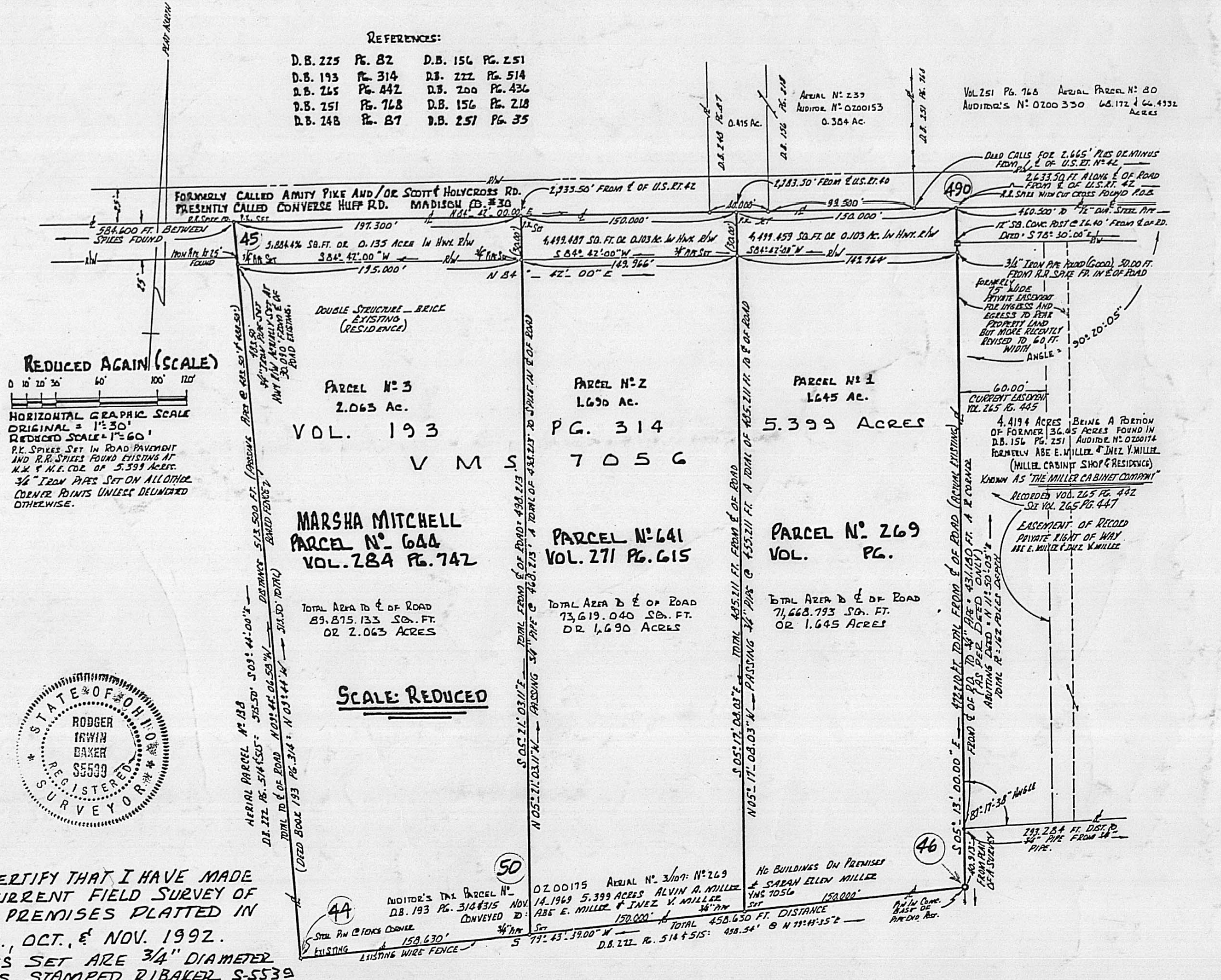
