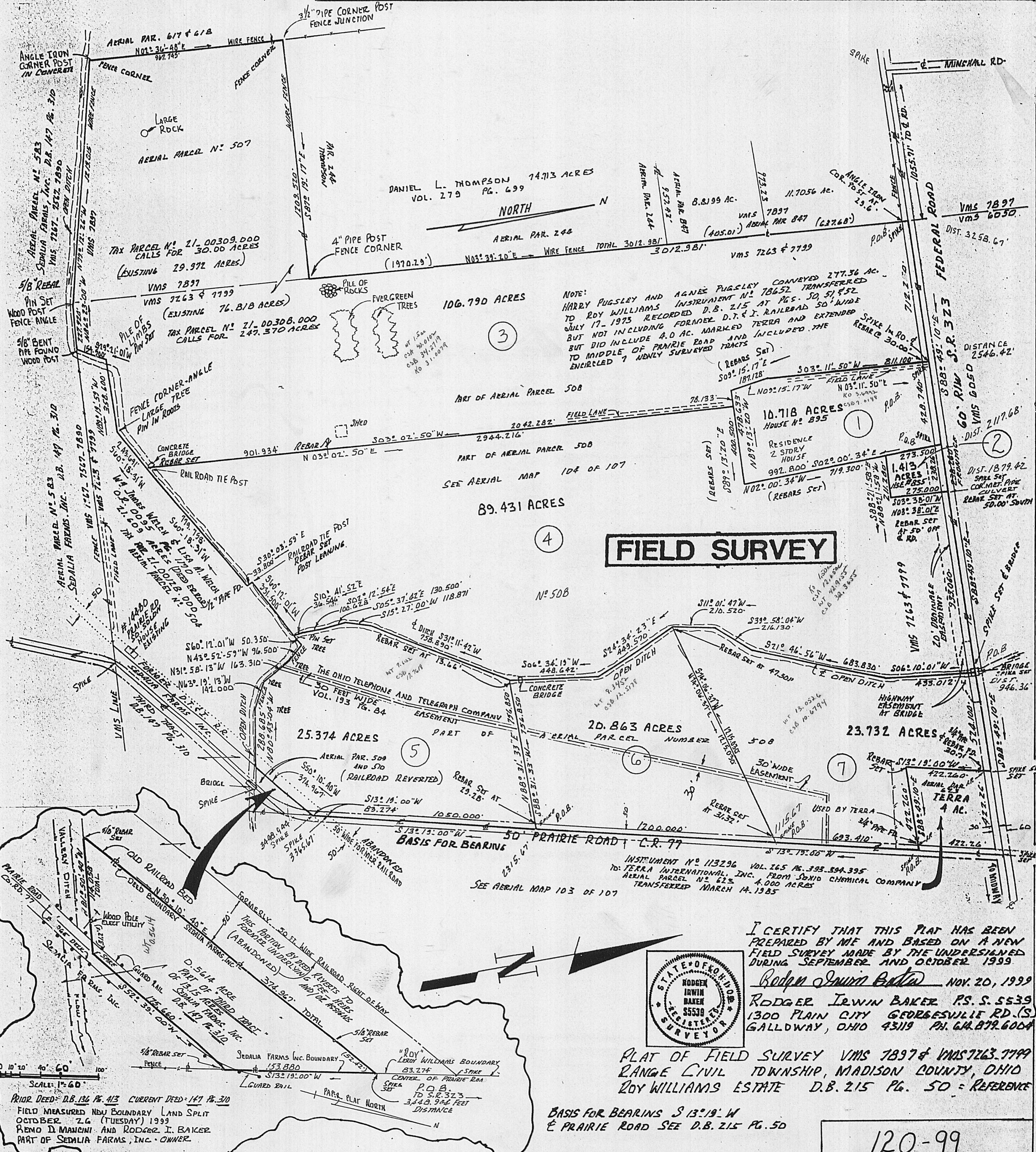
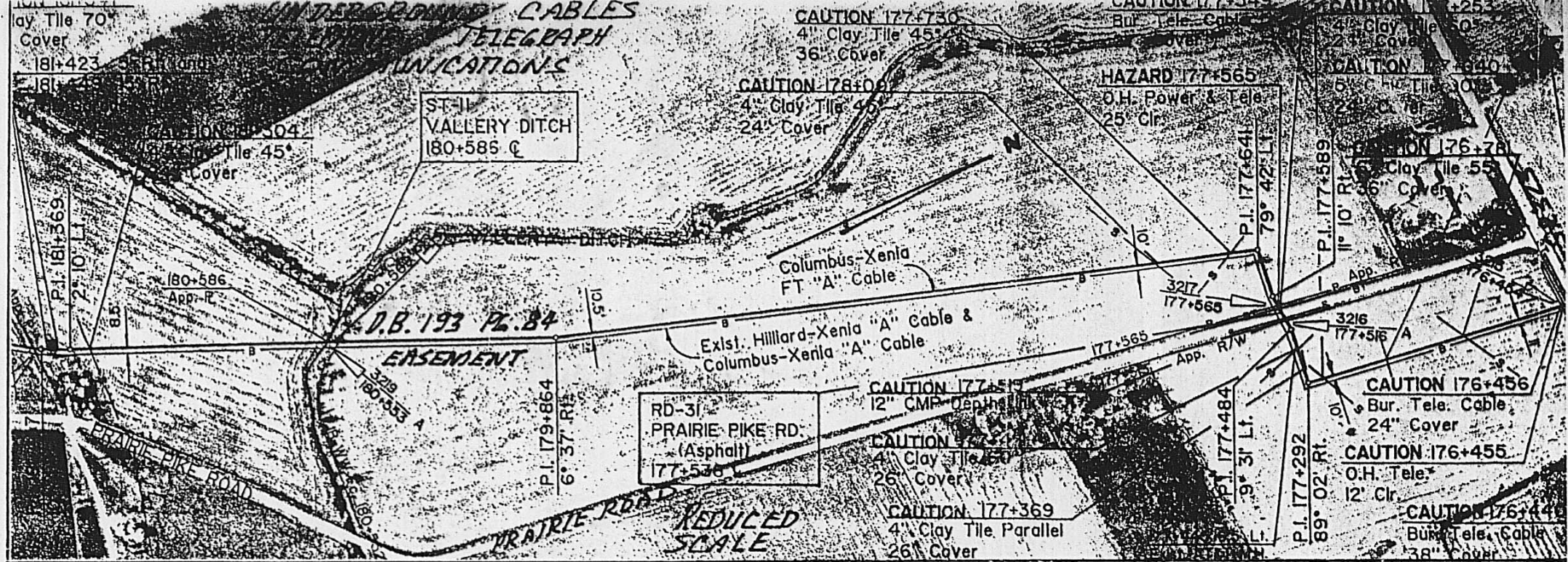


