

DESCRIPTION of a newly surveyed parcel of land containing 33,333.33 square feet or 0.7652 acre situated within Virginia Military Survey # 6542 in the civil township of Norwich, county of Franklin, state of Ohio...being a part of that certain 139 acres shown as Auditor's Tax Parcel # 200-217 shown in the present ownership of Frances Louise Thompson and Raymond Thompson as found of record in Deed Volume 2947 at Page 576....said newly surveyed 0.7652 being a portion of Tract # 2 of said deed and is bounded and more particularly described as follows:

Commence for a reference with the centerline of Hickory Hill Drive and the centerline of Spindler Road (aka Co. Rd. # 153)...which intersection may be found recorded in Plat Book 43 at Page 125 (Timberbrook Extension # 2 , as filed for record October 12, 1971....then with the centerline of said Spindler Road in a northerly direction a distance of 155.65 feet to a railroad spike found at the southwesterly corner of a 1.00 acre parcel described in D.B. 2997 Pg. 58 and of record in Official Record 04066006....Then again with the centerline of Spindler Road N 04 deg 03 min 25 sec W 1,375.80 feet to the true point of beginning marked with a 5/8 inch diameter steel bolt set with a 1 inch diameter carriage bolt head...being the south-easterly corner of the herein described 0.7652 acre parcel;

Thence: With an interior angle of 90 degrees.....S 85 deg 56 min 35 sec W (passing a 3/4 inch pipe set at 20.00 feet) a total distance of 300.000 feet to a 3/4 inch pipe set;

Thence: Parallel with Spindler Road and 300.00 feet westerly therefrom.... N 04 deg 03 min 25 sec W (passing a 3/4 inch pipe set at 70.00 feet) a total distance of 111.111 feet to a 3/4 inch pipe set;

Thence: With an interior angle of 90 degrees.....N 85 deg 56 min 35 sec E (passing a 3/4 inch pipe set at 270.000 feet)...a total distance of 300.000 feet to a 5/8 inch diameter bolt set in the centerline of Spindler Road...said bolt having a 1 inch diameter carriage head;

Thence: With the centerline of Spindler Road...S 04 deg 03 min 25 sec E 111.111 feet to the true point of beginning;

Containing within said bounds 33,333.33 square feet or 0.7652 acre of which 3,333.33 square feet is within the highway right of way limits (30 feet from the roadway centerline)...leaving a total of 30,000.00 square feet or 0.6887 acre free and clear of said roadway right of way.

Bearings are based on a field survey made for the city of Columbus...12 inch water main contract # 575...the 10 feet wide easement showing the courses and distances recorded in OR 00495H02....see attached.

Also in addition to the herein described parcel of land...the Grantee to have common and joint use of an existing gravel driveway which is contained within a strip of land abutting and contiguous to the southerly boundary of said 0.7652 acre...said ingress and egress right of way easement is 20.00 feet in width and extends from the centerline of Spindler Road in a westerly direction a depth of 300.00 feet.

I certify to all persons having an interest in this property that I personally made a field survey of the described premises and that this plat and description and the survey on which they are based were made in accordance with the minimum standard detail requirements for land title surveys as prescribed by American Land Title, The American Congress of Surveying and Mapping and as per the requirements of Ohio Administrative Code.

In my opinion the information is correct.

Rodger Irwin Baker July 15-1985

Rodger Irwin Baker, Registered Surveyor # 5-05530 (Ohio)
2121 U.S. Route # 42 S.W. London, Ohio 43140
Tel: 614-852-0347 and / or 466-0961



QUIT-CLAIM DEED Vol. 2947 Pg. 576

Know all Men by these Presents

That FRANCES LOUISE THOMPSON, wife of grantee 37017

APPROVED FOR TRANSFER BY GUY ELDIN, Franklin County Engineer

Grantor, in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations...

to her paid by RAYMOND THOMPSON Received DEC 9 - 1968

Grantor, the receipt whereof is hereby acknowledged, do hereby Remise, Release and forever Quit-Claim,

to the said Grantee RAYMOND THOMPSON

his heirs and assigns forever, the following Real Estate situated in the County of Franklin in the State of Ohio and in the Township of Norwich and bounded and described as follows:

An undivided one-half interest in the following described premises:

TRACT 1 Situate in the State of Ohio, County of Franklin, Township of Norwich and being part of Survey No. 6542, Virginia Military Lands and also being part of that 20 Acre Tract conveyed by deed to Richard H. and Margaret L. Yout, as the same is shown of record in Deed Book 1912, page 86, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin in the northwest corner of the above mentioned 20 Acre Tract; thence S. 87° 45' 46" E., along the north line of said 20 Acre Tract, a distance of 1710.91 ft. to an iron pin; thence S. 2° 15' W., across said 20 Acre Tract, a distance of 347.85 ft. to an iron pin in the southerly line of said 20 Acre Tract, said iron pin being S. 87° 45' 46" E., a distance of 1705.75 ft. from the southwest corner of said 20 Acre Tract; thence N. 87° 45' 06" W., along the south line of said 20 Acre Tract, a distance of 1705.75 ft. to a point at the southwest corner of said 20 Acre Tract, said point being marked by a 6" x 6" square wooden post; thence N. 1° 27' 33" E., along the west line of said 20 Acre Tract, a distance of 347.92 ft. to the place of beginning, containing 13.649 Acres, more or less; subject to all legal highways and other easements or restrictions shown of record;

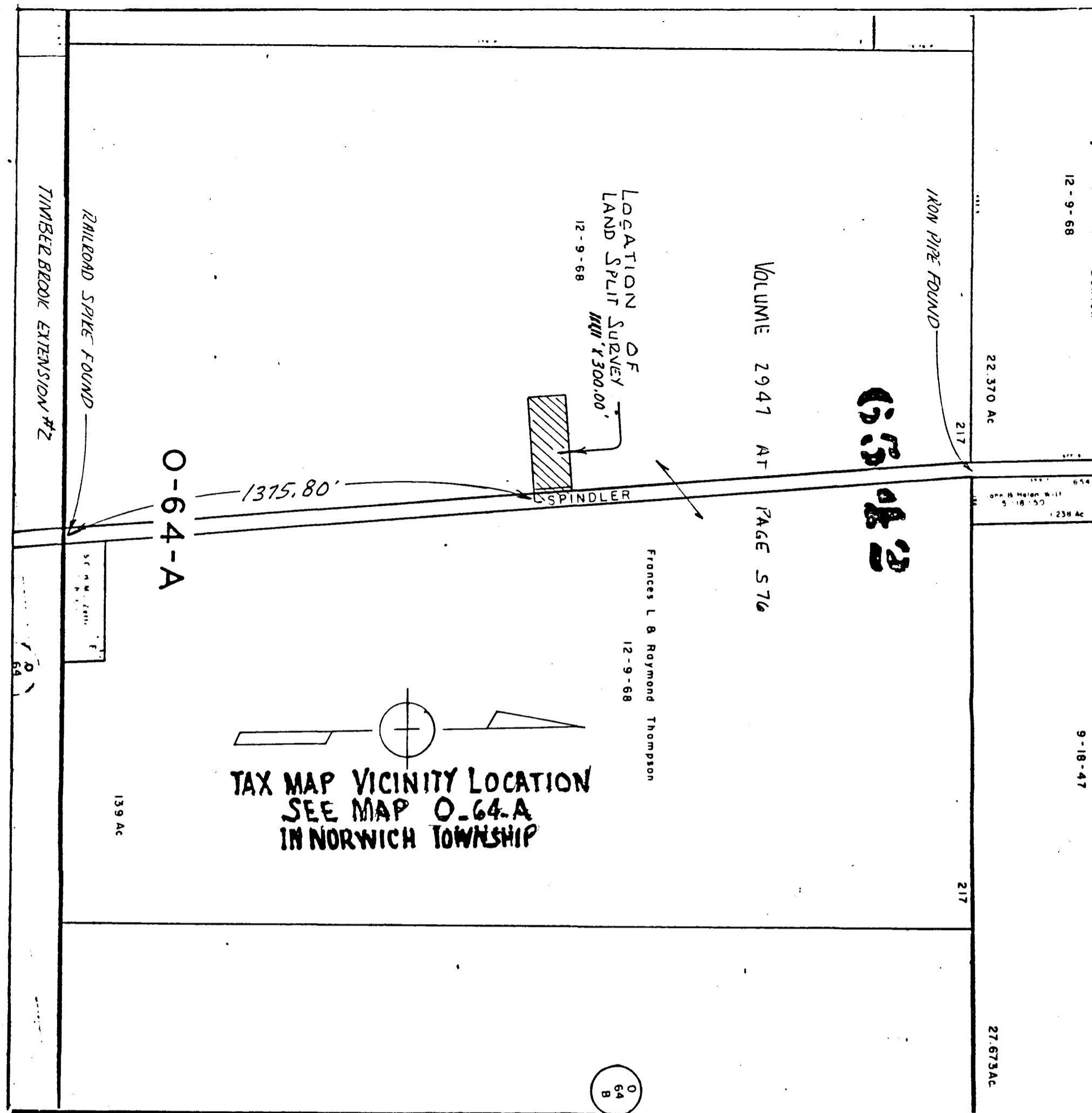
TRACT 2 Situate in the Township of Norwich, County of Franklin, State of Ohio;

