



AERIAL PARCEL # 115 RUTH FOUST LIFE ESTATE

CONVERSE HUFF ROAD AKA HOLY CROSS ROAD 50' R/W

COUNTY ROAD NO 30

TO U.S. ROUTE NO 42

SPIKE SET ON IRON PIPE IN RD. E
N 68° 13' 10" E 259.408'
259.408' ALONG E. OF ROAD
(AREA ONLY RD. R/W: 6,485.25 SQ. FT. OR 0.149 AC.)

CAPPED IRON PIPE SET
25' FROM RD. E
90° 20' 00"

MINIMUM BLDG. SET BACK LINE
85 FT. MEASURED PERPEND. TO LINE
FROM CENTERLINE OF ROADWAY

5
TOTAL AREA TO CENTERLINE OF ROAD
87,120.00 SQ. FT.
OR
2.000 ACRES

ESTATE OF ELIZABETH MILLER TO
TIMOTHY R. GINGERICH AND
CHARLENE K. GINGERICH
VOL. 281 PG. 63
TRANSFERRED 8-21-89
RECORDED 8-22-89
AERIAL PARCEL NO 673

LIMIT OF SUBSURFACE DRAINAGE EASEMENT
20 FT. WIDE DRAINAGE EASEMENT
259.408 FEET

JOE L. GINGERICH & MARY ADA GINGERICH
VOL. 279 PG. 188
CURRENTLY 30.4018 ACRES
TRANSFERRED FROM THE ESTATE
OF ELIZABETH MILLER
(ELI L. MILLER, EXECUTOR)



TO STEEL SPIKE 3/8" X 10" SET IN C.C. DISTANCE 1059.20'

N 68° 13' 10.0" E 389.182'
VMS 5125
VMS 3240
194.5911' SPIKE SET
IN R/W ONLY: 3,729.66 SQ. FT. OR
0.2234 ACRE
RIGHT OF WAY LINE 2.5 FT. FROM E. OF RD. 194.5982'

RIGHT OF WAY AREA
4,864.79 SQ. FT.

MINIMUM SET BACK LINE FOR BLDG.

4
TRANSFERRED TO ABE N. TROYER & FANNIE TROYER
VOL. 279 PG. 183
AERIAL PARCEL # 650
65,340.00 SQ. FT.
OR 1.500 ACRE
TOTAL TO R. IN ROAD

3
ESTATE OF ELIZABETH
MILLER (DECEASED)
N° 02-00182.000
CASE 88-7-144
VOL. 153 PG. 266
65,340.00 SQ. FT.
OR 1.500 ACRE
TOTAL TO R. IN ROAD

60.00 FEET FROM ROAD RIGHT OF WAY

NOTE: NEWLY INSTALLED
TILE MUST BE ON GRADE
AT SUFFICIENT DEPT SO
AS TO PROVIDE DRAINAGE
FOR THE NEXT 2.00 ACRES
LYING WESTERLY OF AND
ABUTTING THIS BOUNDARY
CORNER.

NOTE: STEEL SPIKES SET IN CENTERLINE
OF ROADWAY PERMISSIBLE.
NEW LINE POINTS AND PROPERTY
BOUNDARY CORNERS ARE PIPES
1 INCH IN DIAMETER WITH A
CAP STAMPED R.A. BAKER S-05539
ALL LINE DIVISIONS MADE ARE IN
ACCORDANCE WITH THE REQUEST
OF RALPH MILLER AND THE ZONING
BOARD MADISON COUNTY. THIS
SITE WAS APPROVED BY THE COUNTY
COMMISSIONERS DEC. 27, 1988
THIS LAND IS NOT IN A FLOOD PLAIN,
THERE ARE NO BUILDINGS NOR FENCES.

