

NOTICE AS TO EARLIER ACREAGE

IN YEAR 1919 J.M. CAMPSEY HAD TITLE TO 194 ACRES (FORMERLY MARY A. HENRY). J.R. HENRY HAD TITLE TO 11.65 ACRES WHICH IS NOW AERIAL PARCEL N° 658 194 AC. PLUS 11.65 AC. = 205.65 ACRES

IN YEAR 1926 J.M. CAMPSEY WAS SHOWN TO OWN BOTH THE 194 ACRES AND THE 11.65 ACRES. 194 AC. PLUS 11.65 AC. = 205.65 ACRES.

IN YEAR 1938 THE SAME 205.65 ACRES WAS SAID TO BE RUTH A. TIMMONS LIFE ESTATE.

THE 194 ACRES IS THOUGHT TO BE TOO GREAT IN THAT AT LEAST 4.38 ACRES APPEARS TO BE AN OVERLAP ALONG THE COMMON BOUNDARY OF FIRST TRACT AND SECOND TRACT. PROBABLY THE 194 ACRES OUGHT TO HAVE BEEN LESS THAN 190 ACRES.

IN YEAR 1974 LOWELL W. PROBASCO P.S.# 2496 RESURVEYED THE FORMER J.R. HENRY WOODS OF 11.65 ACRES INCREASING THAT AREA TO 12.419 ACRES.

BY DEED RECORD WITH MIS-CLOSURES AND OVERLAPS AS FOLLOWS:

FIRST TRACT: 141 AC.	194 ACRES
SECOND TRACT: 53 AC.	194 ACRES
THIRD TRACT: 11.65 AC.	VS 12.419 ACRES
BY DEEDS = 205.65 ACRES	206.419 ACRES

BY UNADJUSTED COMPUTATIONS:

FIRST TRACT: 134,298 AC. PRECISION = 1/101
ERROR CLOSURE: 104.34' 1787'

SECOND TRACT: 51,937 AC. PRECISION = 1/238
ERROR CLOSURE: 32.60 FT.

TOTAL = 186,235 ACRES

PLUS THIRD TRACT 12.419 ACRES

TOTAL = 198,254 ACRES

BASED ON CURRENT DESCRIPTIONS

VS

BY FIELD SURVEY = 200.252 AC.

FINAL AREA

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FINAL AREA

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Description of 200.252 acres of land of which 1.109 acres is in Oak Run Civil Township and 199.143 acres are in Range Civil Township, Madison County, State of Ohio and is all of those aerial parcels 655, 657 and 658 fronting along Yankeetown-Chenoweth Road (County Road # 9) appearing as tax parcel 21-00010.000 in the name of Marvel Anthony (now deceased) of record in Deed Volume 250 at Page 465 with the 1.109 acres in Oak Run Township being within combined VMS 5890, 6432, 7623, 7738 and the 199.143 acres that is within Range Civil Township being in combined VMS 5890, 6432, 7623, 7738 and also in VMS 9696 and in VMS 6068...said total of 200.252 acres being bounded and more particularly described as follows:

For a point of starting reference commence with a found spike in the middle of Moorman Road (Co.Rd. #69) and middle of junction with Yankeetown-Chenoweth Road (Co. Rd. # 9) in Range Civil Township...then with the middle of Yankeetown-Chenoweth Road S 37 deg 33 min 30 sec E 679.00 feet to a nail existing then S 41 deg 37 min 30 sec E 1113.00 feet to an existing nail, then S 48 deg 02 min 30 sec E 154.75 feet to a found nail and reset steel spike at the southeasterly corner of 60.00 acres conveyed from Cora A. Snyder to Henry Snyder by deed in Vol. 157 at Pg. 185...the same being the northwesterly corner of 12.419 acres described as THIRD TRACT conveyed to Marvel Anthony described in deed of record Vo. 250 Pg. 465, said spike being on the common boundary between VMS 6068 and VMS 7467 in the middle of Yankeetown-Chenoweth Road and hereafter called the true point of beginning;

