

ALBERT W. WILSON CO. RD. N° 31
AKA - A.W. WILSON ROAD

RONALD L. ROBERTS
LEAH E. ROBERTS
AERIAL PARCEL # 931
2.000 ACRES
VOL. 285 PG. 608
RONALD "RONNIE"
ROBERTS
AND
"BETH NEER ROBERTS
N° 01.00366.001

AERIAL PARCEL # 968
ROGER W. ROBERTS AND
KAREN E. MICHEL
87,120 SQ. FT.
TOTAL TO MIDDLE
OF ROADWAY
(2.000 ACRES)
N° 01.00366.002
VOL. 292 PG. 343
SCALE: 1"=60'

NOTE: BEARINGS ROUNDED TO
NEAREST SECOND.

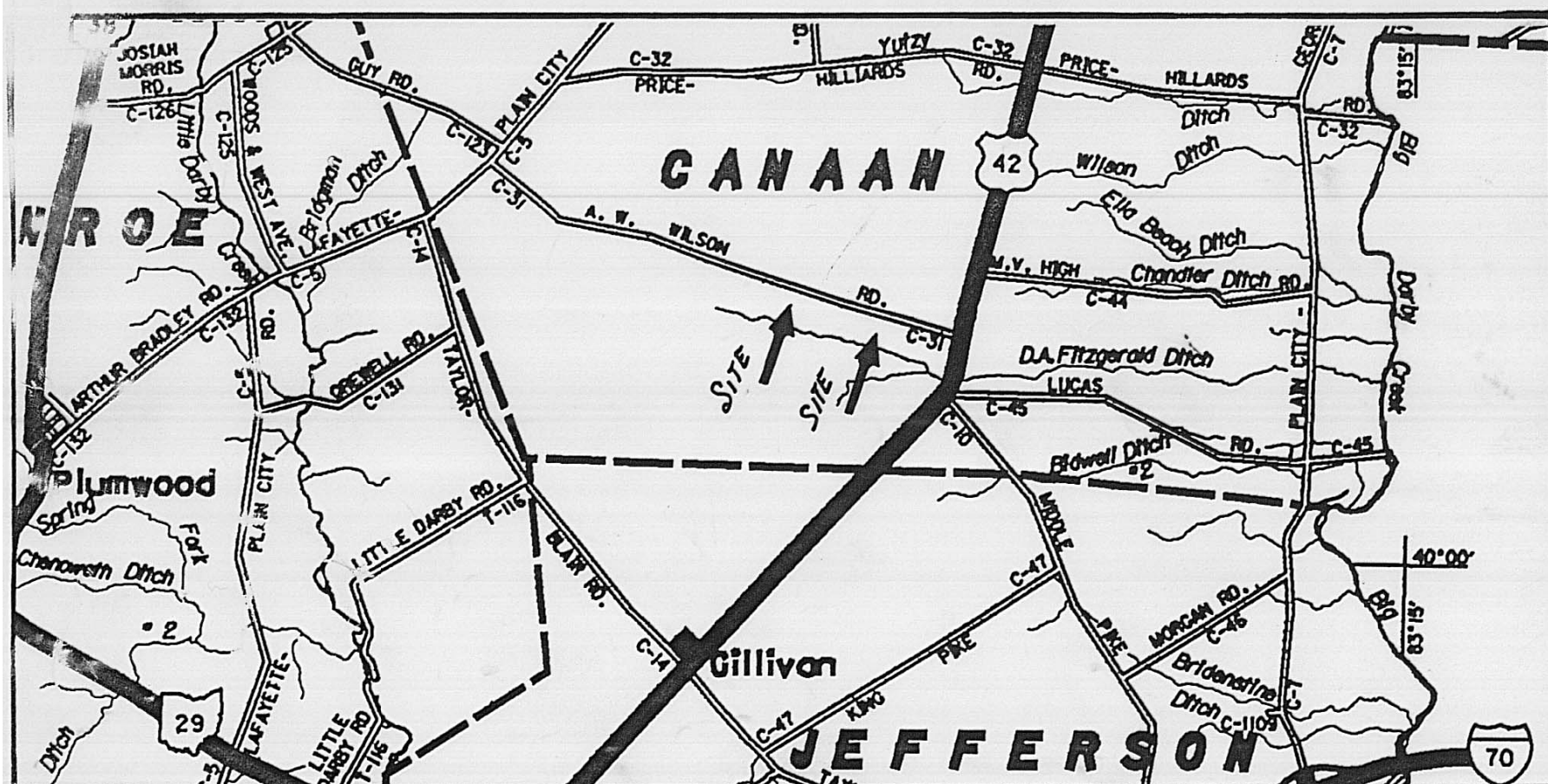
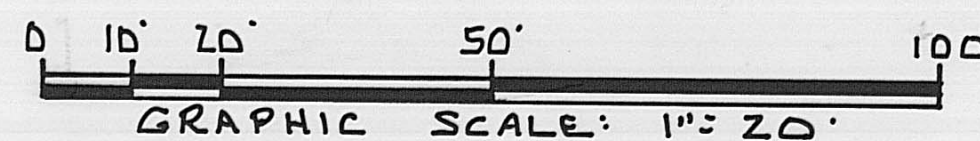
2.0 FT. WIDE SUBSURFACE
DRAINAGE EASEMENT
EXTENDING 900 FT. TO THE
OPEN COUNTY DITCH N° 74