AERIAL PARCEL # 279 TAX PARCEL 02-00182.000 PROBATE CASE 88-7-144
RECORDED VOLUME 153 PAGE 266

PLAT OF 5 PARCELS OF LAND IN VMS 3240 DARBY CIVIL TOWNSHIP
SPLIT OUT OF 35.54 ACRES (MORE PARTICULARLY OUT OF 19.00 ACRES)
ESTATE OF ELIZABETH MILLER, DEED REFERENCE VOL. 153 PG. 266

NOTE: PARCELS IDENTIFIED AS 1, 2, 3, 4, & 5, ARE LANDSPLITS
CONVEYED BY ELI L. MILLER EXECUTOR OF THE ESTATE OF
ELIZABETH MILLER.

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME
BASED ON A CURRENT FIELD SURVEY BY ME. WORK
SURVEY WAS MADE DURING NOV. & DEC. 1988, JAN. JULY,
& AUGUST 1989.
Rodger Irwin Baker Aug 12, 1989
RODGER IRWIN BAKER CHD SURVEYOR #5-05539
3430 NIDGA TROPS ROAD
MT. STERLING, OHIO 43143
COPIES FURNISHED ZONING OFFICE
MAYOR FURNISHED COUNTY ENGINEER

RIGHT OF WAY LINE 2.5 FT. FROM E. OF RD. 194.5982'

389.191'

RIGHT OF WAY AREA
4,864.87 SQ. FT.

MINIMUM SET BACK LINE FOR BLDG.

1
CURRENTLY: RALPH L. MILLER & CATHERINE MILLER
TOTAL 114,366.96 SQ. FT. OR 2.626 ACRES
TO PROPERTY BOUNDARY LINES IN THE CENTER
OF BOTH ROADWAYS.

2
GINGWAY PRODUCTS, INC. VOL. 281 PG. 61 AERIAL PARCEL # 672
TOTAL AREA: 26,846.988 SQ. FT. OR 0.616 ACRE
TRANSFERRED FROM JOE L. GINGERICH & MARY ADA GINGERICH
(NO ABOVE GROUND STRUCTURES PERMITTED WITHIN 10' EASEMENT)
20' WIDE
S 68° 12' 00.0" W TOTAL FROM RD. E: 419.791'
N 68° 12' 00.0" E TOTAL TO RD. E: 419.791'

EXISTING FABRICATION SHOP - BUSINESS & RESIDENCE
ON THIS PARCEL OF LAND.

1.000 ACRE VOL. 266 PG. 357
AERIAL PARCEL # 627 GINGWAY PRODUCTS, INC.
SEE CO. ENGR. SURVEY FILE NO 19-85
Parcel Boundary Line 1
359.970
S 68° 12' 00" W

GINGWAY PRODUCTS, INC.
VOL. 253 PG. 460-461
2.000 ACRES TAX PARCEL # 020.23.450
(OLD NUMBERING)
AERIAL PARCEL NO 141

EXISTING CORN CRUSH ROOM
IN BOARD-UP DITCH
WITH UNBARRICADED
STORM PIPE 15" FROM E

LANDSPLITS ARE IN VMS 3240 DARBY CIVIL TOWNSHIP
MADISON COUNTY STATE OF OHIO
THIS PROPERTY IS NOT IN A FLOOD PLAIN

This final plat has been revised and subsequently updated to reflect the current ownership of those landsplits for which the surveys have been made. Additionally the Aerial Parcel number identification is being shown.

CONVERSE HUFF ROAD AKA HOLY CROSS ROAD 50' R/W

N 68° 13' 10.0" E 422.398' TO E. OF JUNCTION

RIGHT OF WAY LINE 7.5' FROM E. OF ROAD
S 68° 13' 10.0" W 397.157'

TOTAL R/W AREA ONLY 16,710.40 SQ. FT. OR 0.3838 ACRE

60.00 FEET FROM ROAD RIGHT OF WAY

1
ESTATE OF ELIZABETH MILLER
TO RALPH L. MILLER ET AL
VOL. 279 PG. 195

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