



**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
- E - CENTERLINE
- OWNSHIP LAND HOOK
- SHORTENED LINE TO FIT ON PLAT
- PARCEL OR TRACT LINE

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

**FIELD SURVEY**

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

