

REFERENCE TO RECORDS

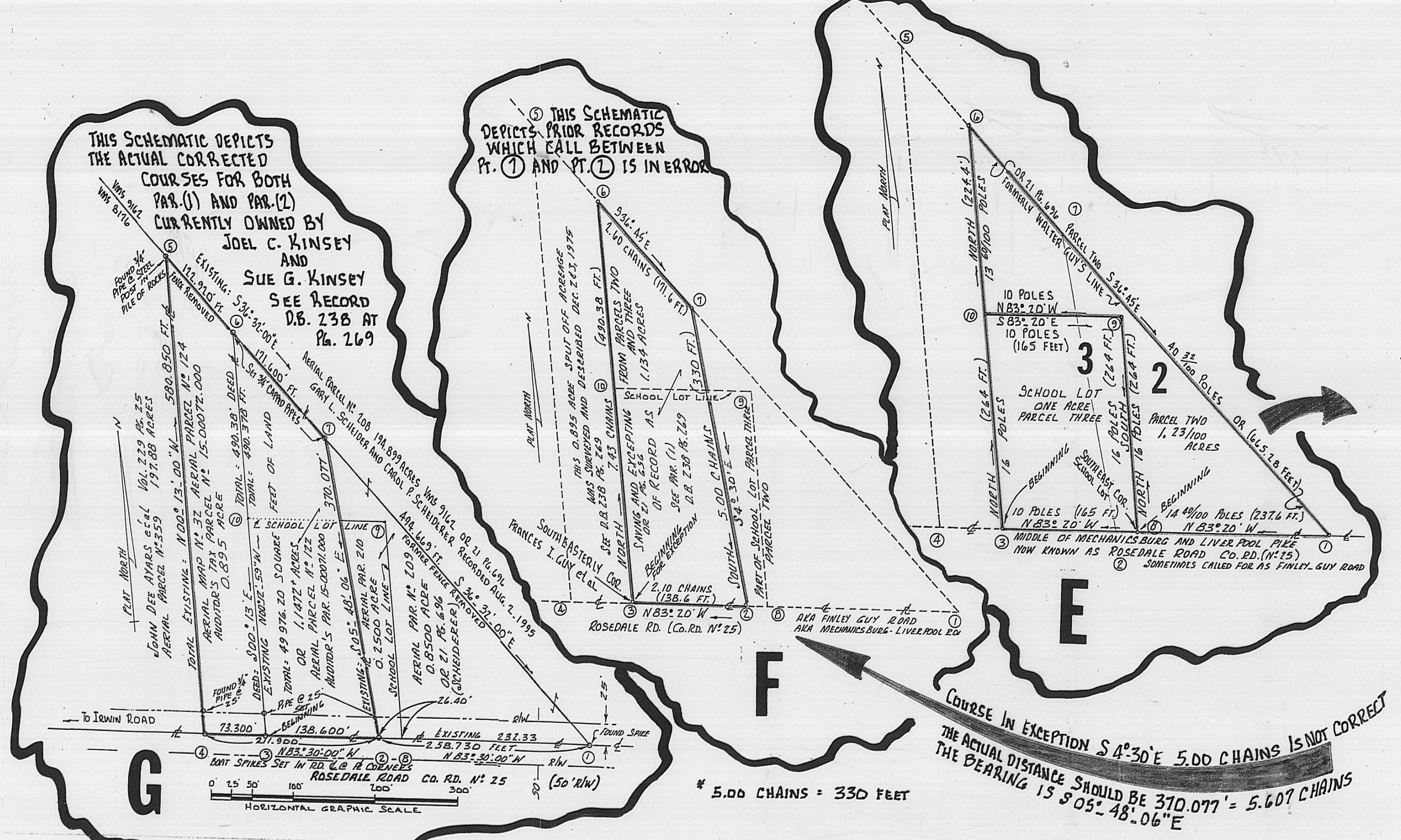
VOL. 96	Pg. 407
VOL. 121	Pg. 419
VOL. 122	Pg. 117
VOL. 139	Pg. 001
VOL. 140	Pg. 298
VOL. 144	Pg. 306
VOL. 147	Pg. 400
VOL. 158	Pg. 166
VOL. 164	Pg. 432
VOL. 179	Pg. 034
VOL. 198	Pg. 426
VOL. 175	Pg. 034
VOL. 230	Pg. 161
VOL. 238	Pg. 269
OR VOL. 21	Pg. 0696
VOL. 147	Pg. 301
MORT. VOL. 292	Pg. 150

NOTE: EDNA I GUY DIED TESTATE RESIDENCE OF MECHANICSBURG, (MECHANICSBURG) CHAMPAIGN COUNTY NOV. 8, 1969. LOUIS A. GUY WAS EXECUTOR SEE N^o 21472 FOR THE ADMINISTRATION OF WILL.

