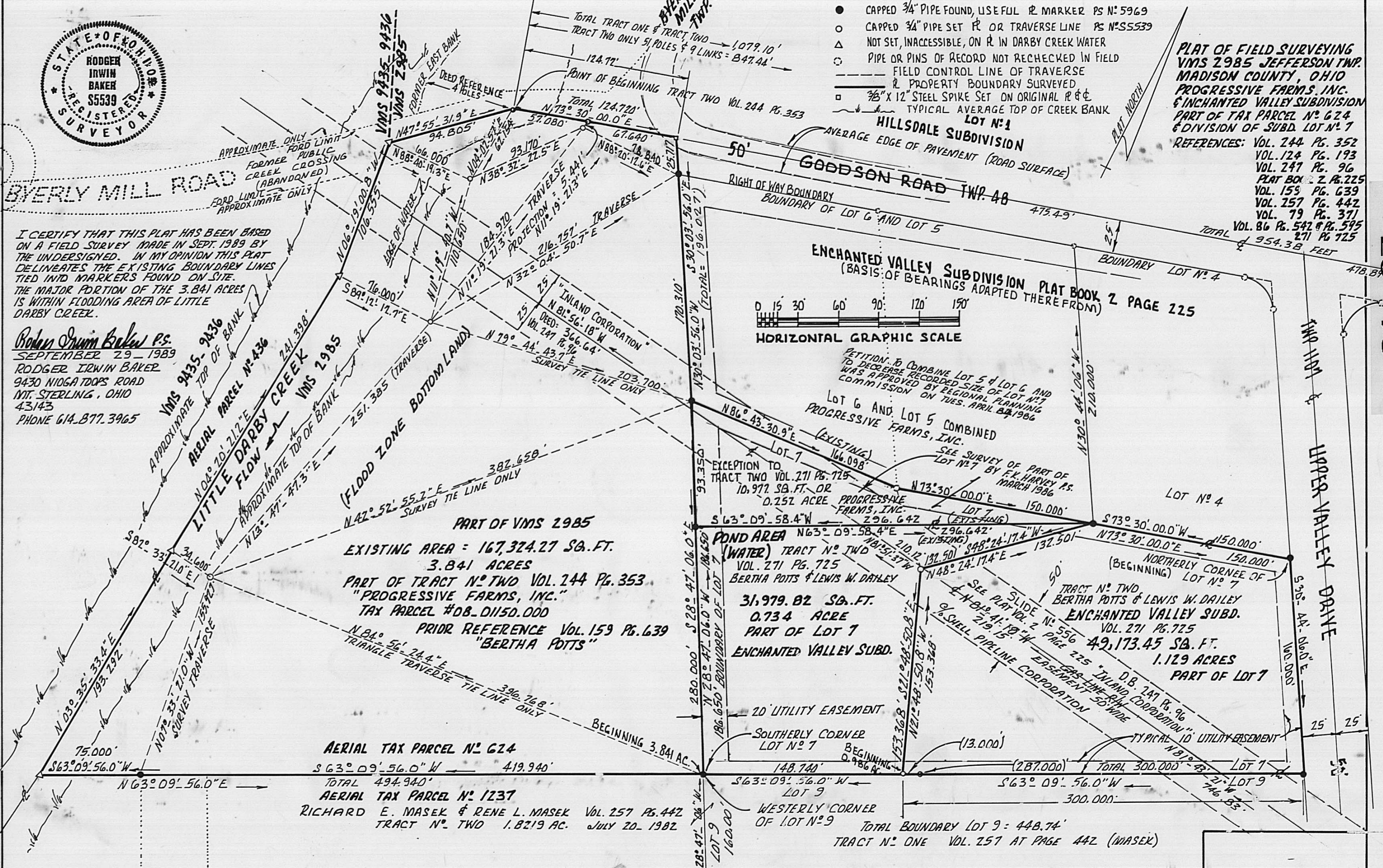




BYERLY MILL ROAD

I CERTIFY THAT THIS PLAT HAS BEEN BASED ON A FIELD SURVEY MADE IN SEPT. 1989 BY THE UNDERSIGNED. IN MY OPINION THIS PLAT DELINEATES THE EXISTING BOUNDARY LINES TIED INTO MARKERS FOUND ON SITE. THE MAJOR PORTION OF THE 3.841 ACRES IS WITHIN FLOODING AREA OF LITTLE DARBY CREEK.

