

C.F.

TOTAL 2.8000 ACRES SURVEYED YR. 1983 BY NEIL BABB P.S. 5949
 SEE JOB 015 B3 21-83 IN VMS 5744
 0.3849 AC. PART OF TRAC II 7.1 AC. D.B. 257 PG. 185
 AND 2.4151 ACRES PART OF TRACT I 83.69 AC. D.B. 257 PG. 185
 NOTE: BOUNDARY WAS RETRACED & TRAVERSED APRIL 1986, CORNERS FOUND GOOD CONDITION.
 MARVIN GILLFILLAN & DEBORAH GILLFILLAN D.B. 259 PG. 675 & 678
 PARCEL N° 01-00570 ZONED SIDRES. #2095 U.S. RT. 42 N.E.
 PLAIN CITY, OHIO 43064
 S 79° 57' 17" E — TOTAL DISTANCE TO WESTERLY R/W U.S. RT. 42 = 398.840'

S 79° 57' 17" E — BASIS OF BEARINGS MEASURED AND SET DISTANCE 368.100' TO 3/4" PIPE SET

MINIMUM SIDE LINE BLDG. SET BACK @ 30.00'

PORTION OF 83.69 ACRES BY DEED
 CONTAINS 86,271 SQ. FT. OR 1.981 ACRES
 PLUS 849.7 SQ. FT. OR 0.020 ACRE
 TOTAL = 2.001 ACRES

BEING A PORTION OF TAX PARCEL N° 01-00569
 CARRIED AS 87.99 AC. AGR. USE VALUE
 % GUY ROBERTS et al
 5919 A.W. WILSON RD.
 PLAIN CITY, OHIO 43064

SEE AERIAL N° 295 @ 81.2769 AC. & AERIAL N° 294 @ 6.7131 AC.

SCALE: 1" = 50'

MIN. SIDE LINE BLDG. SET BACK @ 30.00'
 TOTAL NAB° 14° 45' W

AERIAL N° 295 GUY ROBERTS ET AL. 81.2769 AC.
 AS PER TAX CARD RECORDS; CO. ENGR. OFFICE
 AUDITOR'S TAX DUPLICATE N° 01-00569 CANAAN TWP.
 D.B. 225 PG. 474 WARRANTY DEED TO:
 ORA DALE ROBERTS, NAOMI RUTH ROBERTS,
 ROGER W. ROBERTS, MARY F. ROBERTS, GUY P. ROBERTS
 MARY A. ROBERTS, RONALD L. ROBERTS

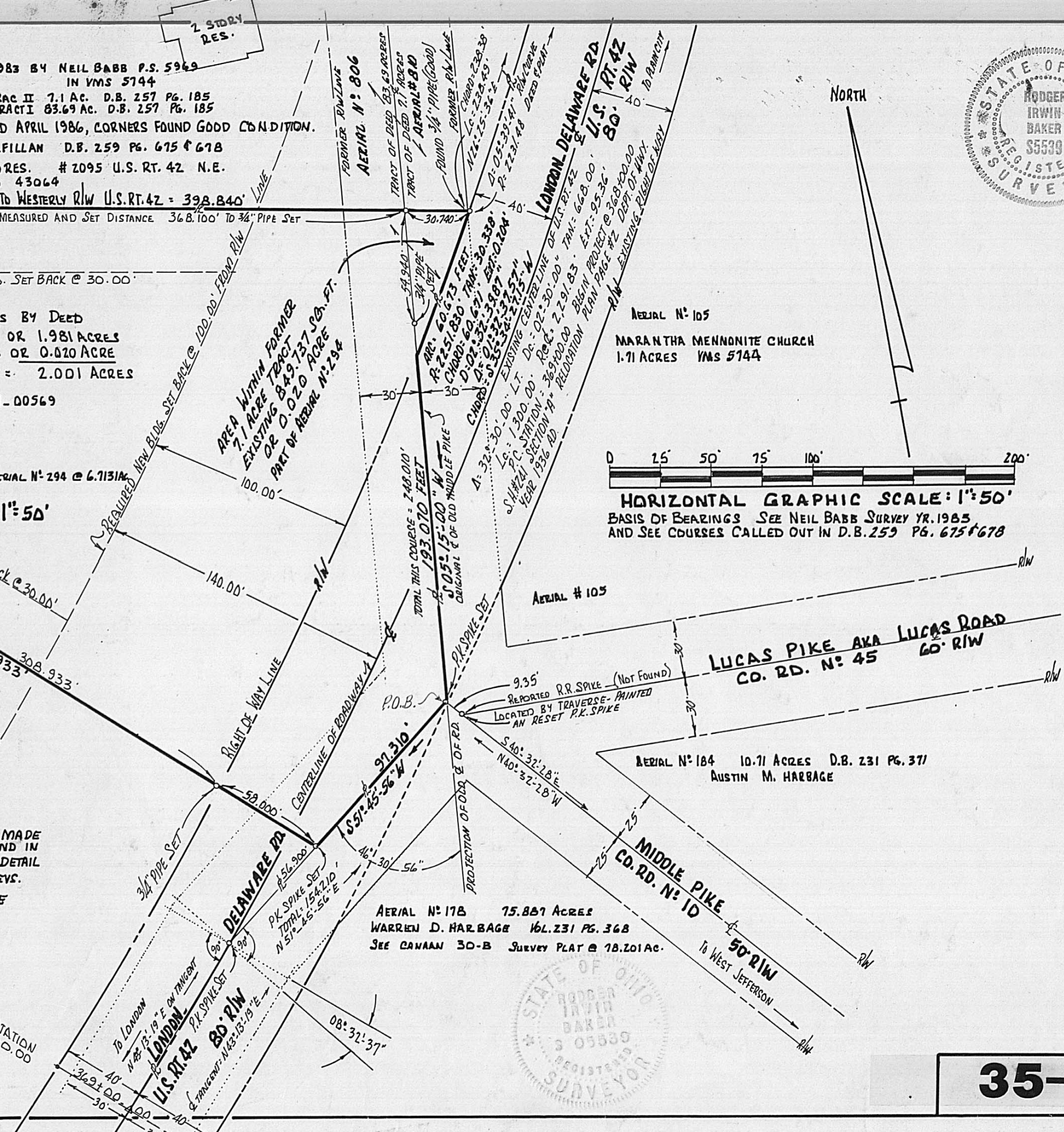
SEE QUIT CLAIM DEED D.B. 257 PG. 185
 CONVEYED BY: ROGER W. ROBERTS & MARY F. ROBERTS
 TO: ORA DALE ROBERTS, NAOMI RUTH ROBERTS,
 GUY P. ROBERTS & MARY A. ROBERTS.

