

LEGEND & DATA

- = RIGHT OF WAY LINE
- = PROPERTY LINE (BOUNDARY)
- = CENTERLINE (MIDDLE)
- = SPIKE P.K. NAIL OR BOAT SPIKE (NOTED)
- = R.I.W. = RIGHT OF WAY
- = V.M.S. = VIRGINIA MILITARY SURVEY
- = FENCE
- = TRACT LINE OR PARCEL LINE
- = EXISTING OPEN DITCH
- = FLOW
- = PIPE OR POST AS NOTED
- ① ② ③ = IN ORDER OR SEQUENCE (COURSE & DISTANCE)
- = LANDHOOK - SAME OWNERSHIP

PRIOR OWNERSHIPS OF LANDS FOR AERIAL PARCELS

AERIAL PARCEL NUMBER 600 & 601	NOW JANICE SHUMATE
FORMERLY H. B. JOHNSON 110.75 ACRES IN YR. 1919	BUT LATER WAS OWNED BY CORA A. SNYDER
AERIAL PARCEL NUMBER 599	NOW HOWARD E. SHUMATE
FORMERLY ADDIE G. BEALE 106.36 ACRES IN YR. 1919	FORMERLY EVERETT S. BEAL THEN OWNED BY NORTHWESTERN MUTUAL INSURANCE CO.
AERIAL PARCELS 320 & 321	NOW OWNED BY ROBERT E. HALL & NANCY A. SHUMATE HALL
FORMERLY OWNED BY D. E. BEALE THEN BY NORTHWESTERN MUTUAL INSURANCE COMPANY	
AERIAL PARCELS 145 147 148 & 149	NOW OWNED BY GERALD J. BETS AND DOROTHY C. BETS
FORMERLY OWNED BY JESSE C. PANCAKE AND BY H. H. HARTFORD PANCAKE LATER HARTFORD PANCAKE	
AERIAL PARCEL 477 AND PARCEL 30-A	FORMERLY OWNED BY J. W. JOHN MOATS
AERIAL PARCEL N° 477 ONLY NOW OWNED BY JAMES R. MOATS AND REGINA B. MOATS	
AERIAL PARCEL N° 477 FORMERLY MARION MOATS (SEE FLORENCE, CARL, LUCILLE & PAULINE MOATS)	
AERIAL PARCEL N° 363	NOW OWNED BY RICHARD M. NEVILLE AND LYNN P. NEVILLE
FORMERLY OWNED BY L. M. JOHNSON THEN BY RAY JOHNSON - BLANCHIE JOHNSON	
AERIAL PARCEL 806 AND 538 FORMERLY J. S. CORE THEN OWNED BY OTIS B. CORE THEN RIAGS.	
AERIAL PARCEL 535 FORMERLY OWNED BY J. S. CORE E. M. L. CORE THEN BY OTIS B. CORE	
AERIAL PARCEL 540 FORMERLY OWNED BY ELI J. MEADE	

