

STATEMENT

I CERTIFY THAT I HAVE MADE A FIELD SURVEY OF THE PREMISES PLATTED HEREIN AND THAT PIPES - PINS - SPIKES OR STEEL RODS HAVE BEEN ESTABLISHED AS DENOTED. CAPS ARE STAMPED R.I. BAKER S.5539. BEARINGS ARE BASED ON THE CENTERLINE OF ROSEDALE ROAD COURSE OF S 29° 44' W AS CITED IN DEED TO MARK NICOL IN THE DEED RECORDED IN VOLUME 297 AT PAGE 070B. GREEN BAUM'S SOURCE OF TITLE (VOL. 157 PG. 224) STATES 84.69 ACRES WITH UNDIVIDED 1/2 INTEREST FROM NORMAN GREENBAUM TO MARILYN GREENBAUM TRANSFERRED DEC. 23, 1960 RECORDED D.B. 158 PG. 366 ON MAY 18, 1964 0.165 ACRE OUT OF 84.69 ACRES WAS CONVEYED IN A LAND SWAP TO ALPHONSE P. RENNER OF RECORD IN D.B. 163 PG. 116. ON THE SAME DATE 0.172 AC. WAS CONVEYED TO GREENBAUMS D.B. 163 AT PG. 177. FROM ALPHONSE P. RENNER AND VIENO M. RENNER ALL IN VMS 8415.