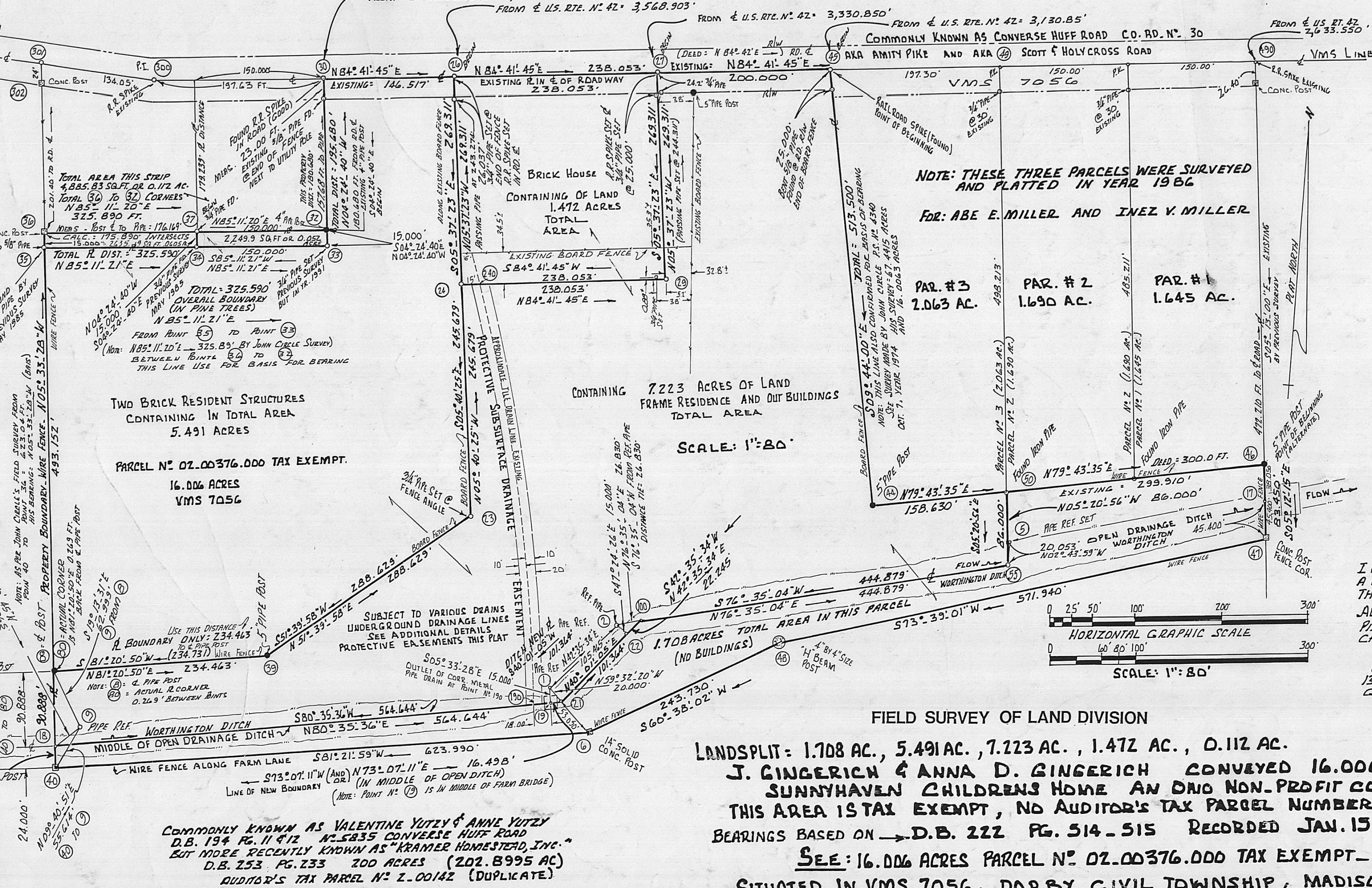