Part of 141 Acres, more or less, Branch N. of West Broad Street, situate in the Township of Norwich, County of Franklin, State of Ohio, being part of Virginia Military Survey No. 6542 and bounded and described as follows:

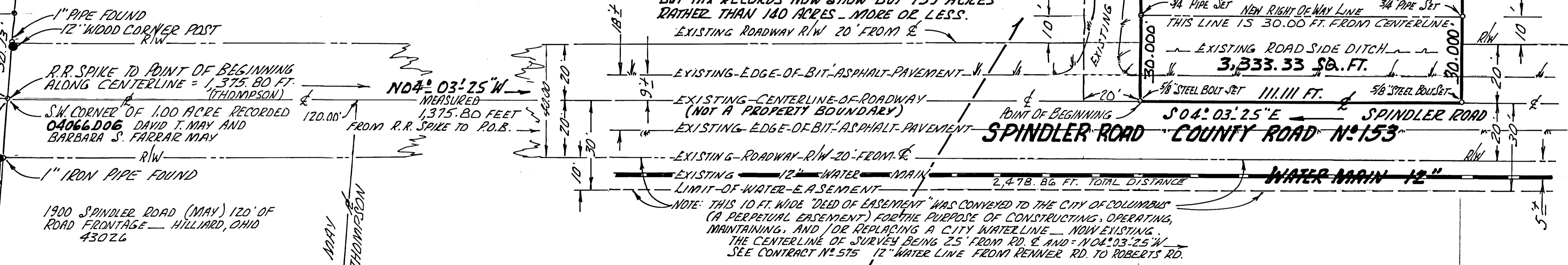
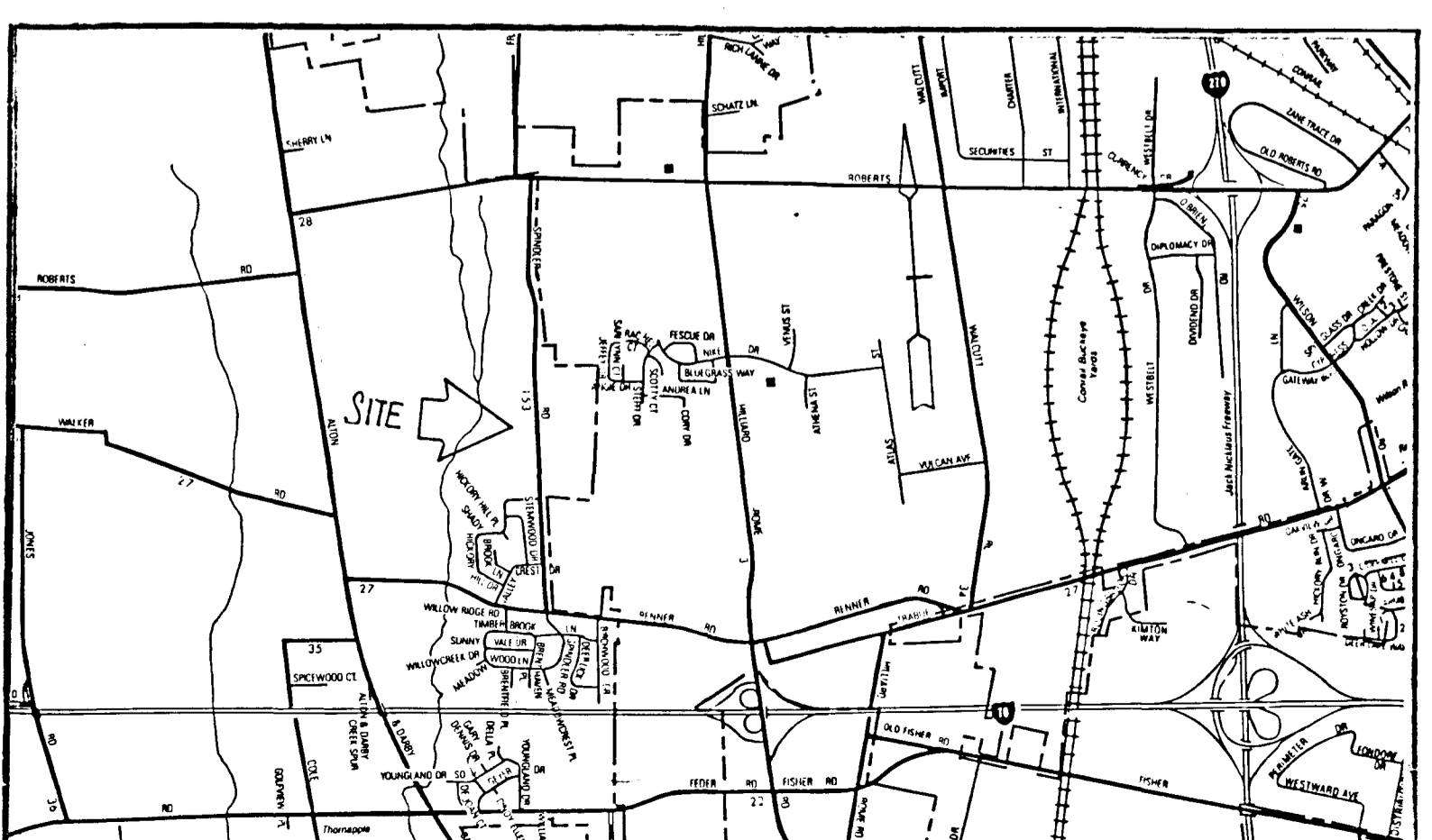
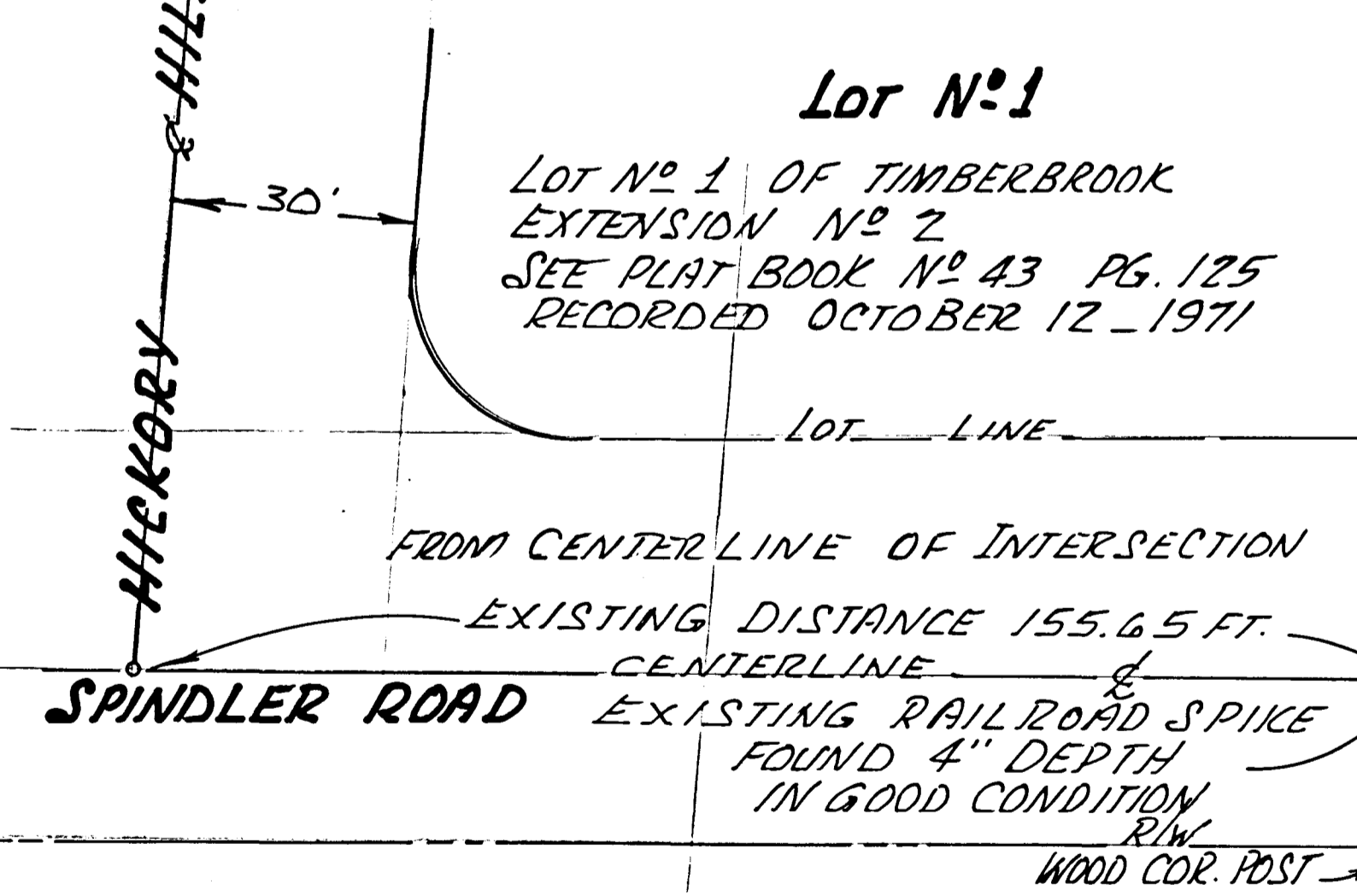
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Beginning at a red oak and hickory, southeast corner to said survey; thence with the line thereof west 315 poles to a beech in said line; thence north 154 poles to two ashes and hickory; thence east 280 poles to a red oak and hickory in the east line of said survey; thence with said line South 10 deg. East 160 poles to the place of beginning, containing 299 acres, excepting therefrom a tract of land conveyed by Matthias Spindler and wife to Paul Lindner by deed dated April 3, 1846, of record in Deed Book 33, page 3, Recorder's Office, Franklin County, Ohio, leaving 141 acres more or less; and being the same real estate conveyed by L. H. Spindler and Isaac Spindler, executors of the last will and testament of Matthias Spindler, and others, to David Spindler by deed dated June 1, 1866, of record in said office in Deed Book 83, page 323, and being the same real estate conveyed by John Wesley Spindler, executor of the Last Will and Testament of David Spindler to A. F. Armstrong by deed dated August 21, 1922, of record in said office in Deed Book 715, page 199 and being the same real estate conveyed by A. F. Armstrong and wife to John W. Spindler by deed dated August 23, 1922, of record in said office in Deed Book 703, page 572.