AERIAL PARCEL # 403 193,989 ACRES
VOL. 290 PG. 594
NAOMI RUTH ROBERTS (DECEASED)

THIS 0.032 ACRE IS A PORTION OF 2.000 ACRES
CONVEYED TO RONALD L. ROBERTS & LEAH E. "BETH" ROBERTS
VOL. 285 PG. 608

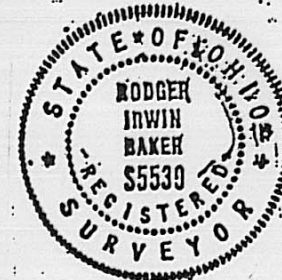
THIS 0.032 ACRE IS A PORTION OF
193,989 ACRES TRANSFERRED TO
NAOMI RUTH ROBERTS VOL. 290 PG. 594
PART OF AERIAL PARCEL N° 403
TAX PARCEL N° 01.00366.000

DETAIL SCHEMATIC SHOWING COURSES & DISTANCES
(SEE PLAT AT TOP OF THIS SHEET)

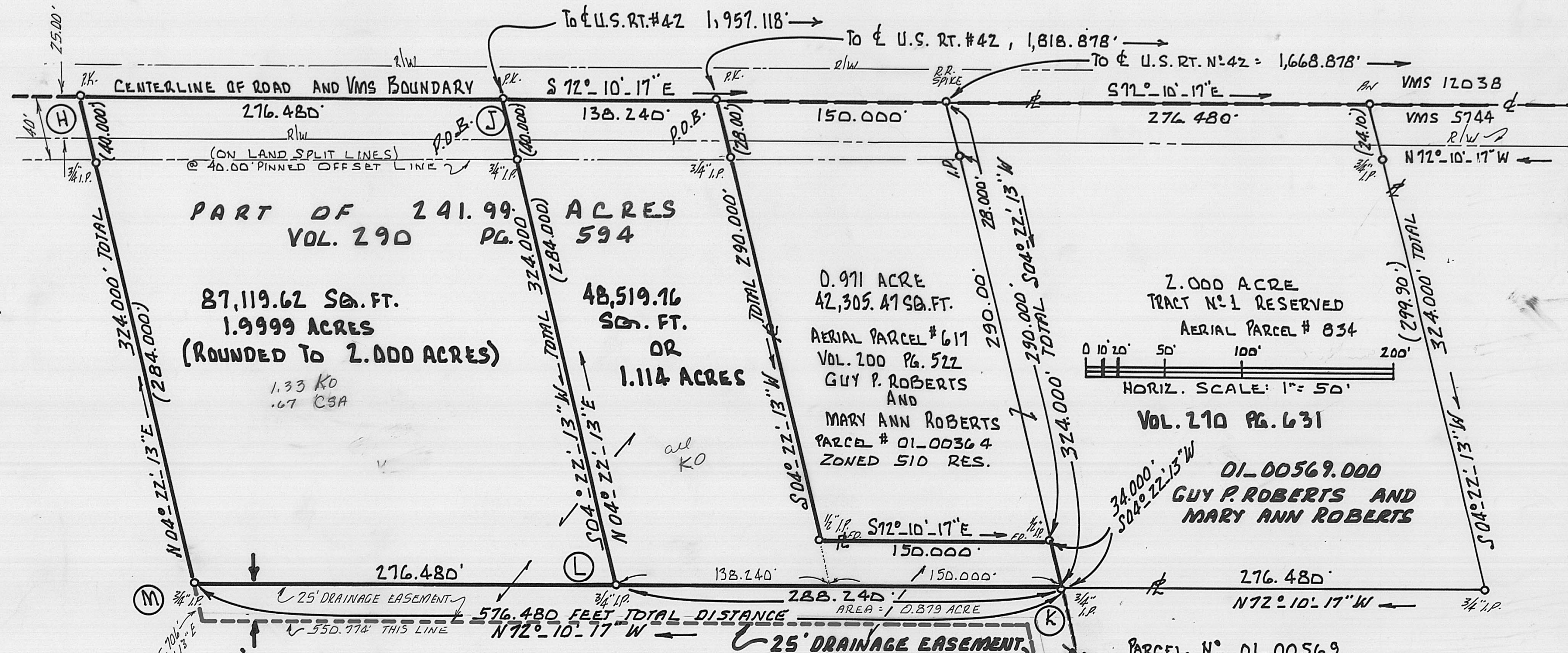
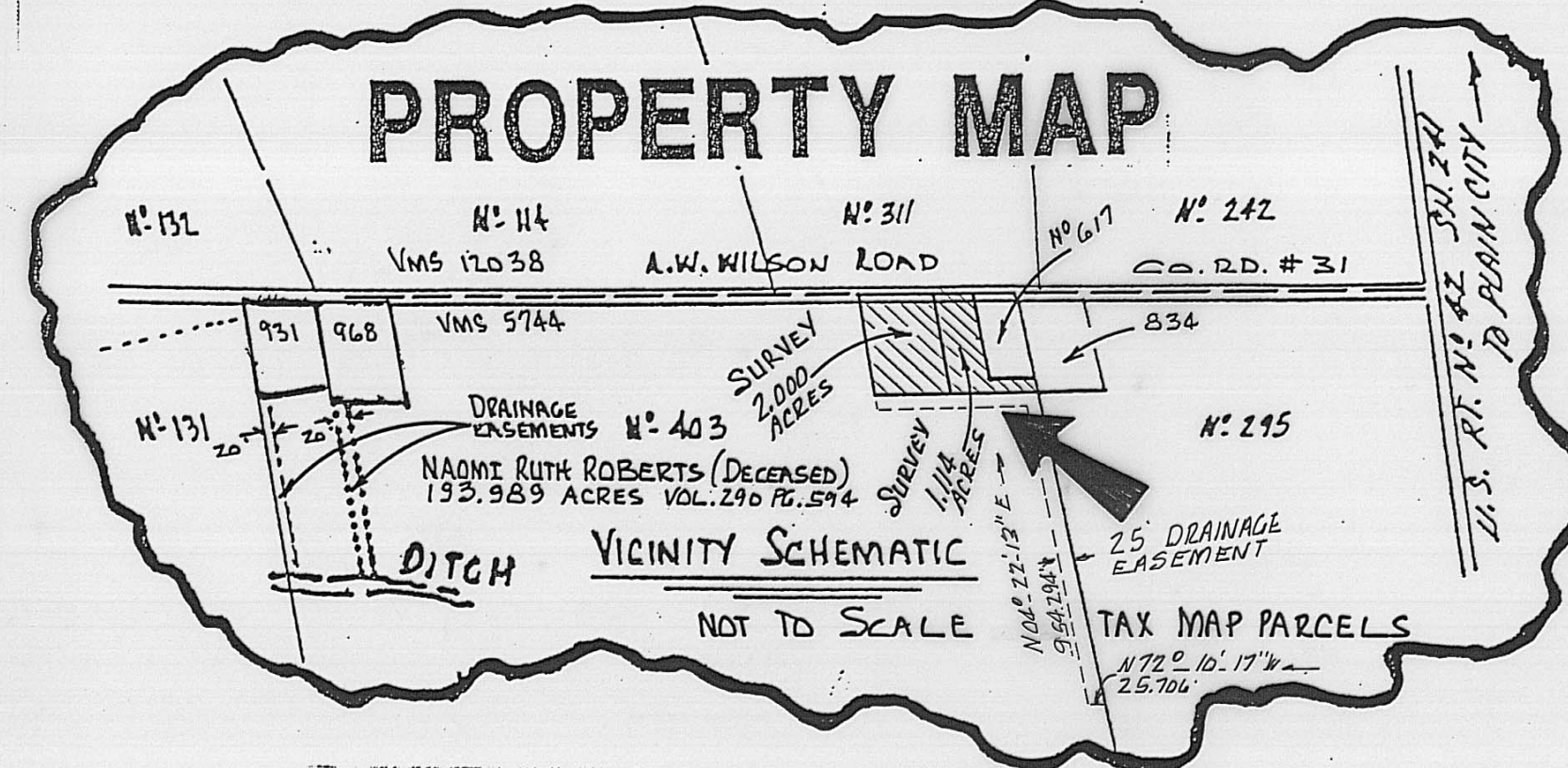
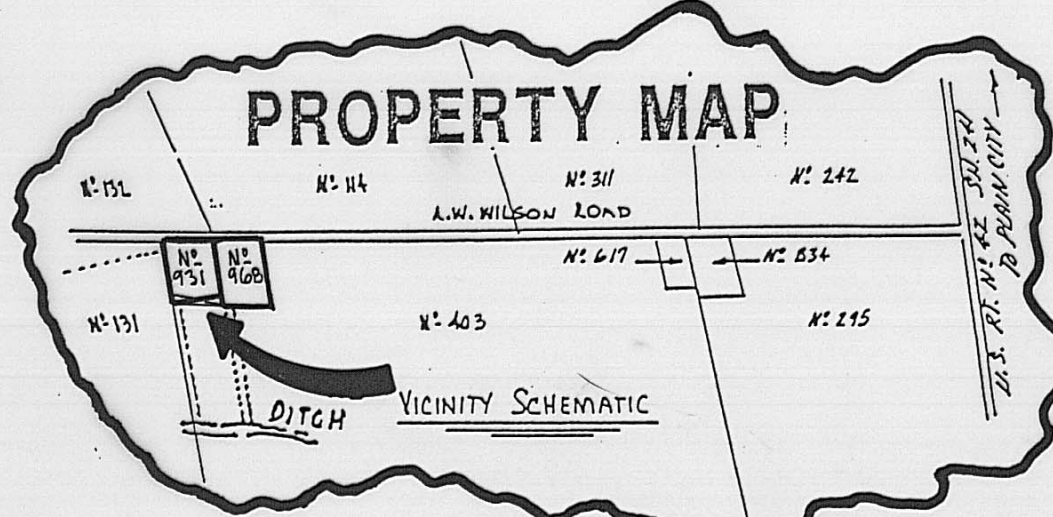