PLAT PROPERTY MAP

LEGEND SYMBOLS PLAT DATA
 ○ = MINE SPIKES AND P.K. SPIKES SET IN ROAD PAVEMENT
 ○ = 3/4" PIPE SET & CAPPED STAMPED R.I. BAKER S-5539
 ⚡ AT OFF THE ROAD CORNERS.
 R.R. = RAILROAD R/W = RIGHT OF WAY R = PROPERTY LINE
 C = CENTERLINE — = EXISTING FENCE
 ↗ = OWNERSHIP LAND HOOK (A) = PARCEL CORNER REF.



NOTE: ALTHOUGH SURVEYED IN YEAR 1985 THIS MABEL MILLER LAND SPLIT WAS NOT TRANSFERRED AND WAS NOT RECORDED.



FIELD SURVEY OF LAND DIVISION
 LANDSPLIT: 1.708 AC., 5.491 AC., 7.223 AC., 1.472 AC., 0.112 AC.
J. GINGERICH & ANNA D. GINGERICH CONVEYED 16.0063 ACRES TO:
SUNNYHAVEN CHILDRENS HOME AN ONO NON-PROFIT CORPORATION
 THIS AREA IS TAX EXEMPT, NO AUDITOR'S TAX PARCEL NUMBER SHOWN ON DUPLICATE BEARINGS BASED ON → D.B. 222 PG. 514-515 RECORDED JAN. 15-1975 (JOHN CIRCLE SURVEY)
SEE: 16.006 ACRES PARCEL NO. 02.00376.000 TAX EXEMPT. (COMPUTER ONLY)
 SITUATED IN VMS 7056, DARBY CIVIL TOWNSHIP, MADISON COUNTY, OHIO

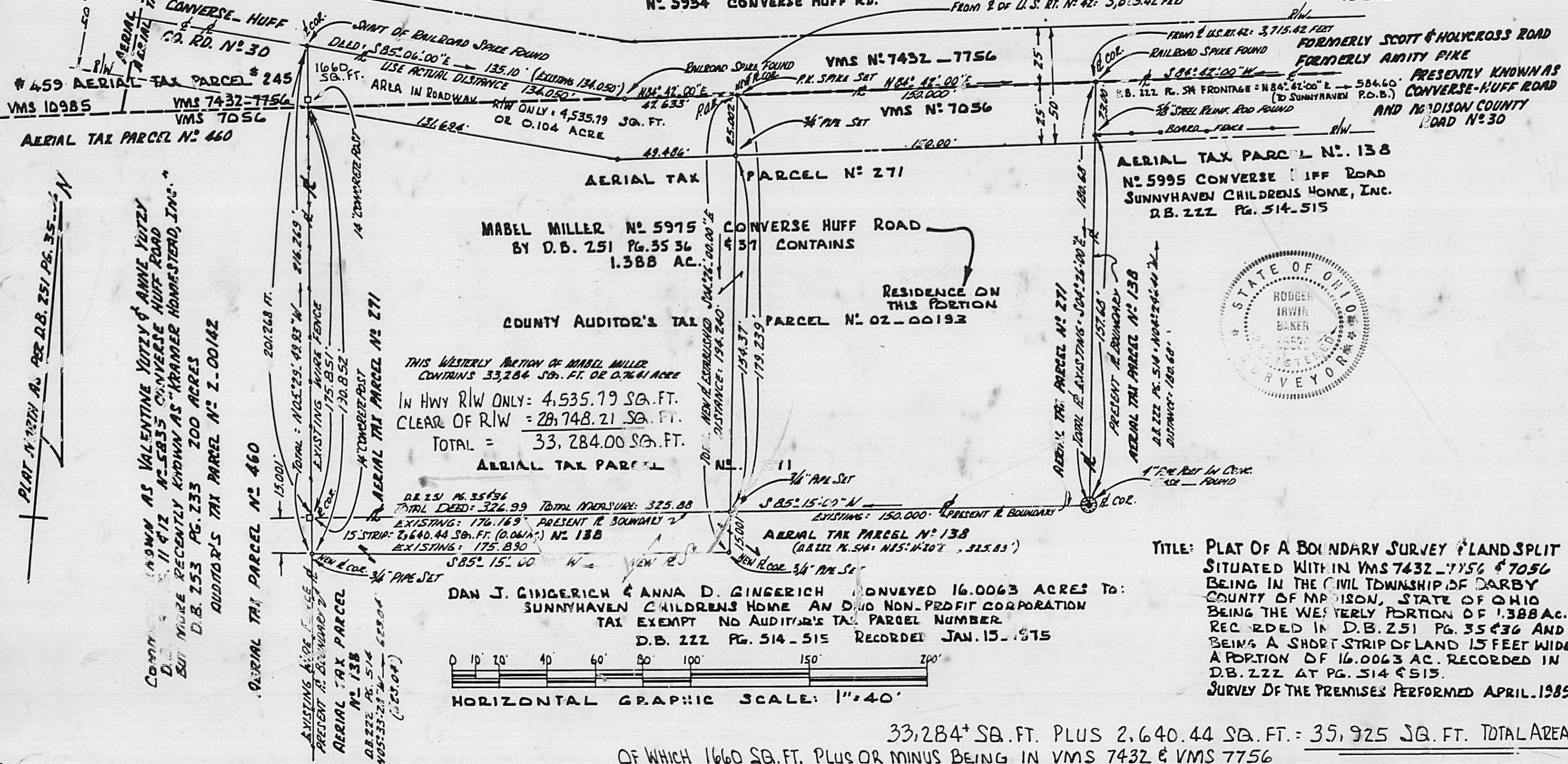
JOHN M. LAPP & SARAH LAPP CONVEYED TO ERVIN E. YUTZY AND DOROTHY MAE YUTZY
 VOL. 200 PG. 436, 437, 438 MARCH 12, 1971
 AERIAL TAX MAP PARCEL NO. 245
 VMS NO. 7432 AND VMS NO. 7756

