



Description of 48.8836 acre tract  
Surveyed for Roger Wilson

The following described 48.8836 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 6223 and 8846, and being part of 0.173 acre tract (First Tract), also being part of a 7.46 acre tract (First Tract), and part of a 14.27 acre tract (Second Tract) and all of a 31.21 acre tract (Fourth Tract) all four tracts conveyed to Trustee of Helen O. Weise by Deed Book 268 Page 418 and being more particularly described as follows:

Beginning at railroad spike found at the centerline intersection of Old Xenia Road (County Road 12) with the centerline of State Route 56 (60 foot right-of-way) said railroad spike being at the southern most corner of a 0.157 acre tract conveyed to Horace H. and Kandy J. Price by Deed Book 277 Page 428;

Thence, with the Southeast line of said 0.157 acre tract North 68 deg. 32 min. 07 sec. East, passing an iron pipe found at 29.71 feet, also passing an iron pipe found corner to a 15.827 acre tract also conveyed to Horace H. and Kandy J. Price by Deed Book 277 Page 428 at 120.36 feet, a total distance of 297.54 feet to an iron pipe found corner to said 15.827 acre tract and in the line between V.M.S. 8846 and 6223;

Thence, with the line between said V.M.S. and with the East line of said 15.827 acre tract the following two courses:

- 1) North 21 deg. 10 min. 01 sec. East a distance of 256.81 feet to an iron pin and cap set at the western corner common to said 14.27 and 7.46 acre tracts
- 2) North 20 deg. 44 min. 22 sec. East a distance of 547.47 feet to an iron pin and cap set at the western corner common to said 14.27 and 31.21 acre tracts;

Thence, continuing with the line between said V.M.S. 8846 and 6223 North 20 deg. 50 min. 41 sec. East, passing an iron pipe found at the southeast corner of a 41.03 acre tract conveyed to Donald E. Forrest by Official Record 6 page 208 at 25.92 feet, a total distance of 1799.01 feet to an iron pin and cap set in the South line of a 155.994 acre tract conveyed to Helen M. Ryan by Deed Book 205 Page 241 said iron pin and cap is at the Northwest corner of said V.M.S. 6223 and in the South line of V.M.S. 5648/6322;

Thence, with the line between said V.M.S. and the South line of said 155.994 acre tract South 65 deg. 11 min. 18 sec. East a distance of 1036.26 feet to a double angle iron fence post found in the West line of a 124.132 acre tract conveyed to Ken W. and Luann Walton by Deed Book 279 Page 233 said fence post is also at the northeast corner of said V.M.S. 6223 and in the West line of V.M.S. 5802;

Thence, with the West of said 124.132 acre tract and the line between said V.M.S. the following two courses:

- 1) South 19 deg. 54 min. 45 sec. West a distance of 1293.23 feet to a nail found in a wood corner fence post;
- 2) South 21 deg. 02 min. 20 sec. West, passing the eastern corner common to said 7.46 and 14.27 acre tracts at 639.80 feet, a total distance of 824.80 feet to a nail found in a wood fence post at the southeast corner of said V.M.S. 6223 said wood fence post is also at corner common to V.M.S. 5802,

4511, 8846, and 6223 said nail is also in the North line of a 11.126 acre tract conveyed to Douglas W. and Faye K. Davis by Official Record 38 Page 157;

Thence, with the line between said V.M.S. 6223 and 8846 also being the North line of said 11.126 acre tract North 70 deg. 46 min. 37 sec. West passing an iron pipe found at the eastern most corner of 3.323 acre tract conveyed to Lloyd C. and Bernice C. Nichols by Official Record 40 Page 915 at 471.07 feet, a total distance of 624.02 feet to an iron pin and cap set;

Thence, across said 7.46 and 14.27 acre tracts North 19 deg. 13 min. 23 sec. East passing the line between said tracts at 297.90 feet, a total distance of 426.63 feet to an iron pin and cap set

Thence, with a new line across said 14.27 acre tract North 70 deg. 46 min. 37 sec. West a distance of 355.03 feet, to an iron pin and cap set

Thence, across said 14.27 and 7.46 acre tracts South 21 deg. 10 min. 01 sec. West passing the line between said tracts at 64.69 feet, a total distance of 337.14 feet to an iron pin and cap set;

Thence, across said 7.46 and 0.173 acre tract South 68 deg. 32 min. 07 sec. West, passing the line between said tracts at 81.55 feet, and again at 133.04 feet also passing an iron pin and cap set at 288.12 feet, a total distance of 317.16 feet to a magnetic nail set in the centerline of State Route 56;

Thence, with said centerline North 27 deg. 50 min. 00 sec. West a distance of 60.37 feet returning to the point of beginning containing 48.8836 acres more or less of which 0.1575 acres is part of said 0.173 acre tract, 4.1072 acres is part of said 7.46 acre tract, 13.5639 acres is part of said 14.27 acre tract and 31.0550 acres is all of said 31.21 acre tract, also there is 48.5164 acres is in V.M.S. 6223 and 0.3672 acres in V.M.S. 8846;

With the benefit of a 20 foot drainage easement said easement extends from the North line of a 4.9329 acre tract surveyed by James R. Cottrill on 4-28-97 for Roger Wilson to the South line of the here-in-above described 48.8836 acre tract said 20 foot drainage easement is tangent to an 10 feet left and right of the following described baseline:

Beginning at a point in the North of said 4.9329 acre tract said point being South 70 deg. 46 min. 37 sec. East a distance of 115.61 feet from an iron pin and cap set in the northern most corner of said 4.9329 acre tract

Thence, across said 14.27 and 7.46 acre tracts the following four courses:

1) South 23 deg. 55 min. 25 sec. East a distance of 206.13 feet to a point

2) South 33 deg. 50 min. 30 sec. East a distance of 122.95 feet to a point in the Southeast line of said 4.9329 acre tract

3) South 33 deg. 50 min. 30 sec. East a distance of 126.63 feet


4) South 5 deg. 19 min. 50 sec. East a distance of 139.32 feet to the southern terminus of said 20 foot drainage easement

Bearings are based on the centerline of State Route 56 (North 37 deg. 50 min. West) as described in Deed Book 268 Page 418.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 3/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed Apr. 28, 1997 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.,  
Registration #6858

Description of 4.9329 acre tract  
Surveyed for Roger Wilson

The following described 4.9329 acre tract is situated in the State of Ohio, Madison County, Union Township, V.M.S. 6223, and 8846, and being part of a 0.173 acre tract (First tract) part of a 7.46 acre tract (First Tract), part of 14.27 acre tract (Second Tract), and all of a 0.87 acre tract (Third Tract) all four tracts conveyed to the Trustee of Helen O. Nease by Deed Book 268 Page 418 and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Old Xenia Road (County Road 12) with the centerline of State Route 56 (66 foot right-of-way) said railroad spike being the southern most corner of a 0.157 acre tract conveyed to Horace H. and Kandy J. Price by Deed Book 277 page 428 and also being corner to what remains of said 7.46 acre tract;

Thence, with the centerline of State Route 56 South 27 deg. 50 min. 00 sec. East a distance of 60.37 feet to a magnetic nail set at the true point of beginning;

Thence, across said 7.46 and said 0.173 acre tract North 68 deg. 32 min. 07 sec. East passing an iron pin and cap set at 29.04 feet and also passing the line between said 7.46 and 0.173 acre tracts at 184.12 feet, and again at 235.61 feet, a total distance of 317.16 feet to an iron pin and cap set;

Thence, with a new line across said 7.46 and 14.27 acre tract North 21 deg. 10 min. 01 sec. East, passing the line between said tracts at 272.45 feet, a total distance of 337.14 feet to an iron pin and cap set;

Thence, across said 14.27 acre tract South 70 deg. 46 min. 37 sec. East a distance of 355.03 feet to an iron pin and cap set;

Thence, across said 14.27 and 7.46 acre tracts South 19 deg. 13 min. 23 sec. West, passing the line between said tracts at 120.73 feet, a total distance of 426.63 feet to an iron pin and cap set in the North line of a 3.323 acre tract conveyed to Lloyd G. and Bernice C. Nichols by Official Record 40 Page 915;

Thence, with said North line North 70 deg. 46 min. 37 sec. West, passing an iron pipe found at the Eastern most corner of a 1.00 acre tract conveyed to Neal E. and Linda S. Haqerman by Deed Book 288 Page 162 at 123.63 feet, a total distance of 251.99 feet, to an iron pin and cap set at the northern most corner of said 1.00 acre tract;

Thence, with the Northwest line of said 1.00 acre tract South 48 deg. 03 min. 28 sec. West, passing an iron pipe found at 311.05 feet, a total distance of 337.73 feet to a magnetic nail set in the centerline of State Route 56;

Thence, with said centerline North 27 deg. 50 min. 00 sec. West a distance of 262.40 feet, returning to the true point of beginning containing 4.9329 acres more or less, of which 0.0145 acres is part of said 0.173 acre tract and 3.2594 acres is part of said 7.46 acre tract, and 0.7913 acres is part of said 14.27 acre tract, and 0.8677 acres is all of said 0.87 acre tract, also there is 3.6341 acres in V.M.S. 6223 and 1.2966 acres is in V.M.S. 8846

With the benefit of a 20 foot drainage easement said easement

extends from the North line of the here-in-above described 4.9329 acre tract to the South line of said 7.46 acre tract and is 10 feet left and right of the following described baseline:

Beginning at a point in the North line of the here-in-above described 4.9329 acre tract said point bears South 70 deg. 46 min. 37 sec. East a distance of 115.61 feet from the northern most corner of said 4.9329 acre tract;

Thence, with the following four lines:

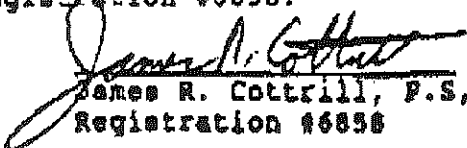
- 1) South 29 deg. 55 min. 26 sec. East a distance of 206.13 feet
- 2) South 33 deg. 58 min. 30 sec. East a distance of 122.95 feet to a point in the East line of said 4.9329 acre tract
- 3) South 33 deg. 58 min. 30 sec. East a distance of 126.63 feet
- 4) South 05 deg. 19 min. 50 sec. East a distance of 139.32 feet to the southern terminus of said 20 foot drainage easement

Bearings are based on the centerline of State Route 56 (North 27 deg. 50 min. West) as described in Deed Book 268 Page 418.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 3/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed Apr. 28, 1997 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.  
Registration #6858