

FOR DESCRIPTION OF 1.096 ACRE TRACT SEE 'TRACT II' IN DEED RECDRD 242, PAGE 359.

CLIFFORD & CAROLYN STOLTZFUS
1.096 ACRES
280/259 &
D.R. 39, PAGE 185
LESS THIS SURVEY
OF 0.032 ACRE

CLIFFORD & CAROLYN STOLTZFUS
3.759 ACRES
280/259 &
D.R. 39, PAGE 185
LESS THIS SURVEY
OF 2.056 ACRES

CLIFFORD & CAROLYN STOLTZFUS
139.522 ACRES (TAX DUPLICATE)
280/259 &
D.R. 39, PAGE 185

NOTES:
SCALE 1" = 80'
REFERENCE BEARING N 39° 04' 00" E ASSUMED FROM A PREVIOUS SURVEY OF A 140.738 ACRE & A 103.089 ACRE TRACT OF LAND SURVEYED BY ROGER BAKER FOR JAMES AND DELLA MAE RYAN IN JANUARY OF 1976 AND ON FILE IN THE OFFICE OF THE MADISON COUNTY ENGINEER.

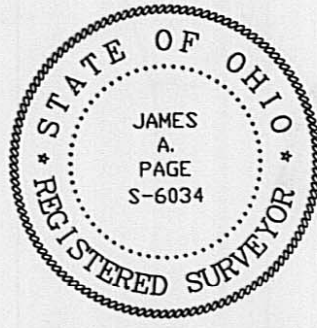
- SQUARE IRON BAR FOUND
 - IRON PIPE SET
 - 3/4 INCH DIAMETER IRON PIPE FOUND
 - P.K. NAIL FOUND
 - ⊙ PONY SPIKE SET
 - ▭ ACRE DENOTES AREA OF THIS SURVEY
 - (---) ACRE DENOTES PARTIAL AREA OF SURVEY
- IRON PIPES SET ARE 3/4" X 30" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED S-6034.
UNLESS DENOTED OTHERWISE HEREON

ACREAGE SUMMARY

140.738 ACRES (ORIGINAL)
- 1.096 ACRES (230/385)
+ 1.096 ACRES (242/359)
+ 3.759 ACRES (242/359)
= 144.497 ACRES (CALCULATION)
= 144.377 ACRES (BY SURVEY RECORDED IN D.R. 39, PG. 185)

PLAT OF EASEMENT SURVEY FOR:
ALVIN TROYER
VIRGINIA MILITARY SURVEY NUMBER 10860 & 11087,
PIKE TOWNSHIP, MADISON COUNTY, OHIO

66/98



JAMES A. PAGE (PS. 6034)

AUTOCAD 98-25EAS.DWG DISK #67 J.N. 98-25

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated.

James Page 7/1/98

Page Engineering, Inc.

112 East Fifth Street • Marysville, Ohio 43040
(513) 644-1272

Real estate situated in Pike Township of Madison County, Ohio, in the Virginia Military Survey Number 10860 and 11087; being part of the 3.759 acre tract and the 1.096 acre tract of land owned by Clifford and Carolyn Stoltzfus (Deed Record 280, page 259 and Official Record 39, page 185), said 3.759 acre tract and said 1.096 acre tract are now apart of the 144.377 acre tract of said Stoltzfus as described in Official Record 39, page 185, and being further bounded and described as follows:

Beginning for reference at a three-fourths (3/4) inch diameter iron pipe found at the intersection of the centerline of Rosedale Road (County Road #25) with the centerline of Rosedale- Milford Center Road (County Road #11, 50 feet wide);

thence with the centerline of said Rosedale-Milford Center Road, North 39 degrees 04 minutes 00 seconds West (reference bearing), 1689.53 feet to a square iron bar found at the point of intersection of the tangents of a curve in said road (passing over a square iron bar found at 932.86 feet on the southeasterly corner of a 139.522 acre tract of land owned by said Stoltzfus (Deed Record 280, page 259 and Official Record 39, page 185);

thence with the centerline of said Rosedale-Milford Center Road, North 22 degrees 24 minutes 17 seconds West, 15.80 feet to a square iron bar found thereon and on the southeasterly corner of said Stoltzfus 3.759 acre tract and on a northeasterly corner of said Stoltzfus 1.096 acre tract, and the point of beginning of the land to be described;

thence South 77 degrees 49 minutes 00 seconds West, 413.00 feet with the line common to the southerly line of said Stoltzfus 3.759 acre tract and a northerly line of said Stoltzfus 1.096 acre tract to an iron pipe set (passing over an iron pipe set at 25.40 feet and passing the southwesterly corner of said 3.759 acre tract at 407.45 feet);

thence crossing said Stoltzfus 1.096 acre tract, North 08 degrees 14 minutes 00 seconds West, 248.50 feet parallel to and 5.54 feet by perpendicular measurement to the westerly line of said Stoltzfus 3.759 acre tract to an iron pipe set;

thence North 81 degrees 17 minutes 29 seconds East, 355.72 feet, crossing said Stoltzfus 1.096 acre tract and said Stoltzfus 3.759 acre tract to a pony spike set on the centerline of Rosedale-Milford Center Road, said point bears South 22 minutes 24 degrees 17 seconds East, 379.12 feet from a p.k. nail found on the most northerly corner of said 3.759 acre tract (passing over the line common to said 1.096 acre tract and said 3.759 acre tract at 5.54 feet and over an iron pipe set at 329.97 feet);

thence with the centerline of said Rosedale-Milford Center Road, South 22 degrees 24 minutes 17 seconds East, 230.00 feet to the point of beginning.

Bearing (North 39 degrees 04 minutes 00 seconds West) assumed from a previous survey of a 140.738 acre tract and a 103.089 acre tract of land surveyed by Roger Baker for James and Della Mae Ryan in January 1976, and on file in the office of the Madison County Engineer.

The tract as described from an actual field survey performed on or about April 14, 1998, by James A. Page (S-6034), of Page Engineering, Inc., Marysville, Ohio, contains 2.088 acres, more or less, of which 2.056 acres are a part of said Stoltzfus 3.759 acre tract and 0.032 acre is part of said Stoltzfus 1.096 acre tract and of which 0.132 acre is subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034. The survey is recorded in the office of the Madison County Engineer.

James A. Page, PS
S-6034
April 24, 1998
JN 98-25