



# PLAT PROPERTY MAP

I CERTIFY THIS PLAT HAS BEEN PREPARED AS PER A FIELD SURVEY MADE IN DECEMBER 1996. NEW  $\frac{3}{4}$ " CORNER POINTS SET ARE  $\frac{3}{4}$ " PIPE WITH CAPS STAMPED R.I. BAKER S-5539. OTHER MARKERS FOUND ARE NOTED ON THIS PLAT.

Rodger Irwin Baker P.S. S-005539 DEC. 31/ST. 1996  
1300 PLAIN CITY-GEORGESVILLE ROAD (SOUTH)  
GALLOWAY, OHIO 43119

PLAT OF 43.429 ACRES FIELD SURVEY IN  
CANAAN CIVIL TOWNSHIP, MADISON CO.,  
STATE OF OHIO FOR JOHN A. YODER  
IN VMS 7752 AND VMS 10081, 10505, 10838, 10984, 12171

AERIAL PARCEL AFFECTED	EXISTING ACRES IN PARCEL	ACRES IN THIS FIELD SURVEY
PARCEL N° 516	118.6711 OR 035 PG. 0126	3.922 ACRES
PARCEL N° 527	34.7050 OR 035 PG. 0126	29.575 ACRES
PARCEL N° 712	18.6130 OR 035 PG. 0126	9.932 ACRES
THIS FIELD SURVEY =		43.429 ACRES

**LEGEND**  
 L - PROPERTY LINE R/W - RIGHT OF WAY I.P. - IRON PIN/PIPE  
 CL - CENTERLINE --- = VMS BOUNDARY 148 - AERIAL PAR. N°  
 - - - - - = LAND HOLD SAME OWNERSHIP

BEARINGS BASED ON: OR 035 PG. 0126 PARCEL 3



The following is a property boundary survey of 43.429 acres of land situated in VMS 7752, 10081, 10505, 10838, 10984 and 12171 in Canaan Civil Township, Madison County, State of Ohio and is part of 177.8841 acres in the name of John A. Yoder of record in Official Record 035 at Page 0126, fronting along Amish Pike (Co. Rd. #30-A)...said 43.429 acres being bounded and more particularly described as follows:

Commence for a point of starting reference with a found spike in the middle of Kaufman Road (Twp. Rd. #153) and in the easterly line of Amish Pike, then following along the easterly right of way line of Amish Pike (45 feet wide), S. 42 deg. 53 min. 00 sec. W. 879.200 feet to a found pin, then continue with said easterly right of way line of Amish Pike S. 05 deg. 22 min. 00 sec. W. 701.300 feet to a found steel pin (passing a concrete post at 694.750 feet), then with said easterly right of way line S. 16 deg. 25 min. 00 sec. W. 323.100 feet to a set 3/4 inch capped pipe at the true point of beginning:

Thence: S. 79 deg. 50 min. 02 sec. E. 3,265.176 feet to a set 3/4 inch capped pipe on the westerly boundary of 41.116 acres of record in O.R. 0036 Pg. 0249 belonging to John Edward Kauffman, Trust;

Thence: Following said Kauffman boundary (common with John A. Yoder and marked with a wire fence), S. 39 deg. 20 min. 29 sec. W. 1,040.390 feet to a set 3/4 inch pipe at a fence junction and on the northerly boundary of 26.8590 acres of record in Volume 248 at Page 814 in the name of Joe J. Kramer and Mary Ellen Kramer which boundary is the northerly line of VMS 7394;

Thence: Following a wire fence and common boundary between said Yoder and Kramer N. 66 deg. 26 min. 41 sec. W. 281.269 feet to a found iron pipe and fence post at the southwesterly corner of VMS 7752;

Thence: N. 66 deg. 32 min. 00 sec. W. 914.760 feet to a steel rod and fence corner and wood end post;

Thence: Continue with the line common between Yoder and Kramer, N. 65 deg. 47 min. 00 sec. W. 1024.800 feet to a concrete post (passing a found concrete post at 722.050 feet the northeasterly corner of 5.4903 acres of record in Volume 273 at Page 380 in the names of Herman J. Kramer and Verna Mae Kramer);

Thence: With a wire fence N. 85 deg. 32 min. 00 sec. W. 652.400 feet to a concrete post on the easterly right of way of Amish Pike;

Thence: With said line N. 16 deg. 25 min. 00 sec. E. 451.500 feet to the true point of beginning:

Containing within said bounds 43.429 acres of which 9.932 acres is a portion of aerial parcel 712, 3.922 acres is a portion of aerial parcel 516 and 29.575 acres is a portion of aerial parcel 527. All Being part of that total 177.8841 acres carried as Auditor's Tax Parcel Number 01-00482.000.