



Rodger Irwin Baker
FEB. 24 TH. 1986



HORIZONTAL GRAPHIC SCALE
ORIGINAL = 1" = 30'
REDUCED SCALE = 1" = 60'
P.K. SPIKES SET IN ROAD PAVEMENT
AND R.R. SPIKES FOUND EXISTING AT
N.W. & N.E. COR. OF 5.399 ACRES.
3/4" IRON PIPES SET ON ALL OTHER
CENTER POINTS UNLESS DELINEATED
OTHERWISE.

I HEREBY CERTIFY THAT I HAVE PERSONALLY MADE AN ACCURATE
FIELD SURVEY OF THE PREMISES PLATTED HEREON AND THAT ALL
CORNERS HAVE BEEN SET OR FOUND AS SHOWN.
THE BASIS OF THE BEARINGS IS REFERENCED TO A FIELD SURVEY
AND CENTERLINE OF CONVERSE HUFF ROAD BEARING N18°30'00"W
AS RECORDED IN D.B. 248 AT PAGE 87 ADAPTED TO A DEED
DESCRIPTION BY SURVEYOR NEIL BABB IN YEAR 1979
OTHER REFERENCES RECORDED IN VOL. 265 PAGES 442 THROUGH 447.
IN MY OPINION THIS PLAT IS CORRECT. THE LAND IS NOT IN A FLOOD
PRONE AREA.

DEED REFERENCES: D.B. 225 PG. 82 D.B. 156 PG. 251
D.B. 193 PG. 314 D.B. 222 PG. 514
D.B. 265 PG. 442 D.B. 200 PG. 436
D.B. 251 PG. 768 D.B. 156 PG. 218
D.B. 248 PG. 87 D.B. 251 PG. 35

PLAT OF A FIELD SURVEY OF THREE PARCELS
CONTAINING 1.645 ACRES IN PARCEL NO: 1
CONTAINING 1.690 ACRES IN PARCEL NO: 2
CONTAINING 2.063 ACRES IN PARCEL NO: 3
SITUATED IN VMS N:7056 CONVERSE HUFF ROAD
DARBY CIVIL TOWNSHIP MADISON COUNTY
STATE OF OHIO SURVEYED FEB. 1986
FOR: ABE E. MILLER AND INEZ V. MILLER
BY: RODGER IRWIN BAKER P.S. N:05539
2121 U.S. RT. 42 S.W. LONDON, OHIO 43140

JOHN M. LAPP & SARAH LAPP CONVEYED TO ERVIN E. YUTZY & DOROTHY MAE YUTZY MARCH 12, 1971
RECORDED VOL. 200 PG. 436-437-438 AERIAL PARCEL N: 245 VMS 7432 & 7154

FORMERLY CALLED AMITY PIKE AND/OR SCOTT & HOLYCROSS RD.
PRESENTLY CALLED CONVERSE HUFF RD. MADISON CO. 30

DOUBLE STRUCTURE - BRICK
EXISTING
(RESIDENCE)
PARCEL NO: 3
2.063 AC.
VOL. 193
VMS
7056

PARCEL NO: 2
1.690 AC.
PG. 314
7056

PARCEL NO: 1
1.645 AC.
5.399 ACRES

TOTAL AREA TO & OF ROAD
89,875.133 SQ. FT.
OR 2.063 ACRES

TOTAL AREA TO & OF ROAD
73,619.040 SQ. FT.
OR 1.690 ACRES

TOTAL AREA TO & OF ROAD
71,668.793 SQ. FT.
OR 1.645 ACRES

SUNNYHAVEN CHILDREN'S HOME, INC.
D.B. 222 PG. 514
16.0063 ACRES

TAX EXEMPT AERIAL PARCEL N: 138
D.B. 222 PG. 514 & 515: 518.50' S 09° 44' 00" E DISTANCE 513.50' TOTAL
(NO AUDITOR'S NUMBER) D.B. 222 PG. 514 & 515: N 09° 44' 00" E DISTANCE 513.50' TOTAL
(DEED BOOK 193 PG. 314)

