

**TITLE:** PLAT OF 5.4903 ACRES OF A WOODS & PASTURE FRONTING ALONG AMISH PIKE, CANAAN TOWNSHIP, VMS 7394, MADISON COUNTY, OHIO BEING THE WESTERLY PORTION OF 33.330 ACRES AS PER DEED VOLUME 248 AT PAGE 814 OWNERS — JOE J. KRAMER AND MARY ELLEN KRAMER BEING A PORTION OF AERIAL N° 9 PARCEL N° 331 BEING A PORTION OF AUDITOR'S TAX PARCEL N° 01.00253 SURVEYED DURING AUGUST, 1986, SCALE: 1"=100'



I HEREBY CERTIFY THAT I HAVE PERSONALLY MADE A NEW FIELD SURVEY OF THE PREMISES SHOWN HEREIN AND THAT ALL CORNERS AND LINES ARE MARKED AS DELINEATED. THE BOUNDARY LINES ARE MARKED (OTHER THAN THE ROAD FRONTAGE) WITH WIRE FARM FENCE. THE AREA IS A NOW NON-FARMED BUT A WOODED PASTURE FIELD. THE REMAINDERMENT IS NOW FARMED AND HAS ITS' FRONTAGE ON LAFAYETTE-PLAIN CITY ROAD. AS PER DEEDS OF RECORD AND THE EXISTING FIELD EVIDENCE — I BELIEVE THIS PLAT TO BE TRUE AND CORRECT.

