



HORIZONTAL GRAPHIC SCALE: 1" = 100'

BASIS OF BEARINGS = P.B. 2 PG. 131 & D.B. 172 PG. 235
THIS SURVEY REQUESTED BY PAUL MAST & OTHERS

D.B. 194 Pg. 315 1.386 ACRES
10780 DEBOLT RD., PLAIN CITY, OHIO
TR1 N° 02.00 244.000
CURTIS E. & PATSY L. SAGRAVES

UNIT "B"
176.12' @ S 05° 56' W

UNIT "A"
RESIDE

PLAT

1.445 ACRES
1" PIPE FOUND

BOOK Z
PAGE 131

PLAT NORTH BASED ON P.B. 2 PG. 131

118.660 ACRES TAX PARCEL N° 02-00234.000
80.00 ACRES TAX PARCEL N° 02-00235.000
AERIAL N° 354 = 52.57 ACRES IN VMS 12270
VOL. 190 PG. 64 JEANE M. RHODES 16 N. MAIN ST. LONDON, OHIO 43140

AERIAL PARCEL N° 354
VMS 12270
VMS 7059
AERIAL PARCEL N° 349

EXISTING 2,445.26' @ N 10° 09' W
ALONG CENTERLINE OF DEBOLT ROAD
FROM CENTERLINE OF ROSEDALE -
PLAIN CITY ROAD (CO. RD. 24)
N 10° 09' W 2,445.26 FEET
(SEE D.B. 149 @ Pg. 188 ALONG & ROAD)
S 06° 47' E 148.28 POLES
DE 2,446.62'

AERIAL PARCEL N° 354
PK. & CAP FOUND - RESET PK. SPIKE
AT POINT OF BEGINNING

EXISTING 468.97' @ N 00° 53' E
S 00° 53' W 468.97'
(D.B. 149 Pg. 188 @ S 01° 58' W 485')
ALONG E. OF ROAD

SEE PARCEL N° II
REPORTED TO BE 1.26 ACRES
AERIAL PARCEL N° 332
VMS 12270 (Remo'd 12278)

(D.B. 149 Pg. 188 @ N 27° 36' E
N 27° 36' E 502.95'
S 28° 59' W 30.48 POLES OR 502.92' VMS 12270
SEE PARCEL N° III
DEED = 43 ACRES
AERIAL PARCEL N° 333, 334, 335
REPORTED STONE

AGRICULTURE LAND USE

AERIAL N° 332 = 1.26 ACRES IN VMS 12270
AERIAL N° 333 = 12.75 ACRES IN VMS 7059
AERIAL N° 334 = 10.55 ACRES IN VMS 7059
AERIAL N° 335 = 19.10 ACRES IN VMS 7059

TAX DUPLICATE = 126.72 ACRES VOL. 149 Pg. 188 TAX N° 02-00227.000
GERALDINE D. PORSCHET 10930 DEBOLT ROAD N.E.
PLAIN CITY, OHIO 43064

DEED = WILLIAM L. DEBOLT CONVEYED TO GERALDINE ELLEN PORSCHET
80 ACRES 1.26 ACRES 43 ACRES = 124.26 ACRES
RECORDED: OCTOBER 19, 1953
WARRANTY DEED N° 33636

DEED CALLS FOR 376.86' (D.B. 149 Pg. 188 @ N 82° 45' W - 22.84 POLES)
N 84° 08' W 379.03' @ EXISTING WIRE FENCE
168.58' @ EXISTING WIRE FENCE
1" PIPE SET @ 412.447' TOTAL 437.447' WOOD END POST
PART OF AERIAL PARCEL N° 36

(DEED = 2,882.22')
STONE EXISTING 2,880.83'
WOOD END POST & CORNER PIN

AERIAL PARCEL N° 333, 334, 335
(D.B. 149 Pg. 188 @ N 08° 47' W - 174.68 POLES)
EXISTING WIRE FENCE N 10° 09' W
D.B. 172 Pg. 235 AERIAL PARCEL N° 35

D.B. 247 Pg. 236
TAX PARCEL N° 02-00260.000
ARON D. SNYDER AND
MICHAELA P. SNYDER
PART OF 4.206 ACRES
SEE P.B. 2 PG. 131

350.52' @ S 83° 51' E
20' WIDE LANE AERIAL PARCEL N° 329
657.59' @ N 83° 51' W
AERIAL PARCEL N° 329

1.445 ACRES
1" PIPE FOUND

HWY. R/W BOUNDARY
BLOC. SET BACK LINE 95' FROM E. RD

3.000 ACRES
SURVEYED
FEB. 1987

PASSING 1" PIPE @ 25.00' TOTAL = 437.447'
S 84° 08' W 379.03' @ EXISTING WIRE FENCE

1" DIA. IRON PIPE SET @ EACH CORNER
TOTAL DISTANCE = 300.000'
S 00° 36' 00" W

D.B. 236 Pg. 218
TAX N° 02-00257.000
10780 DEBOLT ROAD, PLAIN CITY, OHIO 43064
2.826 ACRES HENRY SMITH & ANNA JEAN SMITH
SEE P.B. 2 PG. 131