AUDITOR'S TAX PARCEL N:
D.B. 193 PG. 314 & 315 NOV.
CONVEYED TO: ABE E. MILLER & INEZ V. MILLER
3/4" IRON PIPE SET

NO BUILDINGS ON PREMISES
& SARAH ELLEN MILLER
VMS 7056 150,000'
14,1969 5.399 ACRES ALVIN A. MILLER
AERIAL PARCEL N: 3107: N: 269
0200175
CONVEYED TO: ABE E. MILLER & INEZ V. MILLER
3/4" IRON PIPE SET
D.B. 222 PG. 514 & 515: 458.54' @ N 71° 43' 35" E
5 79° 43' 39.00" W
SUNNYHAVEN CHILDREN'S HOME AN OHIO NON PROFIT CORPORATION
16.0063 ACRES TAX EXEMPT
AERIAL PARCEL N: 138 VMS 7056
CONVEYED OCT. 7TH. 1974
CONVERSE - HUFF ROAD
D.B. 222 PG. 514 & 515
D.B. 222 PG. 514 & 515
571.94'
S 73° 39' 01" W

ELIZABETH FARMWALD TO ABRAHAM (ABE) FARMWALD
VOL. 251 PG. 768 AERIAL PARCEL N: 80
AUDITOR'S N: 0200 330 68.172 & 66.4932
ACRES

DEED CALLS FOR 2.665' PLUS OR MINUS
FROM & OF U.S. RT. N: 42
2,633.50 FT. ALONG E. OF ROAD
FROM & OF U.S. RT. 42
R.R. SPIKE WITH CUT CROSS FOUND P.O.B.
460.500' TO 1/2" DIA. STEEL PIPE
12" SB. CONC. POST @ 26.40' FROM & OF RD.
DEED: S 78° 30' 00" E

3/4" IRON PIPE FOUND (GOOD) 30.00 FT.
FRONT R.R. SPIKE FROM IN E. OF ROAD
FORMERLY 15' WIDE
PRIVATE EASEMENT
FOR INGRESS AND
EGRESS TO PEAR
PROPERTY LAND
BUT MORE RECENTLY
REVISED TO 60 FT.
WIDTH
ANGLE = 90° 20' 05"

60.00'
CURRENT EASEMENT
VOL. 265 PG. 445
4.4194 ACRES BEING A PORTION
OF FORMER 36.05 ACRES FOUND IN
D.B. 156 PG. 251 AUDITOR N: 0200174
FORMERLY ABE E. MILLER & INEZ V. MILLER
(MILLER CABINET SHOP & RESIDENCE)
KNOWN AS "THE MILLER CABINET COMPANY"
RECORDED VOL. 265 PG. 442
SEE VOL. 265 PG. 447

EASEMENT OF RECORDED
PRIVATE RIGHT OF WAY
ABE E. MILLER & INEZ V. MILLER

478.10 FT. TOTAL FROM & OF ROAD (ACTUAL EXISTING)
431.150 FT. A R CORNER
FROM & OF RD TO W. PIPE
ABUTTING DEED N 11° 50' 05" E
TOTAL R-162 POLE SET DEPTH

S 05° 13' 00.00" E
FROM REAR
DEED CALL
D.B. 251 PG. 768
30.6736 ACRES
CALCULATED ONLY
ABE E. MILLER & INEZ V. MILLER
AUDITOR N: 0200174

Situated within VMS # 7056 in Darby Civil Township, Madison County, Ohio and being a portion of that certain 5.399 acres of land conveyed in Deed Volume 193, Page 314, Recorder's Office, Madison County, Ohio

Commence with a point in the middle of Converse Huff Road to the West and at the centerline of U.S. Route #42 (London-Delaware Road) in Darby Township...then with the middle of Converse Huff Road...N 78 deg 30 min 00 sec W a measured distance of 2,783.50 feet to a P.K. spike set hereafter called the true point of beginning;

