

REFERENCES USED

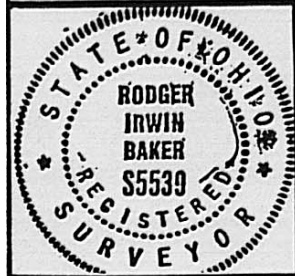
VOLUME	PAGE
116	297
60	546
149	354
214	87
214	80
214	82
214	85
220	330

PLAT CABINET #1 SLIDES 706-707 BASIS FOR BEARING & OLMSTEAD ROAD SEE THE PLAT OF BIDWELL ESTATES SUBD.

* MINIMUM FRONT YARD SET BACK LIMITS FROM RIGHT OF WAY LINE FOR OLMSTEAD ROAD IS 50 FEET.

SIDE YARD IS @ 30 FEET
REAR YARD IS @ 40 FEET
CULVERT PIPE APPROVAL FOR DRIVE ACCESS - CONTACT COUNTY ENGR.

I HEREBY CERTIFY THAT DURING THE MONTHS OF FEBRUARY AND MARCH, 1995, I DID PERSONALLY PERFORM A NEW LANDSPLIT BOUNDARY SURVEY OF THE 3.952 ACRES THAT IS PLATTED AND DELINEATED HEREIN. BASED ON RECORDS AND EXISTING FIELD EVIDENCE, I BELIEVE THIS PLAT TO BE TRUE AND CORRECT. BEARINGS ARE BASED ON THE E OF OLMSTEAD ROAD AS RECORDED IN PLAT CABINET AT SLIDES NO. 706 & NO. 707 FOR BIDWELL ESTATES.



Rodger Irwin Baker P.S. 3/11/95
 RODGER IRWIN BAKER P.S.
 OHIO SURVEYOR LICENSE #S.D05539
 1300 PLAIN CITY - GEORGESVILLE RD. (SOUTH)
 GALLOWAY, OHIO 43113
 TEL. 614-879-6004

PLAT PROPERTY MAP

LEGEND SYMBOLS PLAT DATA

- MINE SPIKES AND P.K. SPIKES SET IN ROAD PAVEMENT
- 3/4" PIPE SET & CAPPED STAMPED R.I. BAKER S-5539 AT OFF THE ROAD CORNERS.
- R.R. - RAILROAD R/W - RIGHT OF WAY R. - PROPERTY LINE
- CENTERLINE — EXISTING FENCE
- OWNERSHIP LAND HOOK
- SHORTENED LINE TO FIT ON PLAT
- PARCEL OR TRACT LINE

FIELD SURVEY

EXISTING BY FIELD SURVEY = 3.952 ACRES
 PART OF AERIAL PARCEL NO. 545 47.8900 ACRES
 TRANSFERRED TOTAL 68.89 ACRES MAY 22, 1993
 RECORDED MAY 23, 1973 VOL. 214 PG. 80
 AUDITOR'S TAX PARCEL NUMBER 07.00573.000
 OWNERS: JAMES L. STICKEL & PHYLLIS A. STICKEL

BEING A NEW FIELD SURVEY OF A 3.952 ACRES LANDSPLIT OUT OF 47.8900 ACRES AERIAL PARCEL NO. 545 SITUATED WITHIN VMS 6570, FAIRFIELD CIVIL TOWNSHIP, MADISON COUNTY, STATE OF OHIO, VOL. 214 PG. 80 FRONTING ALONG WESTERLY SIDE OF OLMSTEAD ROAD, TAX PARCEL #07.00573.000, MARCH 11 TH, 1995

41-95

PROPERTY BOUNDARY DESCRIPTION OF 3.9542 acres of land situated within Virginia Military Survey # 6570 in Fairfield Civil Township, County of Madison, State of Ohio fronting along the westerly side of Olmstead Road (County Road #51) and being a portion of Tax Permanent Parcel # 07-00573.000 belonging to James L. Stickel and Phyllis A. Stickel of record indeed volume 214 at pages 80 through 87 therein said to contain a total of 68.89 acres....said 3.952 acres more specifically being a portion of aerial tax map parcel # 545 containing 47.8900 acres and is bounded and more particularly described as follows:

Commence for reference with a buried spike found and a P. K. spike reset in the centerline junction of Olmstead Road and in the centerline of Lilly Chapel-Georgesville Road at the southwesterly corner of Parcel # 5 of Bidwell Estates (Subdivision) recorded September 15, 1970 and is found of record in Madison County Recorder's Plat Cabinet # 1 at Slides 706 & 707; thence with the centerline of Olmstead Road (aka West Jefferson Road and aka County Road # 51)....N. 19 deg. 49 min. 58 sec. W a distance of 1,119.071 feet to a P.K. spike set in said centerline at the true point of beginning. Said corner is also the northeasterly corner of Tract # 1 containing 14.6710 acres of record in volume 220 at page 330 in the ownership of Roger L. Keye and Darvin B. Keye (aerial parcel #326)

Thence: Leaving said roadway, following the northerly boundary of said Keye and the same being the southerly boundary to aforesaid Stickel and is the common line between VMS 6305 and VMS 6570 passing through a 2½ inch diameter pipe post in concrete at 21.23 feet and passing through a set ¾ inch capped pipe at 25.000 feet....S 63 deg. 49 min. 52 sec. W. a total distance of 600.000 feet to a set ¾ inch capped pipe;

Thence: Parallel with Olmstead road N. 18 deg. 54 min. 13 sec. W. 420.048 feet to a set ¾ inch capped pipe in an existing wire fence;

Thence: Following the alignment of said wire fence N. 89 deg. 16 min. 46 sec. E. 507.987 feet to a set ¾ inch pipe;

Thence: Parallel with the aforesaid VMS line (and passing through a ¾ inch capped pipe set at 88.473 feet)...N. 63 deg. 49 min. 52 sec. E. 113.473 feet to a P.K. spike set in the centerline of Olmstead Road;

Thence: Passing a P.K. spike set at 51.322 feet and following the centerline to said roadway.....S. 18 deg. 54 min. 13 sec. E. 200.000 feet to the true point of beginning.

Containing within said bounds 3.952 acres of land. Bearings are based on Bidwell Estates Subdivision filed for record in Plat Cabinet # 1 at Slides 706 and 707.

Iron pipes set are ¾ inch diameter with inserted plastic caps stamped R.I.Baker S-5539.

This description is based on a current field survey made by Rodger Irwin Baker, during February and March, 1995.

Roger Irwin Baker, Survey # S-005539 (Ohio)
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119
March 11, 1995