NO. 5930 CONVERSE HUFF RD

NO. 5934 CONVERSE HUFF RD.

FROM E OF U.S. RT. NO. 42: 3,815.42 FEET

TO U.S. RT. NO. 42



PLAT PARTLY AS PER D.B. 251 PG. 35-36 N

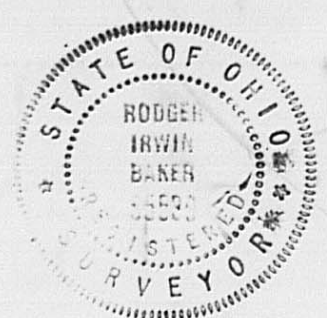
KNOWN AS VALENTINE YUTZY & ANNE YUTZY
 D.B. 251 PG. 35-36 CONVERSE HUFF ROAD
 BUT MORE RECENTLY KNOWN AS "KRAMER HOMESTEAD, INC."
 D.B. 253 PG. 233 200 ACRES
 AUDITOR'S TAX PARCEL NO. 2-00142

MABEL MILLER NO. 5975 CONVERSE HUFF ROAD
 BY D.B. 251 PG. 35-36
 1.388 AC.

COUNTY AUDITOR'S TAX PARCEL NO. 02-00193

RESIDENCE ON THIS PORTION

THIS WESTERLY PORTION OF MABEL MILLER
 CONTAINS 33,284 SQ. FT. OR 0.7641 ACRE
 IN HWY R/W ONLY: 4,535.79 SQ. FT.
 CLEAR OF R/W = 28,748.21 SQ. FT.
 TOTAL = 33,284.00 SQ. FT.



TITLE: PLAT OF A BOUNDARY SURVEY & LAND SPLIT
 SITUATED WITHIN VMS 7432-7756 & 7056
 BEING IN THE CIVIL TOWNSHIP OF DARBY
 COUNTY OF MADISON, STATE OF OHIO
 BEING THE WESTERLY PORTION OF 1.388 AC.
 RECORDED IN D.B. 251 PG. 35-36 AND
 BEING A SHORT STRIP OF LAND 15 FEET WIDE
 A PORTION OF 16.0063 AC. RECORDED IN
 D.B. 222 AT PG. 514 & 515.
 SURVEY OF THE PREMISES PERFORMED APRIL, 1985



33,284+ SQ. FT. PLUS 2,640.44 SQ. FT. = 35,925 SQ. FT. TOTAL AREA
 OF WHICH 1660 SQ. FT. PLUS OR MINUS BEING IN VMS 7432 & VMS 7756

The following is a correct boundary description of 0.112 acres of land situated within VMS 7056 in Darby Civil Township, County of Madison, State of Ohio, being a portion of 16.006 acres carried upon the tax duplicate as parcel # 02-00376.000 (tax exempt records) in the name of SUNNYHAVEN CHILDRENS HOME (an Ohio non-profit corporation) of record in Deed Volume 222 at Page 514...said 16.006 acres having been surveyed October 7, 1974 by John Circle, Ohio surveyor # 4340..shown also as 16.0063 acres, the herein 0.112 acres being bounded and more particularly described as follows;