Thence: Crossing the original 5.399 acres...S 05 deg 17 min 08.03 sec E (passing a 3/4 inch pipe set at 30.00 feet)... a total distance of 485.211 feet to a 3/4 inch pipe set in a wire fence and on the south boundary of the aforementioned 5.399 acres;

Thence: With said south boundary and following a fence...S 79 deg 43 min 39.00 sec W 150.000 feet to a 3/4 inch pipe set;

Thence: Crossing through said 5.399 acres...N 05 deg 21 min 03.11 sec W (passing a 3/4 inch pipe set at 468.213 feet) a total distance of 498.213 feet to a P.K. spike set in the centerline of Converse Huff Road;

Thence: With the northerly boundary of said 5.399 acres and following the middle of Converse Huff Road.....N 84 deg 42 min 00.00 sec E a distance of 150.000 feet to the true point of beginning;

Contained within said bounds a total area of 73,619.040 square feet or 1.690 acres of land of which 4,499.487 square feet or 0.103 acre is located with the 30 feet width of Converse Huff Road right of way for public use.

Real estate situated within VMS # 7056 in Darby Civil Township, Madison County, State of Ohio and being a portion of that certain 5.399 acres of land conveyed by Alvin Miller (aka Alvin A Miller) and his wife Sarah Ellen Miller by Warranty Deed recorded in Deed Volume 193 at Page 314...said 5.399 acres shown on the current tax duplicate as parcel number 0200175 and delineated on county aerial tax map as parcel # 269 (see map 3 of 107)the herein described premises fronting at the centerline of Converse Huff Road (aka Amity Pike and / or Scott & Holycross Road) and additionally identified as Madison County Road # 30..which 5.399 acres is presently in the fee ownership of Abe E. Miller and Inez V. Miller.

PARCEL # 1

Commence as a point of reference with the centerline of U.S. Route # 42 and the middle of Converse Huff Road (Co. Rd. #30) to the West.....said junction being in Darby Township..then following the middle of Converse Huff Road...N 78 degrees 30' 00" W a measured distance of 2,633.50 feet to a railroad spike found and being the true point of beginning:

Thence with the easterly line of aforesaid 5.399 acres.....S 05 degrees 13' 00.00" E (passing a square concrete post at 26.40 feet and passing a 3/4 inch pipe found at 30.00 feet and passing another 3/4 inch pipe found at 431.180 feet...a total distance of 472.210 feet to a 1/2 inch steel reinforcing rod found at the base of a 6 inch steel pipe corner post at the corner of and at the end of two fences;

Thence following a wire fence....S 79 degrees 43' 39.00" W 150.000 feet to a 3/4 inch pipe set;

Thence crossing the original 5.399 acres...N 05 degrees 17' 08.03" W (passing a 3/4 inch pipe set at 455.211 feet) a total distance of 485.211 feet to a P.K. spike set in the centerline of Converse Huff Road;

Thence with the northerly line of said 5.399 acres and the same being in the middle of Converse Huff Road....N 84 degrees 42' 00.00" E a distance of 150.00 feet to the true point of beginning;

Containing within said bounds a total of 71,668.793 square feet or 1.645 acres of which 4,499.459 square feet or 0.103 acre is within the 30 feet wide right of way in Converse Huff Road.

Parcel # 1 is the most easterly area of land of the three parcels split out of aforesaid 5.399 acres.

Last Deed Reference: Volume 193 Page 314-315 Volume 222 Page 258

The above described premises was surveyed in November 1985 and in February 1986 by Rodger Irwin Baker..Ohio surveyor # S-05539, with the bearings being based on the centerline of Converse Huff Road at N 78 degrees 30' 00" W or S 78 degrees 30' 00" E as found in a description based on a survey by Surveyor Neil Babb...See Vol. 248 Page 87.