BERTHA A. GUY'S LAST WILL AND TESTAMENT WAS ADMITTED 18 MARCH 1964 CASE N^o 14,906 DOCKET 8 PAGE 224 MADISON CO. PROBATE. BRUCE D. LEWIS APPOINTED EXECUTOR.

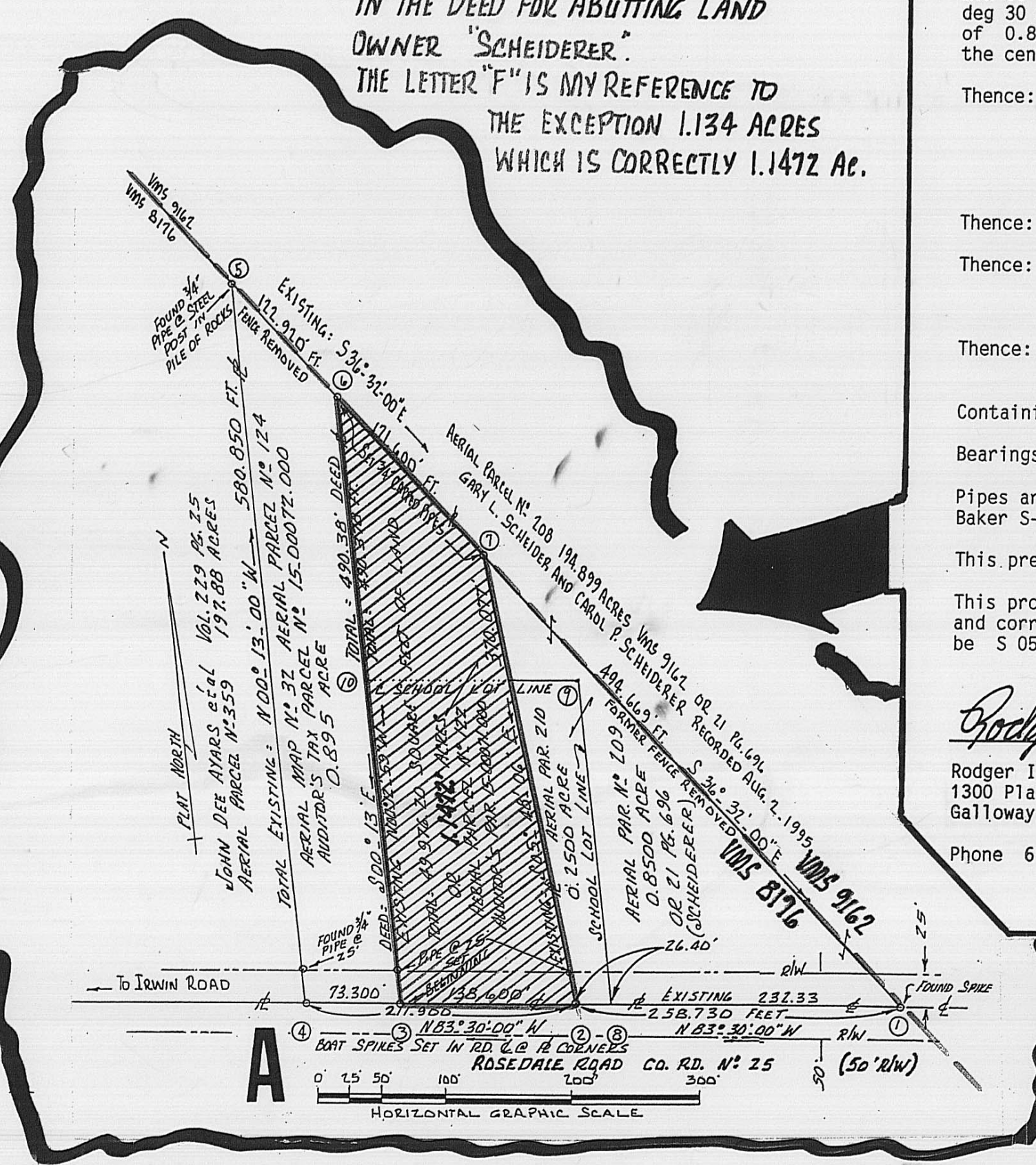
OMER J. POPE AND MARIE O. POPE BID IN THE PROPERTY AT AUCTION. OCT. 17, 1964.