Commence with a spike found in the centerline of London-Delaware Road (S.H. # 241) and U.S.Route # 42 at the centerline junction with Converse Huff Road, (County Road # 30, aka Amity Pike, aka Scott-Holycross Road)..then with the middle of Converse Huff Road in a westerly direction 3,130.85 feet to a found railroad spike at the northeast corner of the total 16.006 acres tract shown as aerial parcel # 138, being also the northwest corner of 2.063 acres in the name of Marsha Mitchell Volume 284 at Page 0742, then in the aforesaid centerline and northerly line of VMS 7056 S 84 deg 41 min 45 sec W a total distance of 584.570 feet to a railroad spike found and at the northeasterly corner of land belonging to Mable Miller, then with Miller's easterly boundary S 04 deg 24 min 40 sec E 180.680 feet to a 4 inch pipe post set in concrete at the true point of beginning;

Thence: Continue S 04 deg 24 min 40 sec E 15.000 feet to a 3/4 inch capped pipe set;

Thence: S 85 deg 11 min 21 sec W (passing a capped 3/4 inch pipe set at 150.000 feet), a total distance of 325.590 feet to a capped 3/4 inch pipe set in a wire fence;

Thence: N 05 deg 33 min 28 sec W 15.000 feet to a concrete post;

Thence: N 85 deg 11 min 20 sec E (passing a 3/4 inch pipe found at 176.169 feet), a total distance of 325.890 feet to the true point of beginning.

Containing 0.112 acre or 4,885.83 square feet, all pipes set are 3/4 inch diameter with inserted plastic caps stamped R.I.Baker S-5539, bearings based on Vol.222 at Page 514.

This description is based on a field survey made by Rodger Irwin Baker Ohio surveyor # S-005539 in August, October and November, 1992.



Nov. 24, 1992

Rodger Irwin Baker S-005539
1300 Plain City Georgesville Road (South)
Galloway, Ohio 43119



The following is a correct boundary description of 1.472 acres of land situated within VMS 7056 in Darby Civil Township, County of Madison, State of Ohio, being a portion of 16.006 acres carried upon the tax duplicate as parcel # 02-00376.000 (tax exempt records) in the name of SUNNYHAVEN CHILDRENS HOME (an Ohio non-profit corporation) of record in Deed Volume 222 at Page 514...said 16.006 acres having been surveyed October 7, 1974 by John Circle, Ohio surveyor # 4340..shown also as 16.0063 acres, the herein 1.472 acres being bounded and more particularly described as follows;

Commence with a spike found in the centerline of London-Delaware Road (S.H. # 241) and U.S.Route # 42 at the centerline junction with Converse Huff Road, (County Road # 30, aka Amity Pike, aka Scott-Holycross Road)..then with the middle of Converse Huff Road in a westerly direction 3,130.85 feet to a found railroad spike at the northeast corner of the total 16.006 acres tract shown as aerial parcel # 138, being also the north-west corner of 2.063 acres in the name of Marsha Mitchell Volume 284 at Page 0742, then continue with aforesaid centerline S 84 deg 41 min 45 sec W (deed shows S 84 deg 42 min 00 sec W) a distance of 200.000 feet to a railroad spike set in the centerline of said roadway and hereafter the true point of beginning;

Thence: Passing a set 3/4 inch capped pipe at 25.000 feet, S 05 deg 37 min 23 sec E 269.311 feet to a capped 3/4 inch pipe set;

Thence: Parallel with Converse Huff Road S 84 deg 41 min 45 sec W 238.053 feet to a capped 3/4 inch pipe set in a board fence;

Thence: With said board fence....and passing through a capped 3/4 inch pipe set at a distance of 243.274 feet, a total of 269.311 feet to a railroad spike set in the centerline of Converse Huff Road; the bearing being N 05 deg 37 min 23 sec W;

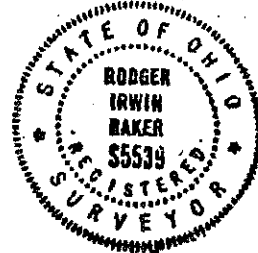
Thence: With the northerly boundary of VMS 7056, the northerly boundary of the herein described 1.472 acres and in the centerline of Converse Huff Road....N 84 deg 41 min 45 sec E 238.053 feet to the true point of beginning.

