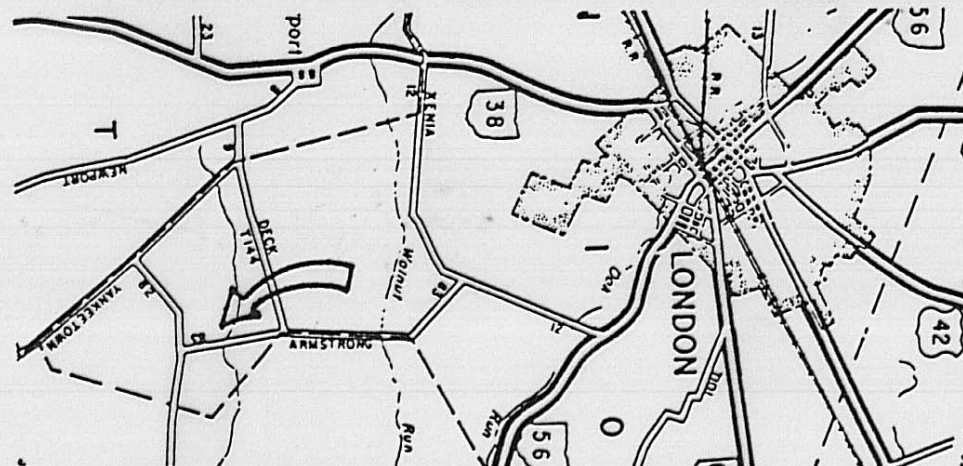
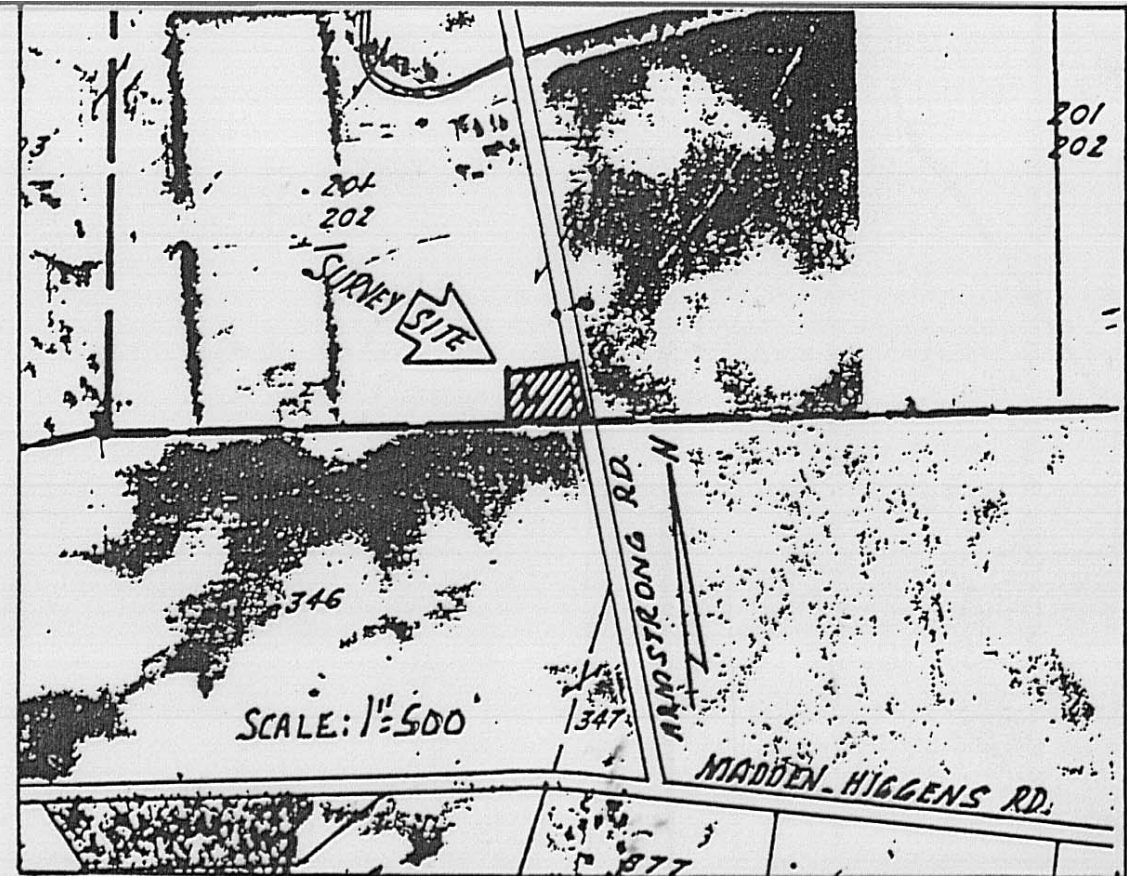