Thence: Leaving said roadway, following the common boundary of VMS 6068, VMS 7467, VMS 9696 (an existing wire fence, common with the easterly line of Henry Snyder and also common with the easterly line of Lynn Anita Snyder Messenger Vol. 275 Pg. 063...passing a found steel pin at 27.00 feet, passing a 5/8 inch steel pin at 662.00 feet, passing a steel pin and fence junction at 1489.20 feet), N 45 deg 40 min 30 sec E a total of 4057.500 feet to a set 3/4 inch galv. capped iron pipe one foot easterly from a new wood corner post in a wire fence junction on the common boundary between Oak Run Civil Township and Range Civil Township...the same being a corner to said Messenger, to Marvel Anthony (deceased) and to Lower Gwynne Farm owned by Alice Buckles Brown and Andre M. Buckles of record in Official Record 074 at Pages 397, 398, 399, 400, 401, 402 and 403 transferred April 17, 1998...then same being on the westerly boundary of Lot # 9 (see John Foster Partition Case # 5426 Common Pleas Court of Madison County);

Thence: Following the existing boundary between Oak Run Township and Range Township...an existing wire fence...the westerly line of Lot 9 and Lot 8 of John Foster's Partition Case # 5426...the same being the easterly boundary of aforesaid Marvel Anthony (deceased)...the same being the westerly line of Lower Gwynne Farm S 27 deg 55 min 19 sec E 2347.881 feet to a stone, a wood corner post and a set 3/4 inch capped pipe at the most southerly corner of Lot 8 and at an angle point in the boundary line between Oak Run Township and with Range Township (being also a fence corner);

Thence: Following a wire fence and southerly boundary to aforesaid Lot # 8 N 73 deg 05 min 52 sec E extending into Oak Run Township a distance of 437.804 feet to a set 3/4 inch capped pipe at a fence corner;

Thence: Following an existing boundary (wire) fence S 01 deg 35 min 10 sec E 213.237 feet to a set 3/4 inch capped pipe at a fence corner;

Thence: Following a wire fence (crossing the boundary of Oak Run Township and Range Township at 18.326 feet) S 45 deg 18 min 51 sec W 349.553 feet to a set 3/4 inch pipe in a slight deflection in said fence;

Thence: Following the existing wire fence boundary between aforesaid Lower Gwynne Farm (Alice Buckles Brown and Andre M. Buckles OR 074 Pg. 397 and Pg. 403 Parcel # 3 of Tract III)...S 45 deg 40 min 22 sec W passing a 10 inch wood corner post at 2512.001 feet, a total distance of 2541.121 feet to a steel spike set in the middle of Yankeetown-Chenoweth road (Co. Rd. # 9);

Thence: With the centerline tangent and roadway alignment N 58 deg 39 min 15 sec W 808.900 feet to a set steel spike...being the intended original common corner between First Tract and Second Tract described in the deed to Marvel Anthony of record in Vol. 250 at Pg. 465 (however a discovered overlap in the bearing calls of those two tracts of record causing incorrect acreage quantities);

Thence: Again with the centerline of said roadway...N 62 deg 05 min 45 sec W 955.920 feet to a found nail buried and reset steel spike referenced to a found 5/8 inch steel pin which bears N 22 deg 59 min 19 sec E 25.00 feet therefrom;

Thence: With the middle of said roadway N 62 deg 00 min 00 sec W 442.100 feet to a set steel spike on the northwesterly side of a bridge over South Fork of Bradford Creek;

Thence: Continue with the alignment of said roadway N 59 deg 02 min 36 sec W 249.800 feet to a set steel spike;


Thence: With the centerline tangent N 57 deg 06 min 09 sec W 262.500 feet to the true point of beginning.

Containing within said bounds a total of 200.252 acres of land (1.109 acres in Oak Run Township and 199.143 acres in Range Township)...being all of First Tract, all of Second Tract and all of Third Tract as described in deed Volume 250 at Page 465.

Bearings are based on the course N 45 deg 40 min 30 sec E northerly line of Third Tract as surveyed and described by Lowell Probasco surveyor year 1974...see Vol. 250 Pg. 465.

Pipes set are 3/4 inch diameter galvanized iron pipe minimum of 30 inches long with inserted caps stamped R.I.Baker S-5539.

This description is based on a current boundary field survey made in April and May 1998 by Rodger Irwin Baker Ohio license # S-005539 (surveyor). This land is presently carried on the county tax duplicate as 206.419 acres entirely within Range Township parcel number 21-00010.000, however the acreage is incorrect due to an overlap in the former descriptions and by this updated field survey it is found that 1.109 acres is actually within Oak Run Township.

 May 27, 1998

Rodger Irwin Baker PS # S-005539
1300 Plain City-Georgetown Road (South)
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