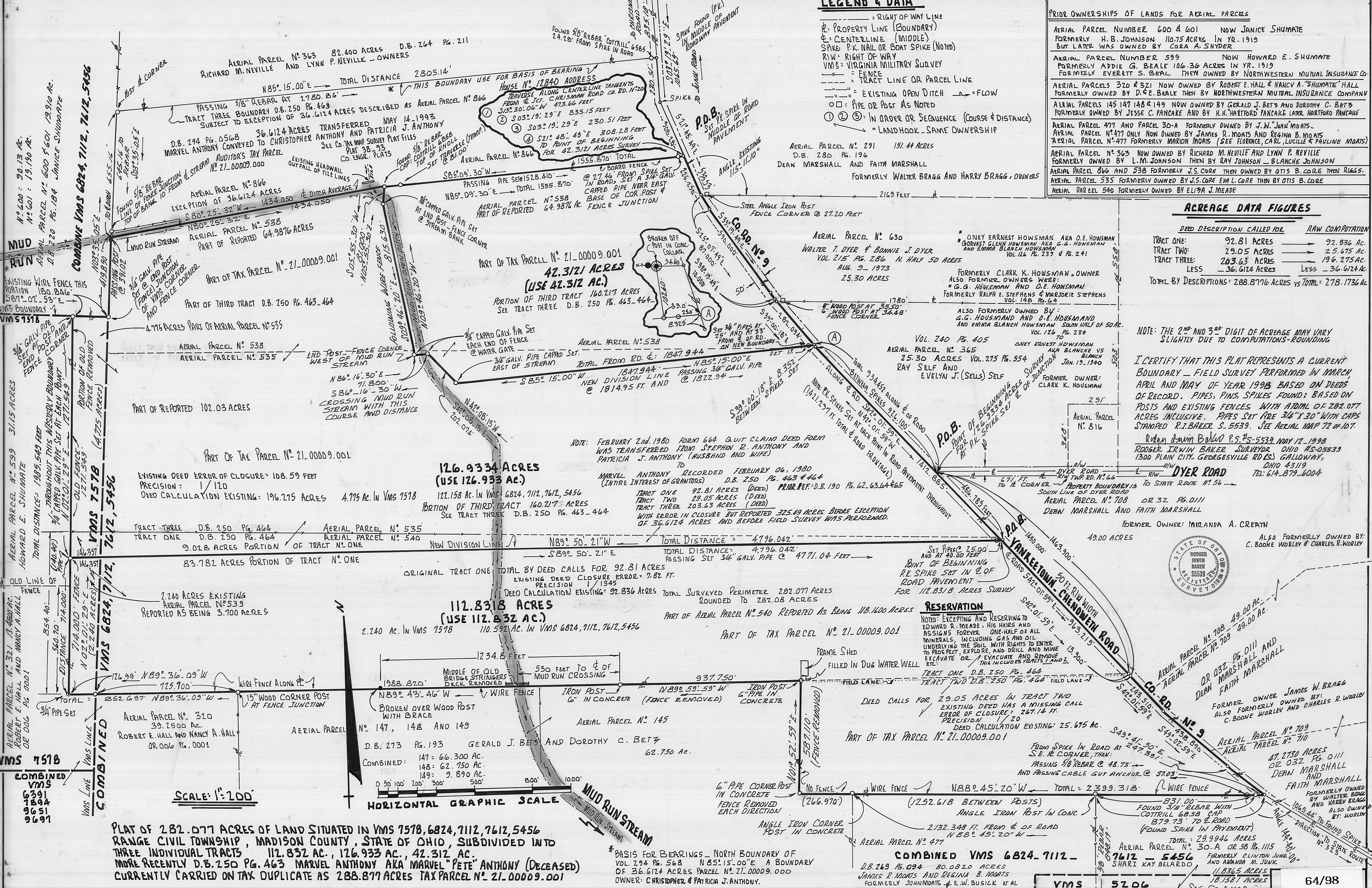
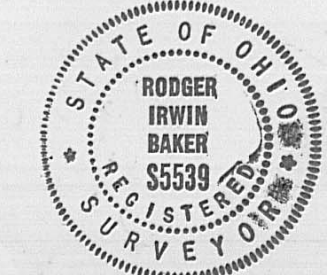
ACREAGE DATA FIGURES

DEED DESCRIPTION CALLED FOR	RAW COMPUTATION
TRACT ONE: 92.81 ACRES	92.836 Ac.
TRACT TWO: 29.05 ACRES	25.675 Ac.
TRACT THREE: 203.63 ACRES	196.275 Ac.
LESS - 36.6124 ACRES	Less - 36.6124 Ac.
TOTAL BY DESCRIPTIONS: 288.8776 ACRES	vs TOTAL: 278.1736 AC.

NOTE: THE 2ND AND 3RD DIGIT OF ACREAGE MAY VARY SLIGHTLY DUE TO COMPUTATIONS-ROUNDING

I CERTIFY THAT THIS PLAT REPRESENTS A CURRENT BOUNDARY - FIELD SURVEY PERFORMED IN MARCH, APRIL AND MAY OF YEAR 1998 BASED ON DEEDS OF RECORD, PIPES, PINS, SPIKES FOUND; BASED ON POSTS AND EXISTING FENCES WITH ADJACENT 282.077 ACRES INCLUSIVE. PIPES SET ARE 3/4" X 30" WITH CAPS STAMPED R.T. BAKER S. 5539. SEE AERIAL MAP 72 OF 107.