* SEE SURVEY T.C. 1963 BY L.C. ROUSH

Rodger Irwin Baker P.S.
 APRIL 5, 1996
 RODGER IRWIN BAKER P.S.
 OHIO SURVEYOR NO. S.005539
 1300 PLAIN CITY GEDRGESVILLE RD. (S)
 GALLOWAY, OHIO 43119
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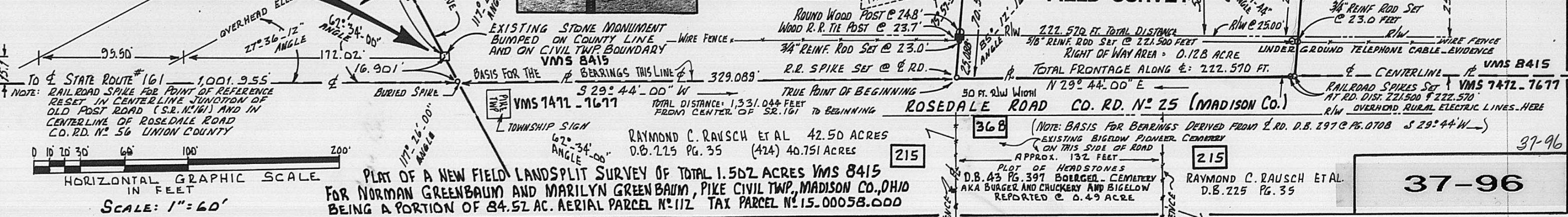
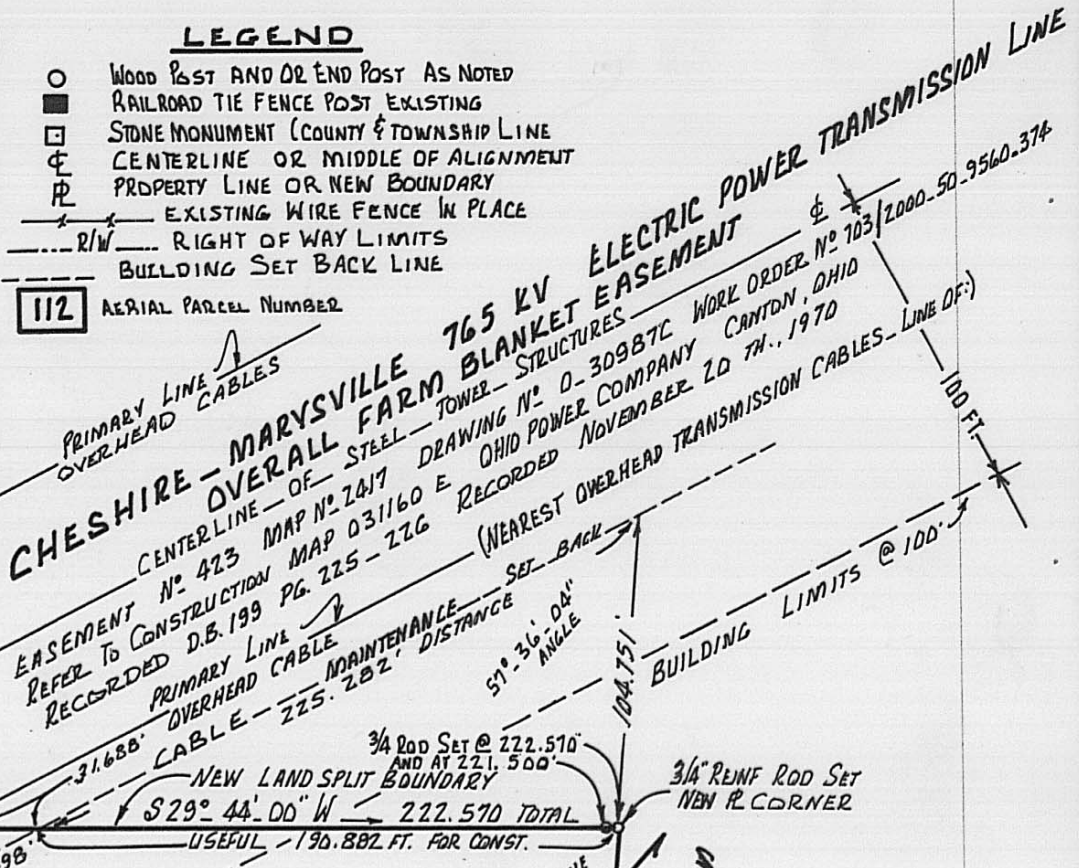
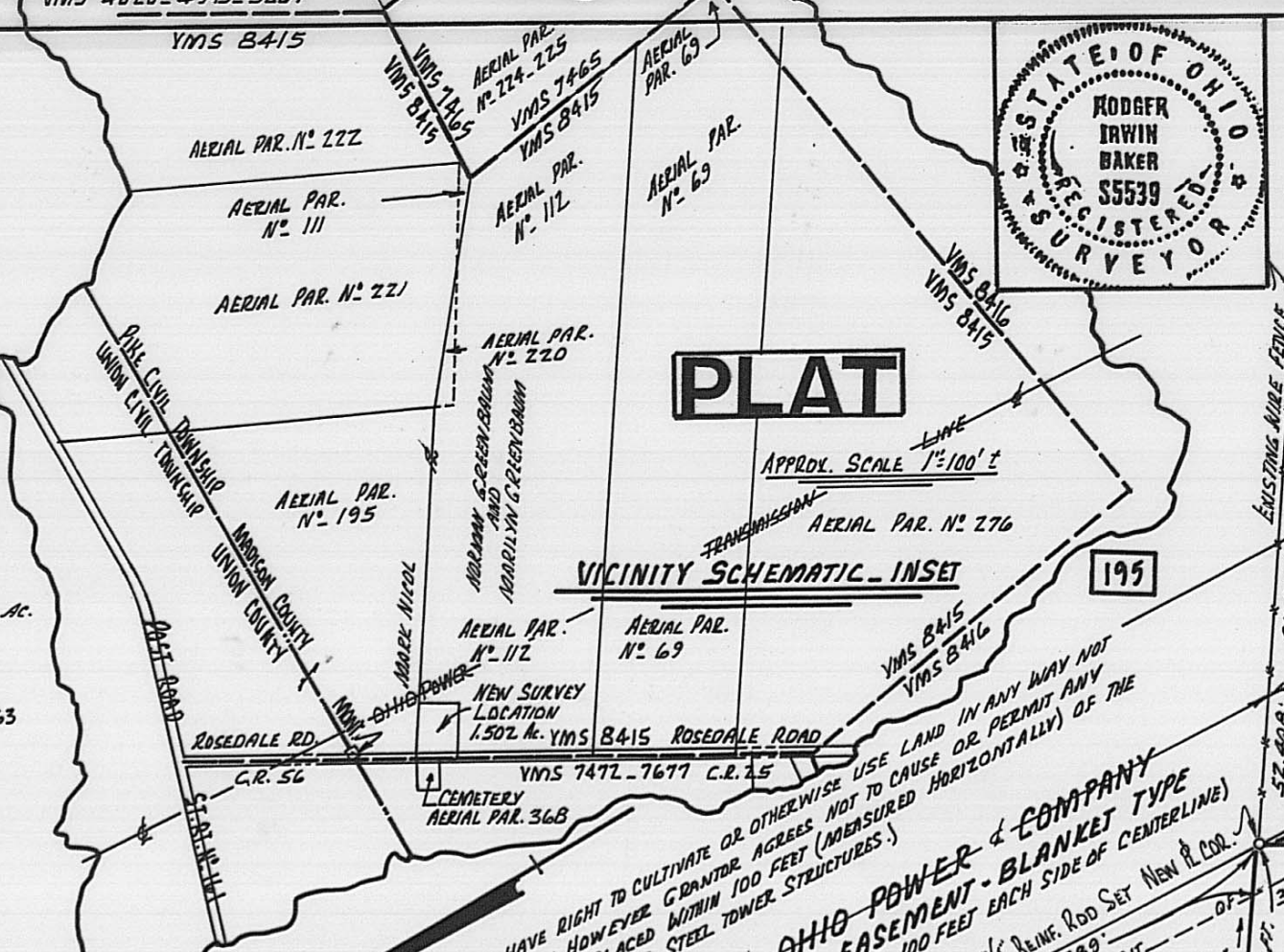