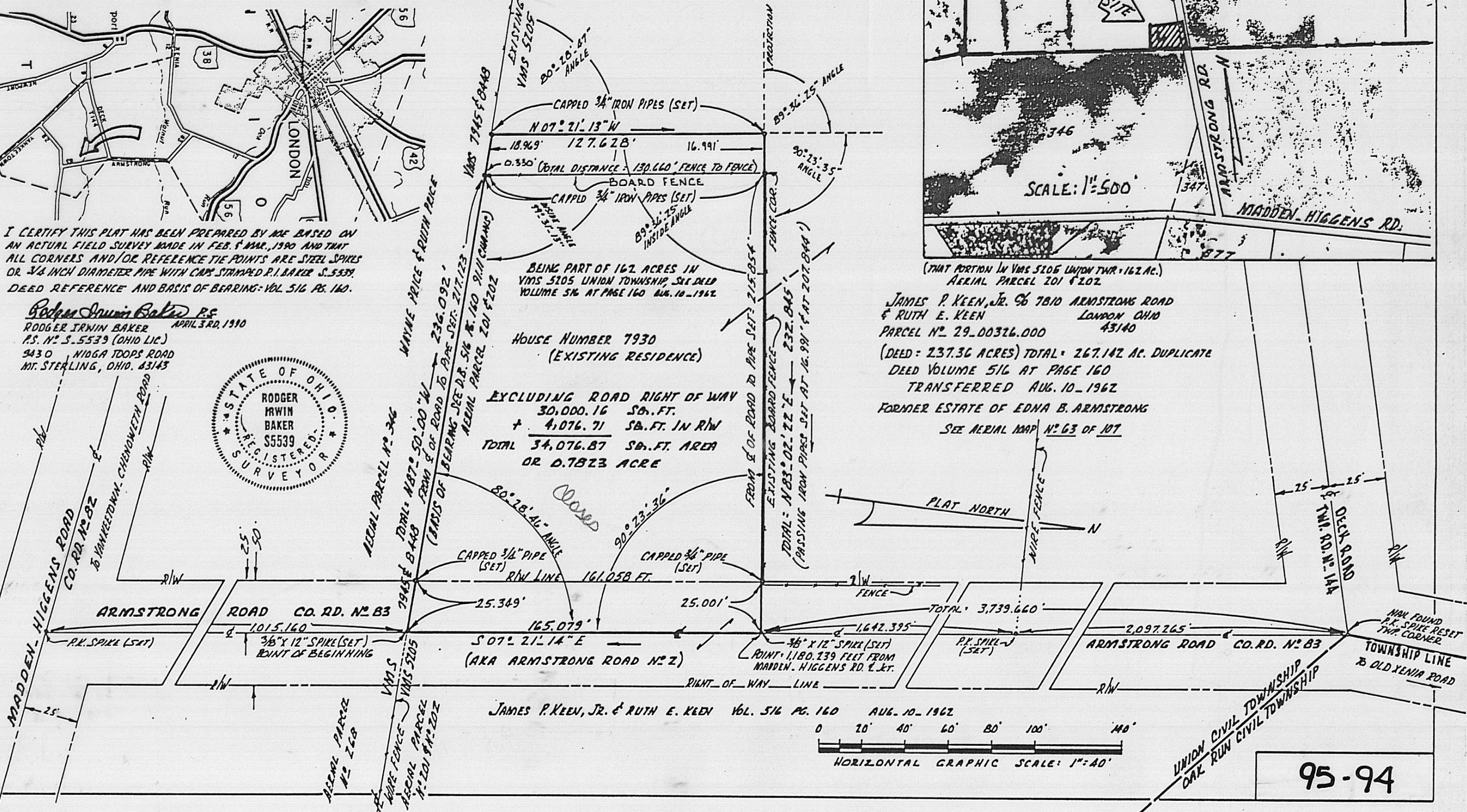