D.B. 238 Pg. 269 YR. 1977 LOUIS A. GUY AND MARY JANE GUY CONVEYED BY WARRANTY DEED THE TWO COMBINED PARCELS DEPICTED IN SCHEMATIC "G" TO JOEL C. KINSEY AND SUE G. KINSEY SAID TO CONTAIN 1.134 ACRES AND 0.895 ACRE. PAR. (1) AND PAR. (2). THE 1.134 AC. IS ACTUALLY 1.1472 ACRES AS SHOWN IN SCHEMATIC "A" ALONG WITH A NEW LEGAL DESCRIPTION DATED APRIL 29, 1988



LEGEND:
 C = CENTERLINE R = PROPERTY LINE
 RW = RIGHT OF WAY (D) (S) = CORNERS

NOTE: IN THE DEEDS CITED TRACT TWO AND TRACT THREE ARE IDENTIFIED AS PARCEL TWO AND PARCEL THREE IN THE DEED FOR ABUTTING LAND OWNER "SCHEIDERER". THE LETTER "F" IS MY REFERENCE TO THE EXCEPTION 1.134 ACRES WHICH IS CORRECTLY 1.1472 AC.



The following is a correct boundary description of 1.1472 acres of land presently carried as 1.134 acres aerial parcel number 122 and county auditor's parcel # 15-00071.000, Pike Civil Township, VMS # 8176, Madison County, State of Ohio situated at house # 3920 Rosedale Road, said 1.1472 acres described as deed parcel (1), in warranty deed from Louis A. Guy and Mary Jane Guy conveying title to Joel C. Kinsey and Sue G. Kinsey of record in Madison County Deed Book 238 at Page 269 transferred approved August 30, 1977...bounded and more particularly described as follows:

Commence for a point of starting reference with a buried spike found in the middle of Rosedale Road (County Road # 25) and in the projected centerline of Irwin Road (County Road # 26), then with the alignment of Rosedale Road N 82 deg 00 min 00 sec E 772.20 feet; then N 83 deg 32 min 00 sec E 1580.96 feet; then S 83 deg 30 min 00 sec E 1797.170 feet to a steel spike set at the southeasterly corner of 0.895 acre described as deed parcel # (2) in D.B. 238 Pg. 269, said spike in the center of Rosedale Road at the true point of beginning;

Thence: Passing a set 3/4 inch capped pipe at 25.00 feet and following the easterly boundary of said 0.895 acre parcel...N 00 deg 12 min 59 sec W a total distance of 490.378 feet to a set 3/4 inch capped pipe...said pipe bears S 36 deg 32 min 00 sec E 122.920 feet from a found 3/4 inch pipe in a pile of rocks;

Thence: S 36 deg 32 min 00 sec E 171.600 feet to a set 3/4 inch capped pipe;

Thence: With the easterly boundary hereto...S 05 deg 48 min 06 sec E (passing a set 3/4 inch capped pipe at 345.08 feet...a total distance of 370.077 feet to a steel spike set in the middle of Rosedale Road;

Thence: Following the centerline of said roadway...N 83 deg 30 min 00 sec W a frontage distance of 138.600 feet to the true point of beginning.

Containing within said bounds 49,976.20 square feet or 1.1472 acre of land.

Bearings are based on courses described in Deed Book 238 at Page 269.

Pipes are 3/4 inch galv. iron pipe 30 inches long with plastic caps stamped R.I. Baker S-5539.

This premises contains a residence and improvements...house # 3920.

This property description is based on a current field survey performed to revise and correct prior course recorded S 4 deg 30 min E 330 feet but found to actually be S 05 deg 48 min 06 sec E 370.077 feet.

Rodger Irwin Baker April 29, 1988
 Rodger Irwin Baker Ohio surveyor registration # S-005539
 1300 Plain City-Georgesville Road (South)
 Gallows, Ohio 43119
 Phone 614-879-6004

JOEL C. KINSEY AND SUE G. KINSEY INCLUDING PORTION OF OLD SCHOOL LOT.

by OMER J. POPE and MARIE O. POPE, the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to the said OMER J. POPE and MARIE O. POPE, their heirs and assigns forever, the following real estate situated in the County of Madison, in the State of Ohio and in the Township of Pike and bounded and described as follows: PART OF EXECUTOR'S DEED VOL. 164 Pg. 432 & 433 FOR ESTATE OF BERTHA GUY PUBLIC AUCTION OCT. 17, 1964