RODGER IRWIN BAKER SURVEYOR OHIO #S-05539
1300 PLAIN CITY, GEORGESVILLE (RD. 63) GALLOWAY, OHIO 43119
TEL: 614-879-6004



VMS 7518
COMBINED VMS
6391
7894
9651
9691

SCALE: 1"=200'

HORIZONTAL GRAPHIC SCALE

PLAT OF 282.077 ACRES OF LAND SITUATED IN VMS 7518, 6824, 7112, 7612, 5456 RANGE CIVIL TOWNSHIP, MADISON COUNTY, STATE OF OHIO, SUBDIVIDED INTO THREE INDIVIDUAL TRACTS 112.832 AC., 126.933 AC., 42.312 AC. MORE RECENTLY D.B. 250 PG. 463 MARVEL ANTHONY AKA MARVEL "PETE" ANTHONY (DECEASED) CURRENTLY CARRIED ON TAX DUPLICATE AS 288.877 ACRES TAX PARCEL N° 21.00009.001

* BASIS FOR BEARINGS - NORTH BOUNDARY OF VOL. 294 PG. 568 N85°15'00"E A BOUNDARY OF 36.6124 ACRES PARCEL N° 21.00009.000 OWNER: CHRISTOPHER & PATRICIA J. ANTHONY.

COMBINED VMS 6824-7112-
D.B. 269 PG. 094 80.0820 ACRES
JAMES R. MOATS AND REGINA B. MOATS
FORMERLY JOHN MOATS & E. W. BUSICK ET AL

VMS 5206

SEE CO. ENGR. FILES #43.97

64/98

Description of 126.933 acres of land situated in VMS 6824-7112-7612-5456 and in VMS 7578 within Range Civil Township, Madison County, State of Ohio and is a portion of tax parcel # 21-00009.001 and being part of Tract One and part of Tract Three as described in a deed to Marvel Anthony (deceased) of record in deed Vol. 250 at Page 463...fronting along Yankeetown-Chenoweth Road..Co. Rd. # 9 (50 feet wide)..being a portion of aerial parcel 535, a portion of aerial parcel 538 and being a portion of aerial parcel 540...said 126.933 acres is bounded and more particularly described as follows: (also a portion of aerial parcel 539)

Commence with a found nail (reset spike) in the centerline of Yankeetown-Chenoweth Road and in the middle of junction with Dyer Road (Twp. Rd. # 66)..then with the middle of Yankeetown-Chenoweth road S 42 deg 01 min 59 sec E 486.785 feet to a set spike..the northeasterly corner of 112.832 acres surveyed May 1998 and being the true point of beginning to the herein described 126.933 acres of land;

Thence: With a new division line and passing 3/4 inch capped pipes set at 25.00 feet and at 40.00 feet... N 89 deg 50 min 21 sec W (crossing Mud Run Stream), a total distance of 4796.042 feet to a 3/4 inch capped iron pipe in a wire fence on the common boundary between Howard Shumate and Anthony herein named; (crossing into VMS 7578 at 4649.685 feet) (this pipe set may, 1998)

Thence: With the westerly boundary of said Anthony and easterly line of said Shumate..following a wire fence and passing a wire fence junction..the northwesterly corner of Tract One and the southwesterly corner of Tract Three at 140.40 feet.....N 02 deg 01 min 29 sec E a total distance of 1271.549 feet to a set 3/4 inch capped iron pipe at an end post and former fence corner..now end of an east-west wire fence and on the southerly boundary of lands of Janice Shumate Vol. 220 at Page 184;

Thence: With aforesaid wire fence and southerly line of Shumate...Passing through some trees on line... S 87 deg 02 min 53 sec E 180.846 feet to a corner of two wire fences, an end post, a 3/4 inch capped iron pipe and northeasterly corner of VMS 7578..this last mentioned course being the north boundary of VMS 7578..common corner with combined VMS 6824-7112-7612-5456;

Thence: With a wire fence..boundary along west side of Anthony and along the east side of Janice Shumate... N 03 deg 35 min 05 sec E (passing a corner post at 391.02 feet) a total distance of 419.890 feet to a point in the middle of Mud Run Stream, being the southwesterly corner of 36.6124 acres in the ownership of Christopher Anthony and Patricia J. Anthony of record in Vol. 294 at Page 568, said corner referenced to an existing 5/8 inch rebar found capped by Cottrill # 6858 which bears N 03 deg 35 min 05 sec E 10.00 feet therefrom (a fence corner intersecting);

Thence: Crossing through the meanders of Mud Run Stream and following with the southerly boundary of said 36.6124 acres of Christopher and Patricia J. Anthony...N 80 deg 25 min 32 sec E 1434.050 feet to a found 5/8 inch rebar (Cottrill) on the top of a knoll near an old fence junction...easterly from a large concrete headwall and on the upland side of Mud Run Stream;