Rodger Irwin Baker P.S. AUG. 22<sup>ND</sup>, 1986  
 RODGER IRWIN BAKER, SURVEYOR N° S-05539  
 2121 U.S. RT. 42 S.W. LONDON, OHIO 43140  
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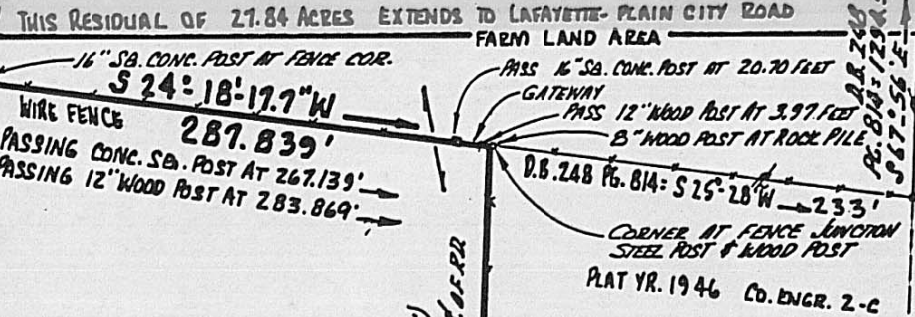
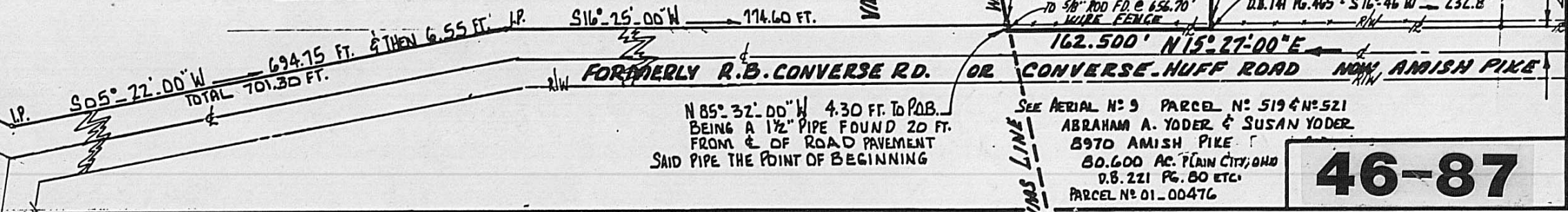
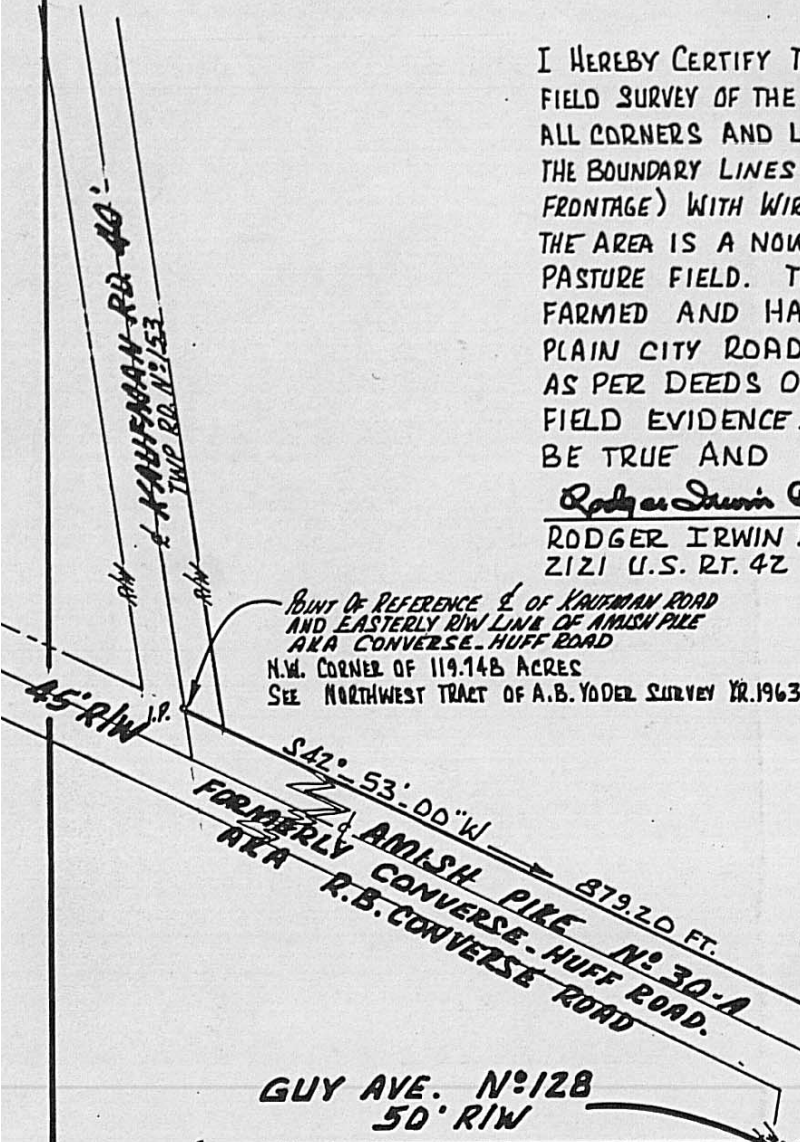


**BASE OF BEARINGS:** D.B. 173 PG. 287 & CO. ENGR. SURVEY B-A AND BY COUNTY ENGR. L.C. ROUSCH YEAR 1966 FOR PLAT B-A SEE CO. ENGR. H. EKEDAHN YR. 1963 SURVEYED FOR A.B. YODER.

JOHN A. YODER & ARIE W. YODER  
 MAY 3<sup>RD</sup>. 1966 34.705 ACRES  
 D.B. 173 PG. 287  
 IN VMS N° 10081  
 N° 10505  
 N° 10838  
 N° 10984  
 N° 12171  
 9219 AMISH PIKE PLAIN CITY, OHIO  
 TOTAL 178.71 ACRES PARCEL N° 01.00482  
 AERIAL N° 9 PARCEL N° 527  
 SEE CO. ENGR. PLAT B-A

LEVI I. MILLER CONVEYED 38.89 ACRES TO JOE J. KRAMER & MARY ELLEN KRAMER D.B. 248 PG. 814 YR. 1979 OF WHICH 37.89 ACRES ARE SAID TO BE IN VMS 7394 AND 1.00 ACRE WITHIN VMS 7394 AND 1.00 ACRE LESS 5.56 ACRES EXCEPTION SEE AUDITOR'S PARCEL # 01-00253 AERIAL N° 9 PARCEL N° 331 CARD INDEX SHOWS VOL. 276 PG. 377 37.33 AC. LEVI MILLER AUDITOR SHOWS 33.330 ACRES TOTAL EXISTING WOODED LAND WITH PASTURE AREA CONTAINS 5.4903 ACRES OR 239,156.98 SQ. FT.

