

PARCEL A:

Containing 0.1498 acres of which 0.01308 acres is a portion of tax parcel 18-00014.000 of record in volume 270 at page 089 and 0.137 acre is a portion of tax parcel #18-00013.003 of record in volume OR0003 page 1125 all being in the names of Earl E. Liff and Martha J. Liff, situated in VMS 464 within the Village of Mt. Sterling, Madison County, State of Ohio being bounded and more particularly described as follows:

Commence with the easterly line of North London Street (60 feet of record) and the northerly line of Fourth Avenue (40 feet of record) then with the northerly line of Fourth Avenue N. 63 deg. 45 min. 00 sec. E. 148.50 feet to the easterly line of a 16.5 feet wide public alley; then with the easterly line of said alley go N. 26 deg. 15 min. 00 sec. W. 192.651 feet to the true point of beginning;

Thence: Continue with the easterly line of aforesaid public alley N. 26 deg. 15 min. 00 sec. W. (passing a 3/4 inch pipe found at 83.599 feet) a total distance of 91.599 feet to a set 3/4 inch pipe at the back side of a concrete curb and southerly line of Fifth Avenue;

Thence: With the southerly boundary of Fifth Avenue and along the back of said curb, N. 63 deg. 45 min. 00 sec. E. 71.250 feet to a set 3/4 inch pipe;

Thence: Crossing the south line of that particular parcel of record in volume 270 at page 089 at 8.000 feet. S. 26 deg. 15 min. 00 sec. E. 91.599 feet to a set 3/4 inch pipe;

Thence: S 63 deg. 45 min. 00 sec. W. 71.250 feet to the point of beginning.

Containing within said bounds a total of 0.1498 acre of land, the basis for bearings being derived from volume 270 at page 089.

Pipes set are 3/4 inch diameter by 30 inches long with caps stamped R.I. Baker S-5539

This property is subject to a 5 feet wide utility easement crossing the southerly side of this parcel and being subject to a 10 feet wide utility easement crossing the northerly frontage portion of this parcel and subject to a 10 feet wide utility easement crossing the entire 55 feet width along the westerly side hereto abutting the 16.5 feet wide public alley.

Subject to legal highways, restrictions and easements of record and zoning ordinances and regulations.

PARCEL "B" containing 0.1498 acre of land of which 0.01308 acres is a portion of tax parcel 18-00014.000 and found of record in volume 270 at page 089 together with 0.137 acre being a portion of tax parcel 18-00013.003 appearing of record in OR volume 003 at Page 1125, both parcels being conveyed to Earl E. Liff and Martha J. Liff, situated within VMS 464 within the village of Mt. Sterling, Madison County, State of Ohio, said 0.1498 acre is bounded and more particularly described as follows:

Commence on the northerly line of 40 feet wide Fourth Avenue and on the easterly line of North London Street (of record being 60 feet wide)...then along the northerly line of Fourth Avenue N 63 deg 45 min 00 sec E 148.50 feet to the easterly line of a 16.5 feet wide public alley; then with said alley boundary N 26 deg 15 min 00 sec W 192.651 feet to the northwesterly corner of a Parcel "C" the corner marked with a 3/4 inch pipe set; thence with the common boundary between Parcel "A" and Parcel "C" N 63 deg 45 min 00 sec E 71.250 feet to a set 3/4 inch pipe at the true point of beginning;

Thence: N 26 deg 15 min 00 sec W (passing a point at 83.599 feet) a total distance of 91.599 feet to a set 3/4 inch pipe at the back of a concrete curb and being on the southerly boundary of Fifth Avenue;

Thence: N 63 deg 45 min 00 sec E 71.250 feet to a pipe set in a wire fence;

Thence: Passing a found steel square rod at 8.000 feet and following a wire fence S 26 deg 15 min 00 sec E a total distance of 91.599 feet to a 3/4 inch pipe set;

Thence: S 63 deg 45 min 00 sec W 71.250 feet to the point of beginning.

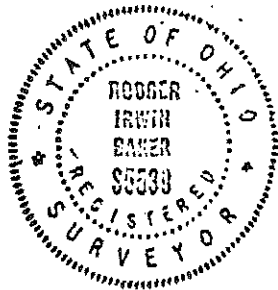
Containing within said bounds 0.1498 acre of land, the basis for course bearings taken from volume 270 at page 089.