Containing within said bounds 1.472 acres. With all pipes set are 3/4 inch diameter with inserted plastic caps stamped R.I.Baker S-5539, bearings based on Vol.222 at Page 514.

This description is based on a field survey made by Rodger Irwin Baker Ohio surveyor # S-005539 in August, October and November, 1992.

Rodger Irwin Baker
Rodger Irwin Baker S-005539
1300 Plain City Georgesville Road (South)
Galloway, Ohio 43119

Nov. 24, 1992



The following is a correct boundary description of 7.223 acres of land situated within VMS 7056 in Darby Civil Township, County of Madison, State of Ohio, being a portion of 16.006 acres carried upon the tax duplicate as parcel # 02-00376.000 (tax exempt records) in the name of SUNNYHAVEN CHILDRENS HOME (an Ohio non-profit corporation) of record in Deed Volume 222 at Page 514...said 16.006 acres having been surveyed October 7, 1974 by John Circle, Ohio surveyor # 4340..shown also as 16.0063 acres, the herein 7.223 acres being bounded and more particularly described as follows;

Commence with a spike found in the centerline of London-Delaware Road (S.H. # 241) and U.S.Route # 42 at the centerline junction with Converse Huff Road, (County Road # 30, aka Amity Pike, aka Scott-Holycross Road)..then with the middle of Converse Huff Road in a westerly direction 3,130.85 feet to a found railroad spike at the northeast corner of the total 16.006 acres tract shown as aerial parcel # 138, being also the northwest corner of 2.063 acres in the name of Marsha Mitchell Volume 284 at Page 0742, said spike being the true point of beginning for the herein described 7.223 acres;

Thence: Passing a found 5/8 inch bent pipe at 25.00 feet then following a board fence, S 09 deg 44 min 00 sec E 513.500 feet to a 5 inch pipe post and fence corner;

Thence: Following a wire fence N 79 deg 43 min 35 sec E 158.630 feet to a 3/4 inch pipe found;

Thence: S 05 deg 20 min 56 sec E 86.000 feet to the middle of Worthington Open Ditch from which a 3/4 inch reference pipe bears N 02 deg 43 min 59 sec W 20.053 ft.;

Thence: Upstream in said Worthington Ditch S 76 deg 35 min 04 sec W 444.879 feet to a point from which a 3/4 inch reference pipe bears S 76 deg 35 min 04 sec W 26.830 feet;

Thence: Upstream in said ditch S 42 deg 35 min 34 sec W 22.245 feet from which a 3/4 inch pipe bears N 47 deg 24 min 26 sec W 15.000 feet;

Thence: Continue upstream in aforesaid ditch S 40 deg 01 min 05 sec W 101.364 feet to a point from which a 3/4 inch pipe bears N 59 deg 32 min 20 sec W 20.000 feet;

Thence: Upstream S 73 deg 07 min 11 sec W 16.498 feet to a point under a farm bridge from said point there is a 3/4 inch reference pipe which bears N 05 deg 33 min 28 sec W 15.000 feet;

Thence: Continue upstream in said Worthington Ditch S 80 deg 35 min 36 sec W 564.644 feet to a point in a watergate fence alignment from which a 3/4 inch reference pipe bears N 09 deg 40 min 51 sec E 55.614 feet and from which a concrete post bears S 05 deg 33 min 28 sec E 24.000 feet;

Thence: Following a wire fence and property boundary N 05 deg 33 min 28 sec W 90.888 feet to a new property corner on the easterly edge of a 5 inch pipe post;

Thence: With a wire fence N 81 deg 20 min 50 sec E 234.463 feet to a 5 inch pipe post;

Thence: With a board fence N 51 deg 39 min 58 sec E 288.629 feet to a capped 3/4 inch pipe set at a fence angle;

Thence: With a board fence N 05 deg 40 min 25 sec W 245.679 feet to a 3/4 inch pipe set;