THIS 4.72 ACRES WAS CONVEYED TO VERNON YUTZY & MINERVA YUTZY D.B. 141 PG. 465 FROM DAVID YUTZY IN YR. 1947 SEE INSTRUMENT N° 22714 SEE AERIAL # 9 PARCEL # 585 SEE CO. ENGR. PLAT 2-C





Description of a newly surveyed tract of wooded pasture land which tract is found to contain 239,156.98 square feet or 5.4903 acres and being a portion of that certain 33.330 acres conveyed to Joe J. Kramer and Mary Ellen Kramer by a deed recorded in Volume 248 at Page 814....said land is currently shown as Aerial Parcel # 331 and Auditor's Parcel # 01-00253 in Canaan Township, Madison County, State of Ohio...being in VMS 7394 and fronting along Amish Pike ( County Road # 30-A )...said tract of 5.4903 acres is bounded and more particularly described as follows:

Commence as a point of reference with a steel pin in the centerline of Kaufman Road ( Twp. # 153 ) on the easterly right of way line of Amish Pike ( formerly R.B. Converse Road and / or Converse Huff Road ).....said point being the northwesterly corner of that certain Tract of 119.748 acres as appears on County Engineer survey plat 8-A...then with the easterly line of Converse Huff Road and or now known as Amish Pike...S 42 deg 53 min 00 sec W 879.20 feet to a pin found...then again with said easterly line of aforesaid roadway...S 05 deg 22 min 00 sec W 701.30 feet to a pin; then once again with said roadway line...S 16 deg 25 min 00 sec W 774.60 feet to a concrete post at a fence junction...being the southwesterly corner of 34.705 acres conveyed to John A. Yoder and Arie W. Yoder by Deed in Vol. 173 at Page 287....then with the northerly boundary of VMS 7394 go N 85 deg 32 min 00 sec W 4.30 feet to a 5/8 inch diameter steel reinforcing rod found at 20 feet easterly from the centerline of roadway pavement and being the true point of beginning;

Thence: With the northerly boundary of VMS 7394.....S 85 deg 32 min 00 sec E ( passing the westerly face of a 16 inch square concrete post at 4.30 feet...following a wire fence and passing a 3 inch diameter broken off steel pipe post in concrete at 606.98 feet ) a total distance of 656.700 feet to the center of another 16 inch square concrete post;

Thence: Again with aforesaid VMS boundary and following a wire fence.....S 65 deg 47 min 00 sec E 302.750 feet to the middle of the southerly face of a 16 inch square concrete post and a fence corner;

Thence: Following a wire fence...S 24 deg 18 min 17.7 sec W ( passing a 16 inch square concrete post at 267.139 feet and passing a 12 inch wood end post at 283.869 feet ) a total distance of 287.839 feet to the north face of a wood corner post at a fence corner and at the edge of a rock pile..a buried steel pin found;

Thence: Following a wire fence and along the northerly line of 4.72 acres belonging to Vernon Yutzy and Minerva Yutzy as found in a deed recorded in Volume 141 at Page 465.....N 71 deg 49 min 03 sec W ( passing a 12 inch wood end post at a fence junction at 897.6 feet ) a total distance of 900.600 feet to a 1½ inch diameter steel pipe found at 20.22 feet easterly of the roadway pavement centerline;

Thence: Parallel with aforesaid centerline and along the easterly road ditch and remaining between 3 and 4 feet westerly of the existing wire fence...N 15 deg 27 min 00 sec E 162.500 feet to the true point of beginning.

Containing 5.4903 acres leaving a residue by deed area fronting on Lafayette Palin City Road of 27.84 acres.

There are no buildings other than an old frame shelter ( shed or small barn and a broken down hog house of no value.

*Rodger Irwin Paker P.S.* August 22, 1986

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Bearings based on Vol. 173 at Page 287