BOUNDARY SURVEY OF 0.7823 ACRE OF LAND
IN VMS 5205 UNION CIVIL TOWNSHIP, COUNTY
OF MADISON, STATE OF OHIO WHICH PROPERTY
WAS SURVEYED FOR JAMES P. KEEN AND RUTH
E. KEEN...FRONTING ALONG ARMSTRONG ROAD
aka Armstrong Rd. # 2, aka Co.Rd.# 83



I CERTIFY THIS PLAT HAS BEEN PREPARED BY ME BASED ON
AN ACTUAL FIELD SURVEY MADE IN FEB. & MAR., 1990 AND THAT
ALL CORNERS AND/OR REFERENCE TIE POINTS ARE STEEL SPIKES
OR 3/4 INCH DIAMETER PIPE WITH CAPS STAMPED P.I. BAKER S. 5539.
DEED REFERENCE AND BASIS OF BEARING: VOL 516 PG. 160.

Rodger Irwin Baker, P.S.
RODGER IRWIN BAKER APRIL 3RD, 1990
P.S. N° S. 5539 (OHIO LIC.)
5430 NIOGA TROPS ROAD
MT. STERLING, OHIO. 43143



(THAT PORTION IN VMS 5205 UNION TWP. 162 AC.)
AERIAL PARCEL 201 & 202
JAMES P. KEEN, JR. & RUTH E. KEEN
7810 ARMSTRONG ROAD
LONDON OHIO 43140
PARCEL N° 29-00326.000
(DEED = 237.36 ACRES) TOTAL = 267.142 AC. DUPLICATE
DEED VOLUME 516 AT PAGE 160
TRANSFERRED AUG. 10-1962
FORMER ESTATE OF EDNA B. ARMSTRONG
SEE AERIAL MAP N° 63 OF 107

EXCLUDING ROAD RIGHT OF WAY
30,000.16 SQ. FT.
+ 4,076.71 SQ. FT. IN R/W
TOTAL 34,076.87 SQ. FT. AREA
OR 0.7823 ACRE

JAMES P. KEEN, JR. & RUTH E. KEEN VOL. 516 PG. 160 AUG. 10-1962



95-94

Description of 34,076.87 square feet or 0.7823 acres of land situated in VMS 5205 in the civil township of Union, Madison County, State of Ohio and being a portion of that certain 162 acres described in Volume 516 at Page 160 (see total 267.142 acres carried as auditor's tax parcel #29-00326.000) and being identified as part of aerial parcels 201-202...said land fronting along Armstrong Road (Co. Rd. #83) and is presently that premises known as house #7930 belonging to James P. Keen, Jr. and Ruth E. Keen...said 0.7823 acres being bounded and more particularly described as follows:

Commence with a spike set in the middle of Madden-Higgins Road (Co. Rd. 82) and the centerline of Armstrong road (aka Armstrong Road #2 and/or County Road #83) then following along the middle of said Armstrong Road N 07 deg 21 min 14 sec W 1,015.160 feet to a 3/8 inch by 12 inch steel spike set on the southerly boundary of VMS 5205 and northerly boundary of VMS 7945-8448 which spike is the true point of beginning;

Thence: Leaving aforesaid roadway and following the boundary between VMS 7945-8448 and VMS 5205 (the same being the southerly line of said Keen marked with a wire fence) N 87 deg 50 min 00 sec W (passing capped 3/4 inch pipes set at 25.349 feet and at 217.123 feet) a total distance of 236.092 feet to a capped 3/4 inch pipe set;

Thence: N 07 deg 21 min 13 sec W 127.628 feet to a capped 3/4 inch pipe set;

Thence: Passing through capped 3/4 inch pipes set at 16.991 feet and at 207.844 feet the same being a fence corners) N 83 deg 02 min 22 sec E a total distance of 232.845 feet to a 3/8 inch by 12 inch steel spike set in the middle of Armstrong road...said spike measures southerly along said Armstrong Road 3,739.660 feet from a spike found and reset at the angle corner of Union Township and Oak Run Township at the centerline of Deck Road (Twp. Rd. #144);

Thence: With the centerline frontage along Armstrong Road S 07 deg 21 min 14 sec E 165.079 feet to the true point of beginning;

Containing within said bounds a total of 34,076.87 square feet of land of which 4,076.71 square feet are within the roadway limits and 30,000.16 sq. ft. remains excluding road right of way.

This description is based on a field survey made in March, 1990 by Rodger Irwin Baker Ohio registered surveyor license #S-05539.