Thence: N 84 deg 41 min 45 sec E 238.053 feet to a 3/4 inch pipe set;

Thence: N 05 deg 37 min 23 sec W (passing a 3/4 inch pipe set at 244.311 feet) a total distance of 269.311 feet to a railroad spike set in the middle of Converse Huff Road and on the northerly line of VMS 7056;

Thence: With the centerline of Converse Huff Road N 84 deg 41 min 45 sec E 200.000 feet to the true point of beginning. (being also the VMS boundary line of VMS 7056)

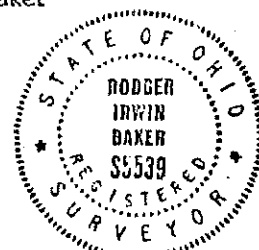
Containing within said bounds 7.223 acres of land, pipes set are 3/4 inch diameter with inserted plastic caps stamped R.I.Baker S-5539, bearings based on Vol.222 at Page 514.

This description is based on a field survey made by Rodger Irwin Baker Ohio surveyor # S-005539 in August, October and November, 1992.



Nov. 24, 1992

Rodger Irwin Baker S-005539
1300 Plain City Georgesville Road (South)
Galloway, Ohio 43119



The following is a correct boundary description of 5.491 acres of land situated within VMS 7056 in Darby Civil Township, County of Madison, State of Ohio, being a portion of 16.006 acres carried upon the tax duplicate as parcel # 02-00376.000 (tax exempt records) in the name of SUNNYHAVEN CHILDRENS HOME (an Ohio non-profit corporation) of record in Deed Volume 222 at Page 514...said 16.006 acres having been surveyed October 7, 1974 by John Circle, Ohio surveyor # 4340..shown also as 16.0063 acres, the herein 5.491 acres being bounded and more particularly described as follows;

Commence with a spike found in the centerline of London-Delaware Road (S.H. # 241) and U.S.Route # 42 at the centerline junction with Converse Huff Road, (County Road # 30, aka Amity Pike, aka Scott-Holycross Road)..then with the middle of Converse Huff Road in a westerly direction 3,130.85 feet to a found railroad spike at the northeast corner of the total 16.006 acres tract shown as aerial parcel # 138, being also the northwest corner of 2.063 acres in the name of Marsha Mitchell Volume 284 at Page 0742, then once again following along the centerline of Converse Huff Road S 84 deg 41 min 45 sec W (passing a railroad spike set at 200.000 feet), a total distance of 438.053 feet to a railroad spike set at the true point of beginning of the hereafter described 5.491 acres newly surveyed;

Thence: Passing a 3/4 inch capped iron pipe set at 26.037 feet, S 05 deg 37 min 23 sec E 269.311 feet to a capped 3/4 inch pipe set in a board fence;

Thence: Again following along a board fence S 05 deg 40 min 25 sec E 245.679 feet to a capped 3/4 inch pipe set in an angle of said board fence;

Thence: Again following along a board fence S 51 deg 39 min 58 sec W 288.629 feet to a 5 inch diameter iron pipe post at the end of a wire fence;

Thence: Following with said wire fence S 81 deg 20 min 50 sec W 234.463 feet to the easterly face of a 5 inch diameter iron pipe corner post at a fence junction;

Thence: Following a wire fence and boundary line...N 05 deg 33 min 28 sec W 493.152 feet to a capped 3/4 inch iron pipe set;


Thence: N 85 deg 11 min 21 sec E (passing a capped 3/4 inch pipe found at 175.590 feet) a total distance of 325.590 feet to a capped 3/4 inch pipe set;

Thence: Passing through a 4 inch iron pipe post at 15.000 feet and passing through a 5/8 inch pipe found at 172.680 feet, N 04 deg 24 min 40 sec W 195.680 feet to a railroad spike found in the centerline of Converse Huff Road;

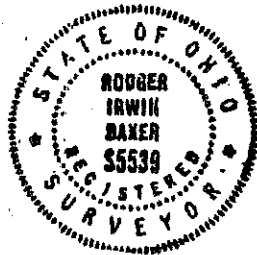
Thence: With the centerline thereof N 84 deg 41 min 45 sec E 146.517 feet to the true point of beginning.