I CERTIFY TO ALL INTERESTED PERSONS THAT I HAVE PERSONALLY MADE
 A CURRENT FIELD SURVEY OF THE PREMISES DELINEATED HEREON AND IN
 MY OPINION THIS PLAT IS TRUE AND CORRECT — BASED ON THE DETAIL
 REQUIREMENTS AND MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
 ALL CORNERS SHOWN WERE EITHER FOUND OR HAVE BEEN SET BY ME
 DURING APRIL AND MAY 1986.

Rodger Irwin Baker MAY 5TH, 1986
 RODGER IRWIN BAKER OHIO SURVEYOR N° S-05539
 2121 U.S. RT. 42 S.W. LONDON, OHIO 43140
 TEL: 614-852-0347

PLAT OF A FIELD SURVEY 0.020 AC. & 1.981 ACRES
 TOTAL AREA OF 2.001 ACRES VMS 5744 U.S. 42
 CANAAN TOWNSHIP, MADISON COUNTY, STATE OF OHIO
 COMMONLY KNOWN AS WILSON CORNERS SERVICE STATION

P.C. STATION
 369+00.00



Description of a current field survey of 2.001 acres at commonly known road junction called "Wilson Corners" ...situated in VMS # 5744 in Canaan Twp., Madison County, State of Ohio...being a portion of original 7.1 acres Tract # II and being a portion of deeded original 83.69 acres Tract I as found on record in Deed Volume 257 at Page 185 in the name of Ora Dale Roberts, Naomi Ruth Roberts; Guy P. Roberts, Mary A. Roberts; Ronald L. Roberts.....said 2.001 acres being bounded and more particularly described as follows:

Commence with a P.K. spike set at the location of a former railroad spike at the intersection of the centerlines of Middle Pike (County Road # 10) and the Lucas Pike (County Road # 45)...then with the extension of the centerline of Middle Pike N 40 deg 32 min 28 sec W to a P.K. spike set at the true point of beginning:the distance measured at 9.35 feet;

Thence: S 51 deg 45 min 56 sec W 97.310 feet to a P.K. spike set in the northerly bound traffic lane of U.S.Route # 42 (aka London-Delaware Road and / or S.H. # 241 Section "A")

Thence: N 48 deg 14 min 45 sec W (passing a 3/4 inch pipe set at 58.000 ft.) 366.933 feet to a 3/4 inch pipe set;

Thence: N 04 deg 41 min 00 sec E 127.471 feet to a 3/4 inch pipe found;

Thence: S 79 deg 57 min 17 sec E (passing a 3/4 inch pipe set at 368.100 feet) a total of 398.840 feet to a 3/4 inch pipe found on the westerly right of way line of U.S. Route # 42;

Thence: With the aforesaid right of way boundary and following the arc of a curve to the right...the radius being 2,251.830 feet; the degree of curve being 02 deg 32 min 39.87 sec; the delta angle being 01 deg 32 min 37.57 sec; the tangents being 30.338 feet; the chord bears S 35 deg 34 min 27.15 sec W a distance of 60.671 feet....the arc of curve and boundary line being 60.673 feet to a 3/4 inch pipe set on the original centerline of former (now abandoned and vacated) Middle Pike...said point being on the southeasterly boundary of aforesaid 83.69 acres; at the southerly corner of aforesaid 7.1 acres Tract # II;

Thence: With said original boundary and old centerline...S 05 deg 15 min 00 sec W 193.070 feet to the true point of beginning:

Containing a total of 2.001 acres of which 1.981 acres is within the Deeded 83.69 acres Tract # I and 0.020 acre is within the original 7.1 acres Tract # II as found recorded in D.B. 257 at Page 185. (prior deed in D.B. 225 Pg. 474);

Bearings derived from D.B. 259 Pg. 675 & 678.

Deed references:	Deed Book	Page	See Aerial Parcels # 294 & # 295
	257	185	
	225	474	Auditor # 01-00569
	259	675	
	259	678	
	231	368	

See: Ohio Dept. of Highways Plan Sheet 2 S.H. 241 Sec. "A" year 1936

Prepared from a field survey by the undersigned:

Rodger Irwin Baker May 5, 1986

Rodger Irwin Baker...Ohio Surveyor # S-05539
2121 U.S.Route # 42 Spouthwest
London, Ohio 43140

Tel: 614-852-0347