Thence: Down hill and crossing Mud Run Stream S 05 deg 55 min 30 sec W 81.000 feet to a set 3/4 inch pipe at the base of a wood corner post at a fence corner; (being on the backslope..side bank of stream)

Thence: Following a wire fence (parallel with and generally tangent to top of westerly stream embankment on the westerly side of said stream)...S 09 deg 46 min 20 sec E 815.630 feet to a set 3/4 inch pipe at the base of a large wooden corner post (end post) at a fence corner;

Thence: Crossing Mud Run Stream and following a short fence and water gate assembly type formerly..... N 86 deg 16 min 30 sec E 71.800 feet to a 3/4 inch capped pipe set at the end of existing fence and existing corner post;

Thence: Downstream on the easterly upland embankment and through undergrowth...S 42 deg 08 min 13 sec E a distance of 202.074 feet to a set 3/4 inch capped iron pipe in the edge of a tilled farm field;

Thence: Uphill and crossing said farm field and passing 3/4 inch pipes set at 1814.95 feet and at 1822.94 feet...N 85 deg 15 min 00 sec E a total distance of 1847.944 feet to a steel spike set in the centerline tangent of Yankeetown-Chenoweth Road and being the southeasterly corner of recently surveyed 42.312 acres;

Thence: With the centerline of said roadway S 39 deg 00 min 18 sec E 8.352 feet to a set spike;

Thence: Along the roadway centerline alignment (passing the earlier mentioned reference spike in the junction of Yankeetown-Chenoweth Road and Dyer Road at 926.100 feet,) S 42 deg 01 min 59 sec E a total distance of 1412.885 feet to the true point of beginning.

Containing within said bounds 126.933 acres (rounded) as found to exist as per a new field survey.

Bearings are based on N 85 deg 15 min 00 sec E the northerly boundary of 36.6124 acres of record in Vol. 294 at Page 0568. Pipes set are 3/4 inch galvanized with caps stamped R.I Baker S-5539.

Being portions of Tract One and of Tract Three (the deed descriptions having closure errors) of record in volume 250 at Page 463. Consisting of parts of aerial parcels 535-538-539 and 540.

There appears to be 4.775 acres in VMS 7578 and 122.158 acres in combined VMS 6824-7112-7612 and 5456.

 May 27, 1998

Rodger Irwin Baker Ohio registration # S-005539 (Surveyor)
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119 Phone: 614-879-6004



Description of 112.832 acres of land situated in VMS 6824-7112-7612-5456 and 7578 Range Civil Township, Madison County, State of Ohio and being a portion of tax parcel # 21-00009.001 and being the southerly portion of 282.077 acres by resurvey (tax duplicate currently carries the acreage to be 288.877 acres with errors in descriptions of record..see deed of record Vol. 250 at Page 463 Marvel Anthony (now deceased), fronting along Yankeetown-Chenoweth Road 50 feet wide Co. Rd. # 9...being bounded and more particularly described as follows:

Commence for a point of starting reference with a nail found and a steel spike reset in the centerline of Junction of Dyer Road (Twp. Rd. # 66) and middle of Yankeetown-Chenoweth Road (Co. Rd. # 9)...then with the middle of Yankeetown-Chenoweth road S 42 deg 01 min 59 sec E 486.785 feet to a P.K.Spike set at the true point of beginning of the herein described 112.832 acres;

Thence: Again following the centerline tangent of said Yankeetown-Chenoweth Road S 42 deg 01 min 59 sec E (passing steel spikes set at 963.215 feet, at 977.115 feet a total distance of 1220.625 feet to a steel spike set at a deflection in roadway alignment (P.I. point);

Thence: Again with a short tangent of said roadway S 49 deg 02 min 59 sec E 438.890 feet to a set spike;

Thence: With another centerline tangent S 49 deg 41 min 50 sec E 247.391 feet to a found P.K. spike at the northeasterly corner of 29.9946 acres Shari Kay Belardo aerial parcel 30-A deed recorded in OR 058 at Pg. 1115;

Thence: With the northerly boundary to said Belardo N 88 deg 45 min 20 sec W (passing a found 5/8 inch rebar capped Cottrill # 6858 at 48.73 feet and passing a steel guy cable anchor at 57.03 feet a distance of 879.73 feet to an existing steel angle iron corner post in concrete..corner to Belardo and northeasterly corner to James R. Moats and Regina B. Moats Vol. 269 at Pg. 094 80.082 acres;