I CERTIFY THAT THIS PLAT HAS BEEN PREPARED
FROM AN ACTUAL FIELD SURVEY OF THE EX-
ISTING FIELD CONDITIONS AND AS PER THE
DEEDS OF RECORD.
RAIL ROAD, NARROW GAGE - BOAT SPACE
AND DR. PK. SPIRES HAVE BEEN SET IN
THE ROAD PAVEMENT WITH IRON PIPES
HAVING BEEN SET OFF OF THE ROAD.
CAPS IN PIPES ARE STAMPED R.B.A.C.E.
55339 VOL. 289 PG. 422
BASIS OF BEARINGS: VOL. 200 PG. 522

RODGER IRWIN BAKER
REG. P.S. N° 5.005539
1300 PLAIN CITY-GEORGETOWN RD.(S.)
GALLOWAY, OHIO 43119
Rodger Irwin Baker
SEPTEMBER 8TH 1993



PLAT OF A FIELD SURVEY OF 2.000 ACRES
ALONG A.W. WILSON ROAD, CO. RD. N° 31
CANAAN CIVIL TOWNSHIP, MADISON COUNTY,
OHIO



PLAT

PLAT OF FIELD SURVEYS IN VMS 5744
CANAAN CIVIL TOWNSHIP, MADISON COUNTY,
STATE OF OHIO SCALES AS SHOWN
BEING PORTIONS OF 193,989 ACRES AERIAL N° 403
TAX PARCEL N° 01.00366.000 VOL. 290 PG. 594
NAOMI RUTH ROBERTS (DECEASED) A.W. WILSON ROAD
(2.000 ACRES AND 1.114 ACRES; SURVEY & 0.032 ACRE)

BEING ALSO 0.032 ACRE A PORTION OF 2.000 ACRES
VOL. 285 PG. 608 AERIAL PARCEL N° 931 AND THE
SAME BEING TAX PARCEL N° 01.00366.001
RONALD L. ROBERTS AND LEAH E. ROBERTS AKA BETH ROBERTS

SEE AUDITOR'S PARCEL N° 01.00366.000
FORMERLY CARRIED AS 245,989 ACRES
SEE ORIGINAL TRACT N° 2 198.96 ACRES
REF. VOL 173 PG. 364 VOL. 200 PG. 522
PART OF TOTAL 241.99 ACRES (RECORD)
SEE AFFIDAVIT VOL. 290 PG. 594

NOW 193,989 ACRES
AERIAL PARCEL N° 403
VOL. 290 PG. 594
NAOMI RUTH ROBERTS (DECEASED)

PARCEL N° 01.00569
AERIAL # 295
SEE VOL. 225 PG. 475
SEE VOL. 257 PG. 185
GUY P. ROBERTS ET AL
BA. 2464 ACRES VOL. 269 PG. 138
RICHARD F. DEAUBLE & LAVERNA M. KERN
TRANSFERRED 5.16-'86
01.00569.001

DESCRIPTION of 0.032 acres of land situated within VMS 5744 in Canaan Civil Township, County of Madison, State of Ohio, being a portion of that certain aerial parcel # 403, the same being carried upon the county tax duplicate as 193.989 acres in the name of Naomi Ruth Roberts (now deceased) of record in Volume 290 at Page 594, running to the centerline of A.W.Wilson Road (aka County Road # 31) said premises being bounded and more particularly described as follows:

Commence as a point of starting reference with a found spike in the centerline of London-Delaware Road (aka State Highway # 241 and aka United States Route # 42) at the centerline junction with A.W.Wilson Road (aka Co.Rd.# 31)...then with the middle of A.W.Wilson Road and with the northerly boundary of VMS 5744, north-westerly (Rd. C) a total distance of 4,385.002 feet to a spike set at the north-easterly corner of 2.000 acres conveyed to Ronald L. Roberts and Leah E. Roberts of record in Volume 285 at Page 608, the same being the northwesterly corner of 2.000 acres conveyed to Roger W. Roberts and Karen E. Mitchell of record in Volume 292 at Page 343; then with the common boundary between the two said 2.000 acres parcels (the easterly line of Ronald L. Roberts and Leah E. Roberts...passing at found 3/4 inch pipe at 26.80 feet, S 07 deg 14 min 50 sec W 330.113 feet to a found 3/4 inch pipe...the southeasterly corner of said Roberts and being the true point of beginning;