Containing 5.491 acres of land.....pipes set are 3/4 inch diameter with inserted plastic caps stamped R.I.Baker S-5539, bearings based on Vol.222 at Page 514.

This description is based on a field survey made by Rodger Irwin Baker Ohio surveyor # S-005539 in August, October and November, 1992.


Rodger Irwin Baker S-005539
1300 Plain City Georgesville Road (South)
Galloway, Ohio 43119

Nov. 24, 1992



The following is a correct boundary description of 1.708 acres of land situated within VMS 7056 in Darby Civil Township, County of Madison, State of Ohio, being a portion of 16.006 acres carried upon the tax duplicate as parcel # 02-00376.000 (tax exempt records) in the name of SUNNYHAVEN CHILDRENS HOME (an Ohio non-profit corporation) of record in Deed Volume 222 at Page 514...said 16.006 acres having been surveyed October 7, 1974 by John Circle, Ohio surveyor # 4340..shown also as 16.0063 acres, the herein 1.708 acres being bounded and more particularly described as follows;

Commence with a spike found in the centerline of London-Delaware Road (S.H. # 241) and U.S.Route # 42 at the centerline junction with Converse Huff Road, (County Road # 30, aka Amity Pike, aka Scott-Holycross Road)..then with the middle of Converse Huff Road in a westerly direction 3,130.85 feet to a found railroad spike at the northeast corner of the total 16.006 acres tract shown as aerial parcel # 138, being also the northwest corner of 2.063 acres in the name of Marsha Mitchell Volume 284 at Page 0742, then S 09 deg 44 min 00 sec E 513.500 feet to a 5 inch pipe post and then N 79 deg 43 min 35 sec E 158.630 feet to a found 3/4 inch pipe at the true point of beginning;

Thence: Continue N 79 deg 43 min 35 sec E (a wire fence) 299.910 feet to a 5 inch pipe post;

Thence: With a wire fence and crossing the middle of Worthington Open Drainage Ditch at 38.050 feet S 05 deg 12 min 15 sec E 83.450 feet to a concrete post;

Thence: With a wire fence S 73 deg 39 min 01 sec W 571.940 feet to a 4" by 4" I beam post in a fence angle;

Thence: S 60 deg 38 min 02 sec W 243.730 feet to a concrete post and fence angle;

Thence: With a wire fence S 81 deg 21 min 59 sec W 623.990 feet to a concrete post;

Thence: N 05 deg 33 min 28 sec W (with a wire fence) a distance of 24.000 feet to the middle of Worthington Ditch;

Thence: Downstream with said open ditch N 80 deg 35 min 36 sec E 564.644 feet to a point beneath a farm bridge;

Thence: Again downstream N 73 deg 07 min 11 sec E 16.498 feet to a point from which a 3/4 inch reference pipe bears N 59 deg 32 min 20 sec W 20.000 feet;

Thence: Continue downstream N 40 deg 01 min 05 sec E 101.364 feet to a point from which a 3/4 inch reference pipe bears N 47 deg 24 min 26 sec W 15.000 feet;

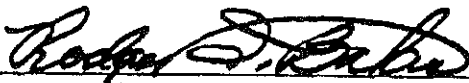
Thence: Again downstream N 42 deg 35 min 34 sec E 22.245 feet to a point from which a 3/4 inch reference pipe bears S 76 deg 35 04 W 26.830 feet;

Thence: Continue downstream N 76 deg 35 min 04 sec E 444.879 feet to a point in the middle of Worthington Ditch from which a 3/4 inch reference pipe bears N 02 deg 43 min 59 sec W 20.053 feet;

Thence: N 05 deg 20 min 56 sec W 86.000 feet to the true point of beginning.

Containing within said bounds 1.708 acres of land, pipes set are 3/4 inch diameter with inserted plastic caps stamped R.I.Baker S-5539, bearings based on Vol.222 at Page 514.

This description is based on a field survey made by Rodger Irwin Baker Ohio surveyor # S-005539 in August, October and November, 1992.



Nov. 24, 1992

Rodger Irwin Baker S-005539
1300 Plain City Georgesville Road (South)
Galloway, Ohio 43119