620.36' @ S 85° 44' E
AERIAL PARCEL N° 153
VOL. 253 PG. 175
TAX N° 02-00097.000
WILLIAM E. HEADINGS & MARY BARBARA HEADINGS
SEE AFFIDAVIT VOL. 253 PG. 175
AS TO WHEN MARKED
SEE MORTGAGE VOL. 235 PG. 630
LAND INSTALLMENT CONTRACT
P.B. 2 PG. 131
UNIT "D" SOUTH
UNIT "D" NORTH

2.826 ACRES
TEE IRON FOUND

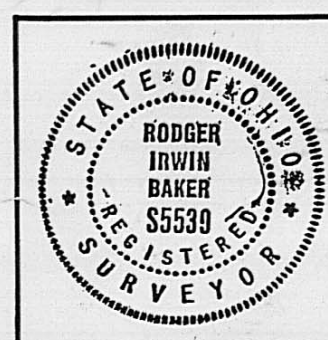
DEBOLT ROAD TWP RD. 129

COUNTY AUDITOR'S TAX PARCEL N° 02-00030.000
DUPLICATE SHOWS 108.856 ACRES TOTAL
WITH 25.156 ACRES IN VMS 12270 & 53.00 ACRES IN VMS 7059
JOHN H. KRAMER, JR. & BETTY KRAMER CONVEYED TO:
WALTER BEACHY & MARY JANE BEACHY BY WARRANTY DEED N° 59405
RECORDED: MARCH 3 RD, 1966 DEED VOL. 172 PAGE 235
TAX MAKING ADDRESS: 809 LOMBARD ROAD, PLAIN CITY, OHIO 43064

AGRICULTURE LAND USE

CERTIFICATION: I CERTIFY THAT I HAVE PERSONALLY
MADE A CURRENT FIELD SURVEY OF THE PREMISES
PLATTED HEREON AND THAT ALL CORNERS HAVE BEEN
FOUND AND/OR ESTABLISHED AS SHOWN.
THERE ARE NO STRUCTURES AND THIS PROPERTY IS
IS NOT IN A FLOOD PRONE AREA.

Rodger Irwin Baker FEB. 27, 1987
RODGER IRWIN BAKER OHIO REG. P.S. #S-05539
2121 U.S. RTE. N° 62 S.W. LONDON, OHIO 43140



SURVEY PLAT OF 3.000 ACRES IN VMS 12270
DARBY CIVIL TOWNSHIP, MADISON COUNTY
STATE OF OHIO FRONTING ALONG DEBOLT RD.
BEING PART OF 25.156 ACRES AERIAL #36
SEE COUNTY AUDITOR'S PAR. #02-00030.000
WALTER BEACHY AND MARY JANE BEACHY OWNERS
REF: DEED VOLUME 172 PAGES 235, 236, 237

The following is a correct description of 3.000 acres surveyed out of 25.156 acres in VMS 12270, Darby Civil Township, Madison County, State of Ohio, and being a portion of Tax Parcel # 02-00030.00 and being a portion of Aerial Parcel # 36 said land now owned by Walter Beachy and Mary Jane Beachy as found of record in Deed Volume 172 at Pages 235, 236, & 237 said land fronting along DeBolt Road (aka Township Road #129) being bounded and more particularly described as follows:

From a spike found in the centerline of Rosedale Plain City Road (Co. Rd. #24) and in the centerline of DeBolt Road (Twp. Rd. # 129) . . . then with the centerline of DeBolt Road N. 10 deg. 09 min. W. 2,445.26 feet to a point at the common boundary between VMS 7059 and VMS 12270, then again with the centerline of DeBolt Road N. 00 deg. 53 min. E. 468.97 feet to a P.K. Spike found and reset at the southwesterly corner of the property being described herein at the true point of beginning . . . said spike being the southeast corner of Unit "A" as found recorded in Plat Book 2 at Page 131;

Thence - Again with the centerline of DeBolt Road and with the frontages of Unit "A", Unit "B", and a portion of Unit "C" N. 00 deg. 36 min. 00 sec. E. 300.000 feet to a P.K. Spike set (with P.K. Spikes set at the corners of the aforesaid various units) . . . said P.K. Spike being at the northwesterly corner of the herein described 3.000 acres;

Thence - Leaving DeBolt Road S. 84 deg. 08 min. 00 sec. E. (passing a 1 inch pipe set at 25.00 feet) a total distance of 437.447 feet to a 1 inch pipe set;

Thence - Parallel with DeBolt Road S. 00 deg. 36 min. 00 sec. W. 300.000 feet to a 1 inch pipe set in the southerly boundary hereto said boundary being common between said Beachy and Geraldine Porschet. . . . said boundary the southerly line of VMS 12270 and the northerly line of VMS 7059;

Thence - Following a wire fence . . . the aforesaid boundary (passing an angle point and corner of VMS 7059 & VMS 12270 at 210.45 feet) N. 84 deg. 08 min. 00 sec. W. (passing a 1 inch pipe set at 412.447 feet) a total distance of 437.447 feet to the true point of beginning;

Containing within said bounds 3.000 acres.

Bearings based on bearings of record in Vol. 172 at Page 235 and as per the recorded plat as found in Plat Book 2 at Page 131.

This property is not a flood prone area.

By: Rodger Irwin Baker. . . PS # S-05539
2121 U.S. Route #42, Southwest
London, Ohio 43140