Thence: Continue S 07 deg 14 min 50 sec W 22.759 feet to the southwesterly corner of aforesaid Roger W. Roberts and Karen E. Mitchell...a found 3/4 inch pipe;

Thence: N 72 deg 13 min 26 sec W 124.549 feet to a set 3/4 inch pipe on the southerly boundary to the aforesaid 2.000 acres of record in Volume 285 at Page 608 (Ronald and Leah Roberts);

Thence: Following the described southerly boundary of said 2.000 acres (Ronald and Leah Roberts ...aka Beth "Neer" Roberts)...S 82 deg 45 min 10 sec E 122.452 feet to the true point of beginning.

Contained within said bounds 0.032 acre of land...a three sided configuration in its shape.

It is the intention of this described triangular 0.032 acre parcel of land, to straighten the southerly alignment of the former 2.000 acres as described in Volume 285 at Page 608.

When this 0.032 acre is transferred the southerly boundary will then be a continued same alignment as the 2.000 acres described in Volume 292 at Page 343.

To make this adjustment and correction a similar triangular shaped 0.032 acre parcel will be transferred back to the Roberts Estate from Ronald L. Roberts and Leah E. Roberts...they being the grantors.

Spikes set are P.K. type with off of the road iron pipes set which are 3/4 inch diameter with inserted caps stamped R.I.Baker S-5539. Bearings are based on boundary calls of record in Volume 200 at Page 522. Part of tax parcel 01-00366.000

This description is based on an actual field survey.

Rodger Irwin Baker

September 08, 1993

Rodger Irwin Baker PS # S-005539 (Ohio)
1300 Plain City- Georgesville Road (South)
Galloway, Ohio 43119



DESCRIPTION of 0.032 acre of land situated in VMS 5744, Canaan Civil Township, Madison County, State of Ohio, being a portion of that certain 2.000 acres of land in the name of Ronald L. Roberts and Leah E. Roberts (aka Beth Neer Roberts) which 2.000 acres is described in Volume 285 at Page 608...being bounded and more particularly described as follows:

Commence at the centerline of U.S.Route # 42 and centerline of A.W.Wilson Road, then with the centerline of A.W.Wilson Road (aka Co. Rd. # 31) in a northwesterly direction 4,385.002 feet to a found spike at the northeasterly corner of said 2.000 acres of record in Volume 285 at page 608; then with the northerly boundary of said 2.000 acres and in the middle of A.W.Wilson Road N 70 deg 47 min 38 sec W 250.116 feet to a found spike at the northwesterly corner of said 2.000 acres; then with the westerly boundary of said 2.000 acres S 07 deg 14 min 50 sec W 359.220 feet to a set 3/4 inch pipe at the true point of beginning;

Thence: Passing through a portion of said 2.000 acres S 72 deg 13 min 26 sec E 124.329 feet to a 3/4 inch pipe set on the southerly boundary of said 2.000 acres as described of record aforesaid;

Thence: With the southerly boundary as described of record (the southerly boundary of said 2.000 acres).....N 82 deg 45 min 10 sec W 122.236 feet to a found 3/4 inch iron pipe...being the original southwesterly corner of said 2.000 acres;

Thence: With the westerly boundary thereof N 07 deg 14 min 50 sec E 22.719 feet to the true point of beginning.

Containing within said bounds 0.032 acre of land.

Reserving unto the Grantors Ronald L. Roberts and Leah E. Roberts a 20 feet wide drainage easement containing 417.20 square feet of land.

Beginning with the southwest corner of said 2.000 acres; thence N 07 deg 14 min 50 sec E 22.719 feet; thence S 72 deg 13 min 26 sec E 20.342 feet; Thence S 07 deg 14 min 50 sec W 19.002 feet to the original southerly boundary of said 2.000 acres; thence with said boundary thereof N 82 deg 45 min 10 sec W 20.000 feet to the point of beginning.