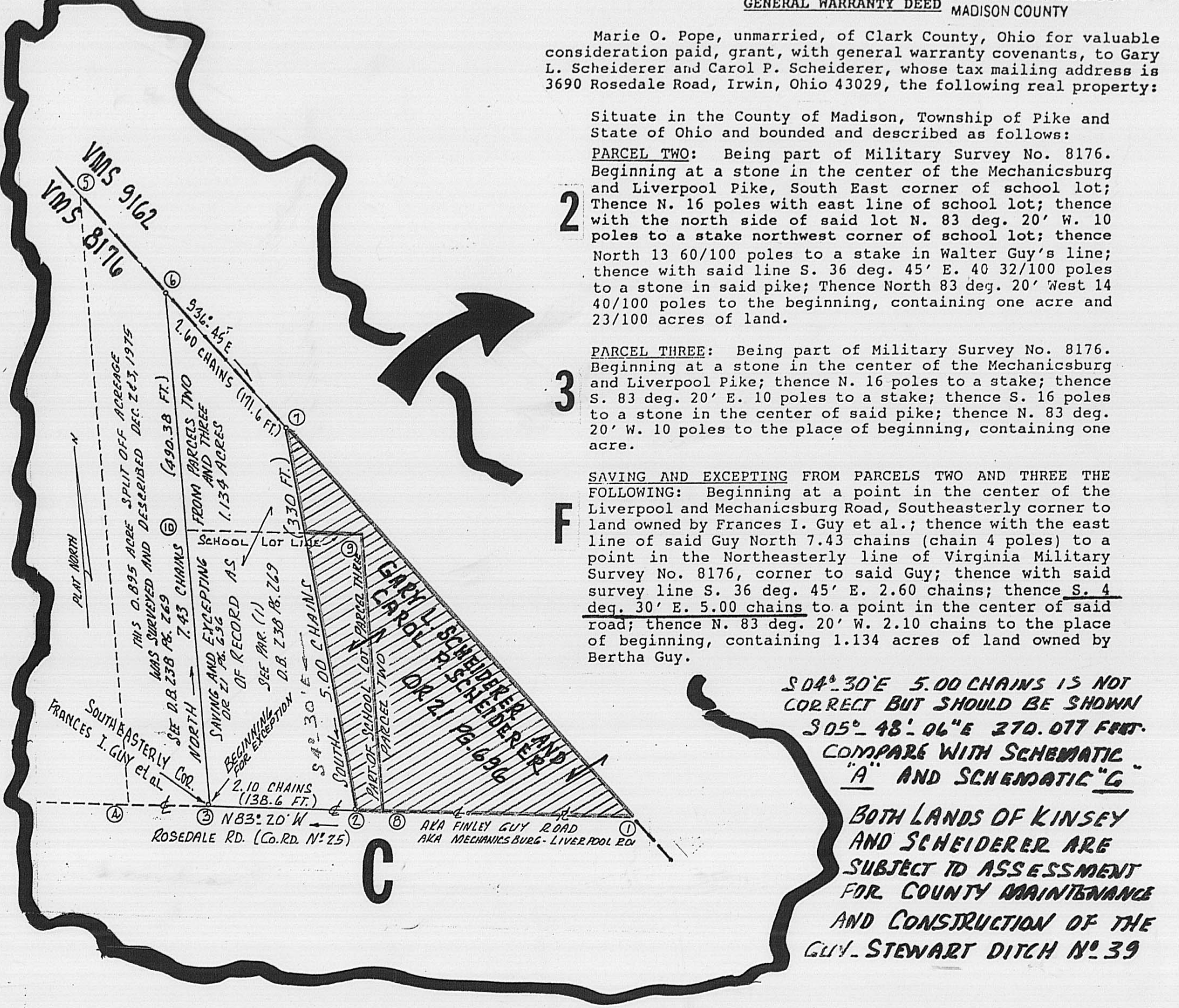
TRACT ONE: Beginning at a stone marked "W.G." in the middle of the pike leading from Mechanicsburg to Liverpool; thence running north 60 east 110 rods to a stone; thence N. 23° W. 100 rods to a stone; thence with the middle of a big ditch running in a northerly direction through what is called the Gaddis land north 36 3/4° W. 74 rods to a point in the middle of said ditch; thence with the line of said Gaddis land S. 59° W. 153 rods 9 links to a corner of said Gaddis land; thence with the Humma line S. 36 1/4° E. 203 rods and 8 links to the middle of the Liverpool and Mechanicsburg pike and thence S. 77 3/4° E. 84 rods and 12 links to the place of beginning, containing 200 acres, more or less, and being part of Surveys No. 9162, 6196 and 5601.