*Rodger Irwin Baker P.S.*  
SEPTEMBER 29 - 1989  
RODGER IRWIN BAKER  
9430 NIAGARA ROAD  
MT. STERLING, OHIO  
43143  
PHONE 614.877.3965



- CAPPED 3/4" PIPE FOUND, USEFUL & MARKER PS N° 5969
- CAPPED 3/4" PIPE SET & OR TRAVERSE LINE PS N° 55539
- △ NOT SET, INACCESSIBLE, ON & IN DARBY CREEK WATER
- PIPE OR PINS OF RECORD NOT RECHECKED IN FIELD
- FIELD CONTROL LINE OF TRAVERSE
- & PROPERTY BOUNDARY SURVEYED
- 3/8" X 12" STEEL SPIKE SET ON ORIGINAL & & C
- TYPICAL AVERAGE TOP OF CREEK BANK

PLAT OF FIELD SURVEYING  
VMS 2985 JEFFERSON TWP.  
MADISON COUNTY, OHIO  
PROGRESSIVE FARMS, INC.  
& ENCHANTED VALLEY SUBDIVISION  
PART OF TAX PARCEL N° 624  
& DIVISION OF SUBD. LOT N° 7  
REFERENCES: VOL. 244 PG. 352  
VOL. 124 PG. 193  
VOL. 247 PG. 96  
PLAT BOOK 2 PG. 225  
VOL. 159 PG. 639  
VOL. 257 PG. 442  
VOL. 79 PG. 371  
VOL. 86 PG. 542 & PG. 595  
TOTAL 954.38 FEET



PETITION TO COMBINE LOT 5 & LOT 6 AND TO DECREASE RECORDED SIZE OF LOT N° 7 WAS APPROVED BY REGIONAL PLANNING COMMISSION ON TUES. APRIL 24, 1986

LOT 6 AND LOT 5 COMBINED  
PROGRESSIVE FARMS, INC.

EXCEPTION TO TRACT TWO VOL. 271 PG. 725 10,977 SQ. FT. OR 0.252 ACRE PROGRESSIVE FARMS, INC.

POND AREA (WATER) TRACT N° TWO VOL. 271 PG. 725 BERTHA POTTS & LEWIS W. DAILEY 31,979.82 SQ. FT. 0.734 ACRE PART OF LOT 7 ENCHANTED VALLEY SUBD.

TRACT N° TWO BERTHA POTTS & LEWIS W. DAILEY ENCHANTED VALLEY SUBD. VOL. 271 PG. 725 49,173.45 SQ. FT. 1.129 ACRES PART OF LOT 7

TOTAL BOUNDARY LOT 9: 448.74' TRACT N° ONE VOL. 257 AT PAGE 442 (MASEK)

The following is a correct boundary description of the existing residual portion of tract #two of record in Volume 244 at Page 353 in the name of Progressive Farms, Inc. (previously Bertha Potts Volume 159 at Page 639) which land is delineated on County Engineer's Aerial Tax Map as Parcel #624 and additionally carried upon the County Tax Duplicate as Tax Parcel #08-01150.000, said land lying in the flooding zone of Little Darby Creek and is consisting of 3.841 acres in VMS 2985, Jefferson Township, Madison County, Ohio and is bounded and more particularly described as follows:

Beginning at a steel capped boundary corner pipe (stamped PS #5969 found) at the most southerly corner of Lot #7 of Enchanted Valley Subdivision as delineated by a plat recorded in Plat Book 2 at Page 225 (slide #556) which pipe also defines the northerly corner of 1.8219 acres of record in Volume 257 at Page 442 and is also the easterly corner of the herein described 3.841 acres;