- #### LEGEND
- Wood Post AND OR END POST AS NOTED
 - RAILROAD TIE FENCE POST EXISTING
 - STONE MONUMENT (COUNTY & TOWNSHIP LINE)
 - CENTERLINE OR MIDDLE OF ALIGNMENT
 - PROPERTY LINE OR NEW BOUNDARY
 - - - EXISTING WIRE FENCE IN PLACE
 - - - R/W - - - RIGHT OF WAY LIMITS
 - - - BUILDING SET BACK LINE
 - 112 AERIAL PARCEL NUMBER

PLAT

APPROX. SCALE 1"=100'

VICINITY SCHEMATIC - INSET



PLAT OF A NEW FIELD LANDSPLIT SURVEY OF TOTAL 1.502 ACRES VMS 8415 FOR NORMAN GREENBAUM AND MARILYN GREENBAUM, PIKE CIVIL TWP, MADISON CO., OHIO BEING A PORTION OF 84.52 AC. AERIAL PARCEL NO. 112 TAX PARCEL NO. 15.00058.000

Being a boundary description of 65,428.3 square feet of land or 1.502 acres in VMS 8415 in Pike Civil Township, Madison County, State of Ohio fronting along the Rosedale Road (county rd # 25) and being a portion of an original 84.69 acres in D.B. 158 at Pg. 366 belonging to Norman Greenbaum and Marilyn Greenbaum said 1.502 acres is bounded and more particularly described as folloed:

Commence with a buried nail (railroad spike reset) in the centerline of Old Post Road known as State Route # 161 in Union County at the centerline extended of Rosedale Road (Union county rd. # 56), then with the middle of Rosedale Road S 29 deg 44 min 00 sec W 1,001.955 feet to a buried spike in the boundary between Union County and Madison County reference by a stone monument which bears S 87 deg 42 min 00 sec E 16.901 feet therefrom; then continue with said centerline of Rosedale Road (County road # 25 in Madison County and henceforth now in Pike civil township) S 29 deg 44 min 00 sec W 329.089 feet to a set railroad spike at the northwesterly corner of 84.69 acres belonging to Norman Greenbaum and Marilyn Greenbaum...being also the southwesterly corner of 43.69 acres belonging to Mark Nicol of record in D.B.297 Pg. 708, said point being the true point of beginning;

Thence: S 55 deg 28 min 16 sec E (passing a 3/4 inch reinforcing rod set at 23.00 and passing a railroad tie corner post at 23.70 feet and passing a 10 inch diameter wood end post at 24.80 feet...following a wire fence....a total distance of 295.000 feet to a set 3/4 inch reinforcing rod;

Thence: S 29 deg 44 min 00 sec W (passing a 3/4 inch reinforcing rod set at 221.500 feet) a total of 222.570 feet to a set 3/4 inch reinforcing rod;

Thence: Passing a set 3/4 inch reinforcing rod at 269.912 feet in an existing wire fence, N 55 deg 28 min 16 sec W a total distance of 295.000 feet to a set railroad spike in the centerline of Rosedale Road;

Thence: With the centerline of said roadway and following the westerly boundary of VMS 8415, passing a set railroad spike at 1.070 feet, N 29 deg 44 min 00 sec E 222.570 feet to the true point of beginning.

Containing within said bounds a total od 1.502 acres of land of which 0.128 acre is within a 25 feet wide strip of public highway right of way adjacent to the centerline of Rosedale Road (County Road # 25).

Being a portion of 84.52 acres aerial parcel # 112 and the same being a portion of the total 84.69 acres carried as auditor's tax parcel # 15-00058.000.

Bearing adapted to the middle of Rosedale Road S 29 deg 44 min W as called for in Mark Nicol's deed of record in D.B. 297 at Pg. 708

For purposes of buildings or structures this premises is subject to the restrictions stipulated in D.B. 199 at Pg. 225. Said instrument is a blanket easement in favor of OHIO POWER COMPANY which limits building construction within 100 feet of the middle of power line structures measured horizontally therefrom. (see accompanying plat).

In addition to this described premises there is an easement 20 feet in width extending 68.031 feet into the property adjoining the northerly property boundary herein. The purpose is for subsurface drainage.

This property description is based on a field survey made by Rodger Irwin Baker in April 1996.

Corner irons are marked with caps stamped R.I.Baker S-5539.



April 5, 1996

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

