

BASIS FOR BEARINGS P.B. 2 PG. 142 & 143  
 PLAT NORTH  
 SCALE: 1"=30'

PLEASANT RIDGE NO. 2 P.B. 3 PG. 79  
 1/2" PIPES FOUND  
 N 17° 01' 46" E  
 63.885'

LOT NO. 49  
 18.00854.000  
 N 54° 27' 18" E  
 117.56'

0.3001 ACRE  
 PART OF  
 0.683 ACRE OF  
 RESERVE "D"

0.3827 ACRE  
 PART OF  
 0.683 ACRE OF  
 RESERVE "D"  
 OWNERS: JAMES W. JACOBS  
 AND  
 N. OPAL JACOBS

N 43° 30' 53" E  
 30.00'  
 40.00'  
 18.00531.000  
 10' UTILITY  
 TOTAL = 0.4927 ACRE

N 46° 29' 07" W  
 120.00'  
 4800 SQ. FT.  
 0.110 ACRE  
 PART OF LOT NO. 48  
 TOTAL

LOT NO. 47  
 ORIGINAL: 70.00'

LOT NO. 48  
 40.00'

N 43° 30' 53" E  
 VALLEY VIEW DRIVE 50'  
 276.97'  
 251.97'

LOT NO. 53  
 10.00'

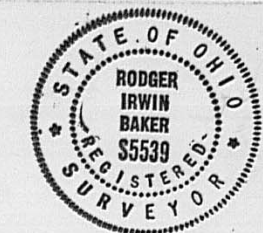
LOT NO. 52  
 55.97'  
 Δ: 90° 00'  
 R: 20.00'  
 T: 20.00'  
 CH: 28.28'

CLIFFVIEW NORTH  
 S 46° 29' 07" E  
 177.67'  
 50' R/W

Δ: 85° 19' 03"  
 R: 20.00'  
 T: 18.43'  
 CH: 27.11'

LOT NO. 43  
 85.19'

FIELD SURVEY  
**PLAT**



I CERTIFY THIS PLAT IS BASED ON RECORD AND AS PER FIELD SURVEY MADE BY ME IN JULY AND OCT., 1997. PIPES SET HAVE STAMPED CAPS WITH R.I. BAKER S. 5539 SHOWING.  
*Rodger Irwin Baker*  
 RODGER I. BAKER, P.S. # S. 005539 OCTOBER 6, 1997  
 1300 PLAIN CITY GEORGESVILLE ROAD (SOUTH)  
 GALLOWAY OHIO 43119 PH. 614. 879. 6004  
**PLAT SHOWING LAND DIVISION OF LOT NO. 48 AND OF RESERVE "D" PLEASANT RIDGE SUBD. NO. 3 OF RECORD IN PLAT BK. 2 PAGES 143 AND 144. SITUATED WITHIN VILLAGE OF MT. STERLING, MADISON COUNTY, OHIO**

*George L. LeBevee*  
 zoning administrator  
 SCALE: 1"=30'



The following is a correct description of 0.4927 acre of land situated in the Village of Mt. Sterling, Madison County, State of Ohio and is 0.110 acre part of Lot # 48 ( tax parcel 18-00531.000 ) and 0.3827 acre being a part of 0.683 Reserve "D" ( tax parcel 18-00508.000 ) both Lot # 48 and Reserve "D" being a portion of Pleasant Ridge Subdivision # 3 of record in Plat Book 2 at Pages 142 and 143 of the Madison County Recorder's Plat Volumes, said land herein described in the ownership of James W. Jacobs and N. Opal Jacobs being bounded and more particularly described as follows:

Beginning with a found 1/2 inch diameter pipe at the northerly corner of Lot # 48 and the same being common with the westerly corner of Reserve "D" of record in P.B. 2 Pgs. 142 & 143; then as follows:

- Thence: With the westerly boundary of Reserve "D" and easterly boundary of Pleasant Ridge Subd. # 2....N 17 deg 01 min 46 sec E 63.885 feet to a 3/4 inch pipe set;
- Thence: Crossing through Reserve "D" with a new division line N 87 deg 58 min 43 sec E 154.63 feet to a set 3/4 inch pipe on the westerly boundary of Valleyview Drive (50 feet wide dedicated);
- Thence: Following along the westerly side of Valleyview Drive and along the curved frontage of Reserve "D" with a curve to the right whose radius is 175.00 feet, the chord bears S 23 deg 42 min 37 sec W 118.58 feet an arc distance of 120.98 feet to a set 3/4 inch pipe at the end of curve;
- Thence: Again with the frontage of Reserve "D" and boundary of Valleyview Drive S 43 deg 30 min 53 sec W 55.97 feet to a 3/4 inch pipe existing at the most easterly corner of lot # 48;
- Thence: With the frontage of Lot # 48 and boundary of Valleyview Drive S 43 deg 30 min 53 sec W 40.00 feet to a found 1 inch pipe;
- Thence: Crossing through Lot # 48 N 46 deg 29 min 07 sec W 120.00 feet to the northwesterly line of Lot # 48 and found 1/2 inch pipe;
- Thence: On the boundary of Lot # 48 N 43 deg 30 min 53 sec E 40.00 feet to the true point of beginning;

Containing within said bounds 0.4927 acre. Bearings adapted to the record plat of Pleasant Ridge Subdivision # 3 of record in Plat Book 2 at pages 142 and 143.

Pipes set are 3/4 inch with caps stamped R.I.Baker S-5539.

This description based on a field survey made of the premises in July and in October of year 1997 by Rodger Irwin Baker PS # S-005539.

Requested by James W. Jacobs.

*Rodger Irwin Baker*

October 6, 1997

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



Being a property boundary description of 0.3001 acres of land in the Village of Mount Sterling ( aka Mt. Sterling ), Madison County, State of Ohio...more specifically being the residual of Pleasant Ridge Subdivision # 3 Reserve "D" originally filed for record in Plat Book 2 at Pages 143 and 144 and filed in the tax map room of the County Engineer ( see plat 110-98 ) abutting the southeasterly boundary of Lot # 49 and is bounded and more particularly described as follows:

Beginning with a 3/4 inch pipe at the southeasterly corner of Lot # 49 on the westerly boundary of 50 feet wide Valleyview Drive...the same being the northeasterly corner of Reserve "D"; ( pipe capped R.I.Baker S-5539 )

Thence: With the frontage of said Reserve "D: and westerly boundary of Valleyview Drive with a curve to the right whose chord is 130.32 feet and bears S 17 deg 57 min 17 sec E, the radius is 175.00 feet, the Delta angle is 43 deg 43 min 12 sec right, the frontage herewith follows an arc distance of 133.53 feet to a 3/4 inch pipe; ( pipe capped R.I.Baker S-5539 )

Thence: Passing through the original Reserve "D" ( originally containing 0.683 acre ), S 87 deg 58 min 43 sec W 154.63 feet to a 3/4 inch pipe, this point being on the southeasterly boundary of Pleasant Ridge Subdivision # 2 as filed in Plat Book 3 at Page 79; ( pipe capped R.I.Baker S-5539 )

Thence: With said boundary N 17 deg 01 min 46 sec E 63.885 feet to a 3/4 inch pipe located at the southerly corner of Lot # 49; ( pipe found..no cap )

Thence: Following said lot boundary and the common line with Reserve "D" N 54 deg 27 min 18 sec E 117.56 feet to the point of beginning.

Containing within said bounds 0.3001 acres, part of lands in the name of James W. Jacobs and N. Opal Jacobs.

Re: Tax parcel 18-00508.000

This description is based on a field survey made by Rodger Irwin Baker Ohio surveyor registration number S-005539 in October 1997.

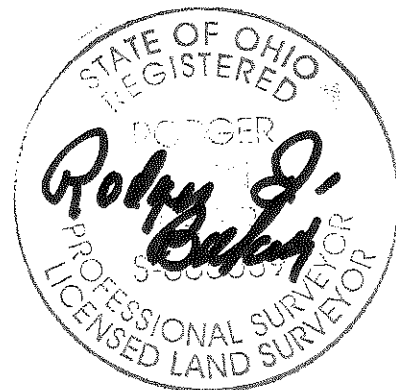
Bearings are based on Valleyview Drive S 43 deg 30 min 53 sec W Plat Book 2 Pages 143 and 144 and as per bearings filed as survey plat 110-98 dated October 6, 1997.

Rodger Irwin Baker

June 14, 2000

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

Phone 614-879-6004



Choc #210