Thence: N 88 deg 45 min 20 sec W 1252.618 feet..along a wire fence to another steel angle post in concrete corner to Moats and corner to Gerald J. Betz and Dorothy C. Betz deed of record in Vol. 273 at Page 193..this being the end of wire fence existing and being thus 2132.348 feet from the P.K. spike in aforesaid roadway;

Thence: Continue N 88 deg 45 min 20 sec W 266.970 feet to an existing 6 inch diameter metal pipe corner post in concrete..fence wire removed..a corner to said Betz..being a total distance of 2399.318 feet from the P.K. spike in aforesaid roadway;

Thence: Again with a boundary to said Betz N 01 deg 52 min 59 sec E 587.110 feet to another 6 inch diameter iron post set in concrete (fence removed)..a corner to Anthony and Betz;

Thence: Following a former wire fence (now removed for part of the overall distance) N 89 deg 59 min 59 sec W 937.750 feet to another pipe post set in concrete..this course being the common boundary between Anthony and Betz;

Thence: Following the remains of an old wire fence and again with the northerly line of said Betz (crossing a stream known as Mud Run at 530 feet, passing old steel stringer of a former bridge and passing through a broken over wood post with brace at 1234.80 feet)...N 89 deg 43 min 46 sec W a total distance of 1988.820 feet to a 15 inch wood corner post at a fence junction and being a corner to aforesaid Betz and is the northeasterly corner of 39.2500 acres belonging to Robert E. Hall and Nancy A. (Shumate) Hall of record in OR 006 Pg. 0001;

Thence: With the common boundary between Hall and Anthony following an existing wire fence, crossing into VMS 7578 at a distance of 725.700 feet...N 89 deg 36 min 09 sec W a total distance of 852.697 feet to a wood post..fence corner and set 3/4 inch capped iron pipe;

Thence: With the common line between Hall and Anthony and following a wire fence which is the easterly line of 13.4500 acres belonging to said Hall... N 02 deg 01 min 29 sec E (passing a fence junction and corner to said Hall and Howard E. Shumate at 560.70 feet...a total distance of 714.000 feet to set 3/4 inch capped iron pipe at the northwesterly corner of the herein described 112.832 acres...said pipe measures 140.40 feet southerly from another existing wire fence junction(corner to Tracts One & Two);

Thence: With a new property division line...passing a set 3/4 inch capped iron pipe at 4756.042 feet, passing another pipe set at 4771.04 feet.....S 89 deg 50 min 21 sec E a total distance of 4796.042 feet to the point of beginning.

Being all of Tract Two and a major portion of Tract One as described (with errors) in Deed Volume 250 at Page 463 and 464..Marvel Anthony (now deceased).

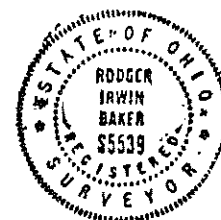
Containing within said bounds 112.832 acres (rounded) and presently carried as part of tax parcel number 21-00009.001 and being most of current aerial parcel # 540. Included herein is 2.240 acres in VMS 7578 of aerial parcel # 539. 110.592 acres appear to be within combined VMS 6824-7112-7612 and VMS 5456.

This description is based on a current field boundary survey made in March, April and May of year 1998 by Rodger Irwin Baker, Ohio surveyor # S-005539.

Pipes set are 3/4 inch galvanized iron pipe a minimum of 30 inches long and each being capped with plastic identification caps stamped R.I.Baker S-5539.

 May 27, 1998

Rodger Irwin Baker PS # S-005539 (Ohio surveyor)
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119 Phone: 614-879-6004



**Basis for bearings N 85 deg 15 min 00 sec E the northerly boundary of 36.6124 acres described of record in Volume 294 at Page 0568..Christopher and Patricia J. Anthony.

Description of 42.312 acres of land situated within combined VMS 6824-7112-7612 and 5456 in Range Civil Township, Madison County, State of Ohio, fronting along Yankeetown-Chenoweth Road (Co. Rd. # 9); being a portion of aerial parcel 535 and a portion of aerial parcel 538; also being part of Tract Three of the current deed conveying to Marvel Anthony (deceased) recorded in Volume 250 at Page 463; said 42.312 acres being located in the northeasterly part of 282.077 acres resurveyed in year 1998...being bounded and more particularly described as follows:

Commence for a point of true beginning....with a set spike at the southeasterly corner of 36.6124 acres of record in Vol. 294 at Page 0568 having been conveyed by Marvel Anthony (now deceased) to Christopher Anthony and Patricia J. Anthony (transferred May 14, 1993)..said spike located in the middle of Yankeetown-Chenoweth Road (Co. Rd. # 9) and from the centerline junction with Chrisman Road (Co. Rd. # 20) bears S 15 deg 30 min 06 sec W 473.66 feet, then S 03 deg 19 min 29 sec E 1065.66 feet, then S 21 deg 48 min 49 sec E 308.28 feet (each course following the centerline of roadway tangents) to the point of beginning:

Thence: Continue with the roadway tangent (centerline) S 21 deg 48 min 49 sec E 225.250 feet to a found P.K. spike being the northwesterly corner of 25.30 acres belonging to Walter T. Dyer and Bonnie J. Dyer of record in Vo. 215 at Page 286; (Yankeetown-Chenoweth Road right of way width at 50 feet)

Thence: With Dyers' frontage S 25 deg 07 min 49 sec E 87.00 feet...then S 33 deg 19 min 49 sec E 590.000 feet....then S 38 deg 19 min 49 sec E 10.000 feet to a buried nail and a reset steel spike at the southwesterly corner of aforesaid Dyer and being the northwesterly corner of 25.30 acres owned by Ray Self and Evelyn J. (Sells) Self of record in Vol. 275 at Pg. 554;

Thence: Again with the roadway tangent S 39 deg 00 min 18 sec E 282.094 feet to a set spike at the southeasterly corner to the herein described and being the northeasterly corner of 126.933 acres surveyed in year 1998...said point measures 934.452 feet northerly along the middle of said roadway from the centerline of Dyer Road (Twp. Rd. # 66);

Thence: Passing 3/4 inch capped galvanized iron pipes at 25.00 feet and at 33.00 feet...S 85 deg 15 min 00 sec W 1847.944 feet to a 3/4 inch capped pipe set along the edge of a tilled field on the up-land side of Mud Run Stream;

Thence: Running through underbrush and in the flood plain of said stream...N 42 deg 08 min 13 sec W a distance of 202.074 feet to a set 3/4 inch pipe at the easterly end of a short fence at the base of a wood end post;

Thence: Following this short fence and along the remains of a former water gate (crossing Mud Run Stream) S 86 deg 16 min 30 sec W 71.800 feet to a set pipe at the base of a large wood corner post and being the southerly end of a wire fence existing;

Thence: Following along said wire fence and generally tangent to the westerly embankment of said stream (top of backslope and edge of tilled farm field) N 09 deg 46 min 20 sec W 815.630 feet to a set 3/4 inch capped iron pipe at the base of a fence corner wood post and in the westerly bank of aforesaid Mud Run Stream;

Thence: Crossing said stream and bearing N 05 deg 55 min 30 sec E 81.000 feet to a found 5/8 inch capped rebar stamped Cottrill 6858 located near a fence and being on the southerly boundary of 36.6124 acres conveyed to Christopher Anthony and Patricia J. Anthony of record in Vol.294 at Page 568;

Thence: Following the southerly boundary of aforesaid 36.6124 acres and the northerly boundary of the 42.312 acres described herein (in part following a board fence ... passing through a wood end post at 1527.02 feet and passing through a set 3/4 inch capped pipe at 1528.410 feet), N 85 deg 09 min 30 sec E a total distance of 1555.870 feet to the true point of beginning.

Containing within said bounds a total of 42.312 acres of land, a portion of Tract Three of record in Vol. 250 at Page 463, being located in the northeasterly portion of 282.077 acres recently resurveyed for the estate.

Bearings are based on the northerly boundary of 36.6124 acres of record in Vol. 294 at Page 0568 which calls for N 85 deg 15 min 00 sec E...being parallel with the southerly boundary of the herein described 42.312 acres.

Steel spikes are either set or were found at each angle point in the paved roadway. Pipes set are 3/4 inch galvanized iron pipes with caps inserted stamped R.I.Baker S-5539.

This description is based on a current field survey made in March, April and May of year 1998 by Rodger Irwin Baker, Ohio surveyor registration number S-005539. The 282.077 acres by actual possession is currently shown as 288.877 acres...tax parcel # 21-00009.001 consisting of Tract One, Tract Two and Tract Three (each have closure errors and incorrect acreages) the purpose of a newly performed total field survey for the estate of Marvel Anthony (now deceased).


Rodger Irwin Baker May 29, 1998

Rodger Irwin Baker Ohio Surveyor # S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119 Phone: 614-879-6004