Thence: S. 63 deg. 09 min. 56.0 sec. W. (passing a capped pipe found at 419.940 feet and passing the easterly top of creekbank at another 51 feet) a total distance of 494.940 feet to a point in the middle of Little Darby Creek;

Thence: Upstream in the middle thereof N. 03 deg. 35 min. 33.4 sec. E. 193.292 feet to a point referenced by a capped 3/4 inch pipe set 34.600 feet S. 82 deg. 33 min. 21.0 sec. E. therefrom;

Thence: Upstream with the middle of channel of Little Darby Creek N. 04 deg. 20 min. 21.2 sec. E. 241.398 feet to a point reference by a capped 3/4 inch pipe set S. 89 deg. 12 min. 12.7 sec. E. 76.000 feet therefrom;

Thence: Again with the middle of channel upstream N. 06 deg. 19 min. 00.8 sec. W. a distance of 106.555 feet to a point in the channel of said creek which point is in the middle of an abandoned creek ford (roadway crossing) of Byerly Mill Road (Twp. #137), said point being referenced with a set pipe and bears N. 88 deg. 40 min. 19.3 sec. E. 66.0 feet therefrom;

Thence: With the middle of the aforesaid abandoned creek crossing (ford) N. 47 deg. 55 min. 31.9 sec. E. 94.805 feet to a 3/4 inch diameter steel pipe set at the original point of beginning to Tract # two as described in Volume 244 at Page 353;

Thence: With the northerly boundary of said tract # two and in the middle of Goodson Road (Twp. #48 and passing a capped 3/4 inch pipe set at 57.080 feet) N. 73 deg. 30 min. 00.0 sec. E. a total distance of 124.720 feet to a 3/8 inch by 12 inch steel spike set;

Thence: Passing the westerly corner of Enchanted Valley Subdivision lot #6 at 25.717 feet and subsequently following along the westerly line of said lot #6 S. 30 deg. 03 min. 56.0 sec. E. a total distance of 196.027 feet to a steel pipe found at the northwesterly corner of lot #7;

Thence: With the westerly boundary of Lot #7 S. 28 deg. 47 min. 06.0 sec. E. 280.000 feet to the true point of beginning.

Containing within said bounds 167,324.27 square feet or 3.841 acres of land.



Being a new boundary description of the recently surveyed southwesterly portion of Lot #7 of Enchanted Valley Subdivision of record in Plat Book 2 at Page 225 (see slide #556 County Recorder's plat records) . . . said parcel of land being a portion of Tract #2 as found in Deed Volume 271 at Page 725, located in VMS 2985, Jefferson Civil Township, Madison County, State of Ohio and is bounded and more particularly described as follows:

Beginning with a capped 3/4 inch steel pipe set on the southerly boundary of Enchanted Valley Subdivision Lot #7 which point bears S. 63 deg. 09 min. 56.0 sec. W. 300.00 feet from a capped steel pipe found at the easterly corner of Lot #7;

Thence: Continue with the southerly boundary of said Lot #7 S. 63 deg. 09 min., 56.0 sec. W. 148.740 feet to a capped pipe found at the most southerly corner of said lot;

Thence: Following along the westerly line of Lot #7 N. 28 deg. 47 min. 06.0 sec. W. 186.650 feet to a capped pipe near the base of an earth levee;

Thence: Following along the southerly boundary of a 0.252 acre parcel described as an exception to Tract #2 in Volume 271 at Page 725 and passing through Lot #7 as recorded in Plat Book 2 at Page 225, N. 63 deg. 09 min. 58.4 sec. E. a distance of 296.642 feet (existing) to a capped steel pipe found at the southwesterly corner of Enchanted Valley Subdivision Lot #4;

Thence: Passing through Lot #7 S. 48 deg. 24 min. 17.4 sec. W. 132.501 feet to a capped 3/4 inch pipe set;

Thence: Again passing through Lot #7 S. 21 deg. 48 min. 50.8 sec. E. 153.368 feet to the true point of beginning.

Containing 31,979.82 square feet of land or 0.734 acre, more or less.