FRANCES LOUISE THOMPSON & RAYMOND THOMPSON TRACT NO 2 D.B. 2947 Pg. 576



BY ACTION OF RAYMOND THOMPSON HE CONVEYED BY QUIT CLAIM DEED N° 27917, RECORDED DEC. 11, 1968, DEED VOLUME 2947 AT PAGE 576, 141 ACRES MORE OR LESS, TO FRANCES LOUISE THOMPSON (WIFE) UNDIVIDED ONE HALF INTEREST THEN SUBSEQUENTLY ONE ACRE CONVEYED TO A DAUGHTER MARTHA JUNE (THOMPSON) ZELLER & HUSBAND STANLEY C. ZELLER D.B. 2997 Pg. 58 AND LATER SAID ONE WAS CONVEYED TO DAVID T. MAY & BARBARA S. FARRAR MAY RECORDED IN D.B. 04066.D06 APRIL 3RD, 1984 BUT TAX RECORDS NOW SHOW BUT 139 ACRES RATHER THAN 140 ACRES - MORE OR LESS.



PLAT OF A JULY 1985 FIELD SURVEY OF 0.7652 ACRE VMS 6542 NORWICH CIVIL TOWNSHIP IN FRANKLIN COUNTY, STATE OF OHIO SPINDLER ROAD AKA CO. RD. 153 FOR FRANCES LOUISE THOMPSON RAYMOND "RAY" THOMPSON & TOMMY THOMPSON & OTHERS



By: Rodger Irwin Baker July 16-1985