TRACT TWO: Being part of Military Survey No. 8176. Beginning at a stone in the center of the Mechanicsburg and Liverpool pike, South East corner of school lot; thence N. 16 poles with east line of school lot; thence with north side of said lot N. 83° 20' W. 10 poles to a stake northwest corner of school lot; thence North 13 60/100 poles to a stake in Walter Guy's line; thence with said line S. 36 1/4° E. 40 32/100 poles to a stone in said pike; thence North 83° 20' West 14 40/100 poles to the beginning, containing one acre and 23/100 acres of land.

TRACT THREE: Being part of Military Survey No. 8176. Beginning at a stone in the center of the Mechanicsburg and Liverpool Pike; thence N. 16 poles to a stake; thence S. 83° 20' E. 10 poles to a stake; thence S. 16 poles to a stone in the center of said pike; thence N. 83° 20' W. 10 poles to the place of beginning, containing one acre.

SAVING AND EXCEPTING FROM TRACTS TWO AND THREE THE FOLLOWING: Beginning at a point in the center of the Liverpool and Mechanicsburg road, Southeast corner to land owned by Frances I. Guy et al.; thence with the east line of said Guy North 7.43 chains (chain 4 poles) to a point in the Northeast corner of Virginia Military Survey No. 8176, corner to said Guy; thence with said Survey line S. 36 1/4° E. 2.60 chains; thence S. 45° E. 5.00 chains to a point in the center of said road; thence N. 83° 20' W. 2.10 chains to the place of beginning, containing 1.134 acres of land owned by Bertha Guy.

Deed References: Volume 139, Page 1, and Volume 140, Page 298 of the Record of Deeds of Madison County, Ohio.



PLAT OF A CURRENT FIELD SURVEY OF 1.1472 ACRES IN VMS 8176 AERIAL TAX MAP N^o 32, AERIAL PARCEL N^o 122, TAX PARCEL 15.00071.000 LOCATED AT HOUSE N^o 3920 ROSEDALE ROAD (CO. RD. N^o 25) PIKE CIVIL TWP, MADISON COUNTY, OHIO

123-98

The following is a correct boundary description of 1.1472 acres of land presently carried as 1.134 acres aerial parcel number 122 and county auditor's parcel # 15-00071.000, Pike Civil Township, VMS # 8176, Madison County, State of Ohio situated at house # 3920 Rosedale Road, said 1.1472 acres described as deed parcel (1) in warranty deed from Louis A. Guy and Mary Jane Guy conveying title to Joel C. Kinsey and Sue G. Kinsey of record in Madison County Deed Book 238 at Page 269 transferred approved August 30, 1977...bounded and more particular described as follows:

Commence for a point of starting reference with a buried spike found in the middle of Rosedale Road (County Road # 25) and in the projected centerline of Irwin Road (County Road # 26)..then with the alignment of Rosedale Road N 82 deg 00 min 00 sec E 772.20 feet; then N 83 deg 32 min 00 sec E 1580.96 feet; then S 83 deg 30 min 00 sec E 1797.170 feet to a steel spike set at the southeasterly corner of 0.895 acre described as deed parcel # (2) in D.B. 238 Pg. 269, said spike in the center of Rosedale Road at the true point of beginning;

Thence: Passing a set 3/4 inch capped pipe at 25.00 feet and following the easterly boundary of said 0.895 acre parcel...N 00 deg 12 min 59 sec W a total distance of 490.378 feet to a set 3/4 inch capped pipe..said pipe bears S 36 deg 32 min 00 sec E 122.920 feet from a found 3/4 inch pipe in a pit of rocks;

Thence: S 36 deg 32 min 00 sec E 171.600 feet to a set 3/4 inch capped pipe;

Thence: With the easterly boundary hereto...S 05 deg 48 min 06 sec E (passing a set 3/4 inch capped pipe at 345.08 feet...a total distance of 370.077 feet to a steel spike set in the middle of Rosedale Road;

Thence: Following the centerline of said roadway...N 83 deg 30 min 00 sec W a frontage distance of 138.600 feet to the true point of beginning.

Containing within said bounds 49,976.20 square feet or 1.1472 acre of land.

Bearings are based on courses described in Deed Book 238 at Page 269.

Pipes are 3/4 inch galv. iron pipe 30 inches long with plastic caps stamped R.I. Baker S-5539.

This premises contains a residence and improvements...house # 3920.

This property description is based on a current field survey performed to revise and correct prior course recorded S 4 deg 30 min E 330 feet but found to actually be S 05 deg 48 min 06 sec E 370.077 feet.

 April 29, 1998

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

Phone 614-879-6004