It is the intent of this described easement to reserve unto the Grantors sufficient drainage easement over and across an existing underground drainage tile which is now in place and is a subsurface storm water drain outlet from the said 2.000 acres extending southerly to the Fitzgerald open drainage ditch.

The herein described 0.032 acre is to be conveyed to the Roberts Estate.

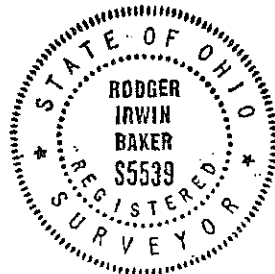
Based on an actual field survey.

Pipes set are 3/4 inch diameter with caps stamped R.I.Baker S-5539.



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DESCRIPTION of 2.000 acres of land situated within VMS 5744 in Canaan Civil Township, County of Madison, State of Ohio, being a portion of that certain aerial parcel # 403, the same being carried upon the county tax duplicate as 193.989 acres in the name of Naomi Ruth Roberts (now deceased) of record in Volume 290 at Page 594, running to the centerline of A.W.Wilson Road (aka County Road # 31) said premises being bounded and more particularly described as follows:

Commence as a point of starting reference with a found spike in the centerline of London-Delaware Road (aka State Highway # 241 and aka United States Route # 42) at the centerline junction with A.W.Wilson Road (aka Co.Rd.# 31)....then with the middle of A.W.Wilson Road and with the northerly boundary of VMS 5744, N 72 deg 10 min 17 sec W a total distance of 1,957.118 feet to a spike set at the true point of beginning to the herein described 2.000 acres;

Thence: Passing through a set 3/4 inch pipe at 40.00 feet, S 04 deg 22 min 13. sec W 324.000 feet to a set 3/4 inch pipe set;

Thence: N 72 deg 10 min 17 sec W 276.480 feet to a set pipe at the southwesterly corner of the herein described parcel of land...(3/4 inch diameter pipe);

Thence: Passing through a 3/4 inch set pipe at 284.00 feet, N 04 deg 22 min 13 sec E 324.000 feet to a P.K.spike set in the centerline of A.W.Wilson Road;

Thence: Following said road centerline and common with the northerly line of VMS 5744, S 72 deg 10 min 17 sec E 276.480 feet to the true point of beginning.

Containing within said bounds 87,119.62 square feet rounded to 2.000 acres of land.

Spikes set are P.K. type with off of the road iron pipes set which are 3/4 inch diameter with inserted caps stamped R.I.Baker S-5539. Bearings are based on boundary calls of record in Volume 200 at Page 522. Part of tax parcel 01-00366.000

This description is based on an actual field survey.

Rodger Irwin Baker

September 08, 1993

Rodger Irwin Baker PS # S-005539 (Ohio)
1300 Plain City- Georgesville Road (South)
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DESCRIPTION of 1.114 acres of land situated within VMS 5744 in Canaan Civil Township, County of Madison, State of Ohio, being a portion of that certain aerial parcel # 403, the same being carried upon the county tax duplicate as 193.989 acres in the name of Naomi Ruth Roberts (now deceased) of record in Volume 290 at Page 594, running to the centerline of A.W.Wilson Road (aka County Road # 31) said premises being bounded and more particularly described as follows:

Commence as a point of starting reference with a found spike in the centerline of London-Delaware Road (aka State Highway # 241 and aka United States Route # 42) at the centerline junction with A.W.Wilson Road (aka Co.Rd.# 31)...then with the middle of A.W.Wilson Road and with the northerly boundary of VMS 5744, N 72 deg 10 min 17 sec W a total distance of 1,818.878 feet to a spike set at the north-westerly corner of 0.971 acre parcel # 01-00364.000 in the name of Guy P. Roberts and Mary Ann Roberts of record in volume 200 at page 522 (aerial parcel # 617), said spike the true point of beginning;