This description is based on a current field survey, pipes set are 3/4 inch by 30 inches with caps stamped R.I. Baker S-5539.

Rodger Irwin Baker

November 03, 1994

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



Subject to utility easements 10 feet wide (each) extending across the northerly frontage hereto and extending across the easterly side herewith and a utility easement being 5 feet wide extending across the southerly side of this described parcel.

PARCEL "C" containing 0.180 acre of land and being a portion of tax parcel # 18-0013.003 which is a portion of that certain 0.660 acres conveyed to Earl E. Liff and Martha J. Liff of record in OR vol 003 at pg. 1125, being within VMS 464, Village of Mt. Sterling, Madison County, State of Ohio...being bounded and more particularly described as follows:

Commence for a point of starting reference with the northerly line of 40 feet wide Fourth Avenue and on the easterly line of 60 feet wide North London Street; then along the northerly line of Fourth Avenue N 63 deg 45 min 00 sec E 148.50 feet to a point on the easterly boundary of a 16.5 feet wide public alley; then with said alley boundary N 26 deg 15 min 00 sec W 137.651 feet to a 3/4 inch pipe set at the true point of beginning;

Thence: Continue with said alley line N 26 deg 15 min 00 sec W 55.000 feet to a 3/4 inch pipe set;

Thence: N 63 deg 45 min 00 sec E 142.500 feet to a set pipe in a wire fence;

Thence: S 26 deg 15 min 00 sec E 55.000 feet to a pipe set in said boundary fence;

Thence: S 63 deg 45 min 00 sec W 142.500 feet to the true point of beginning.

Containing within said bounds 0.180 acre of land. Bearings are based on the description recorded in volume 270 at page 089.

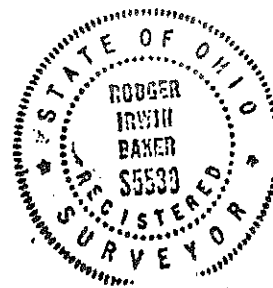
Pipes set are 3/4 inch by 30 inches, caps are stamped R.I. Baker S-5539.

This description is based on a current field survey.

Rodger Irwin Baker

November 03, 1994

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This parcel is subject to a ten feet wide (10') utility easement running across the easterly side of this parcel and subject to a ten feet wide (10') utility easement crossing the westerly side hereto and subject to a 5 feet wide utility easement crossing the northerly side and to a 5 feet wide utility easement crossing the southerly side herewith...being easements along and across all four sides of this parcel of land herein described.

PARCEL "D" being 0.207 acre of land situated in VMS 464 in the Village of Mt. Sterling, Madison County, State of Ohio and being a portion of 0.660 acres conveyed to Earl E. Liff and Martha J. Liff of record in OR Vol 003 at Pg. 1125 and carried as tax parcel # 18-00013.003....being bounded and more particularly described as follows:

Commence at the easterly line of 60 feet wide North London Street at the northerly line of 40 feet wide Fourth Avenue, then measure along the northerly boundary of Fourth Avenue N 63 deg 45 min 00 sec E 148.50 feet to the easterly boundary of a 16.5 feet wide public alley; then with the easterly line thereof N 26 deg 15 min 00 sec W 82.651 feet to a set 3/4 inch pipe at the true point of beginning:

Thence: Continue with said alley boundary N 26 deg 15 min 00 sec W 55.000 feet to a set 3/4 inch pipe;

Thence: N 63 deg 45 min 00 sec E 142.500 feet to a set 3/4 inch pipe;

Thence: With the easterly boundary herewith and following a wire fence, S 26 deg 15 min 00 sec E 71.252 feet to a corner post and fence corner;

Thence: S 70 deg 15 min 23 sec W 143.424 feet to the point of beginning.

Containing within said bounds a total of 0.207 acres of land with pipes set being 3/4 inch by 30 inches with caps stamped R.I. Baker S-5539.

Bearings adapted to volume 270 at page 089. This description is based on a current field survey of the premises.

Rodger Irwin Baker

November 03, 1994

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This parcel is subject to three (3) utility easements of which one easement is 5 feet wide crossing the northerly side of this parcel, the other two (2) utility easements are each 10 feet in width and one crosses the easterly side herewith and the other crosses the westerly side of this Parcel "D".