Thence: With the westerly boundary of said Roberts S 04 deg 22 min 13 sec W (passing a found pipe at 28.00 feet) a total distance of 290.000 feet to a found 1/2 inch pin;

Thence: S 72 deg 10 min 17 sec E 150.000 feet to the southeasterly corner of said 0.971 acre parcel...a steel pin found;

Thence: S 04 deg 22 min 13 sec W 34.000 feet to a found 3/4 inch pipe;

Thence: N 72 deg 10 min 17 sec W 288.240 feet to a 3/4 inch pipe set;

Thence: Passing through a set pipe at 284.00 feet, N 04 deg 22 min 13 sec E 324.000 feet to the centerline of A.W.Wilson Road;

Thence: With the aforesaid VMS boundary line and following the centerline of A.W.Wilson Road, S 72 deg 10 min 17 sec E 138.240 feet to the point of beginning.

Containing within said bounds 48,519.76 square feet or 1.114 acres of land.

Spikes set are P.K. type with off of the road iron pipes set which are 3/4 inch diameter with inserted caps stamped R.I.Baker S-5539. Bearings are based on boundary calls of record in Volume 200 at Page 522. Part of tax parcel 01-00366.000

This description is based on an actual field survey.

Rodger Irwin Baker

September 08, 1993

Rodger Irwin Baker PS # S-005539 (Ohio)
1300 Plain City- Georgesville Road (South)
Galloway, Ohio 43119



25 feet wide subsurface drainage easement:

DESCRIPTION of 0.879 acres of land situated within VMS 5744 in Canaan Civil Township, County of Madison, State of Ohio, being a portion of that certain aerial parcel # 403, the same being carried upon the county tax duplicate as 193.989 acres in the name of Naomi Ruth Roberts (now deceased) of record in Volume 290 at Page 594, running to the centerline of A.W.Wilson Road (aka County Road # 31) said premises being bounded and more particularly described as follows:

Commence as a point of starting reference with a found spike in the centerline of London-Delaware Road (aka State Highway # 241 and aka United States Route # 42) at the centerline junction with A.W.Wilson Road (aka Co.Rd.# 31)....then with the middle of A.W.Wilson Road and with the northerly boundary of VMS 5744, N 72 deg 10min 17 sec W.....a total distance of 1,668.878 feet to a spike set at the northeast corner of 0.971 acre of record in Volume 200 at Page 522 (Guy P. Roberts and Mary Ann Roberts); then with a boundary line S 04 deg 22 min 13 sec W 324.000 feet to a found 3/4 inch iron pipe at the true point of beginning;

Thence: S 04 deg 22 min 13 sec W 980.000 feet to a point on the southerly side of an open drainage ditch;

Thence: N 72 deg 10 min 17 sec W 25.706 feet to a point;

Thence: N 04 deg 22 min 13 sec E 954.294 feet to a point;

Thence: N 72 deg 10 min 17 sec W 550.774 feet to a point;

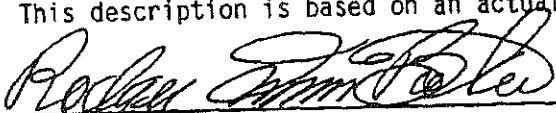
Thence: N 04 deg 22 min 13 sec E 25.706 feet to a set 3/4 inch capped pipe;

Thence: S 72 deg 10 min 17 sec E 576.480 feet to the true point of beginning.

Containing within said bounds 38,269.35 square feet of land or 0.879 acre.

Spikes set are P.K. type with off of the road iron pipes set which are 3/4 inch diameter with inserted caps stamped R.I.Baker S-5539. Bearings are based on boundary calls of record in Volume 200 at Page 522. Part of tax parcel 01-00366.000

This description is based on an actual field survey.



September 08, 1993

Rodger Irwin Baker PS # S-005539 (Ohio)
1300 Plain City- Georgesville Road (South)
Galloway, Ohio 43119