# PLAT

## LEGEND & SYMBOLS

R/W - RIGHT OF WAY  
 CL - CENTERLINE  
 P - PROPERTY LINE  
 L - LAND HOOK - SAME OWNER  
 O - PIPE OR PIN, FOUND OR SET, AS NOTED  
 IF SET CAPS ARE THIS STAMPED R.I. BAKER, S. 5539



I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME AND BASED ON A NEW FIELD SURVEY MADE BY THE UNDERSIGNED DURING SEPTEMBER AND OCTOBER 1999

*Rodger Irwin Baker* NOV. 20, 1999

RODGER IRWIN BAKER P.S. S. 5539  
 1300 PLAIN CITY GEORGESVILLE RD. (S)  
 GALLOWAY, OHIO 43119 PH. 614.879.6004



PLAT OF FIELD SURVEY VMS 7897 & VMS 7263, 7799  
 RANGE CIVIL TOWNSHIP, MADISON COUNTY, OHIO  
 ROY WILLIAMS ESTATE D.B. 215 PG. 50 - REFERENCE

BASIS FOR BEARING S 13° 19' W  
 & PRAIRIE ROAD SEE D.B. 215 PG. 50

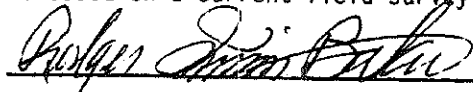
Property boundary perimeter description of 89.431 acres of land situated in VMS 7263 and VMS 7799 (combined) and is a portion of former 277.36 acres conveyed to Roy Williams July 17, 1973 recorded in D.B. 215 at Pg. 050 situated in Range Civil Township, Madison County, State of Ohio..fronting along State Route # 323 and is bounded and more particularly described as follows:

Beginning with a set P.K. spike in the middle of an existing state highway bridge crossing over Vallery Open Ditch which spike is at highway station 473+82.00 as per year 1977 O.D.O.T. bridge plan Mad.-323-7.00...said spike measures N 88 deg 49 min 10 sec W 946.36 feet along State Route # 323 centerline from the middle of Prairie Road ( steel spike found and steel spike set )...said S.R.323 aka Federal Road, aka South Solon-Midway-Mt. Sterling Road and also Prairie Road aka County Road # 77;

- Thence: From said spike in middle of highway bridge..following the middle of Vallery Open Ditch and crossing through a 50 feet wide highway easement which contains 0.625 acre....S 06 deg 10 min 01 sec W 433.012 feet to a point;
- Thence: Again with the middle of Vallery Open Ditch S 21 deg 46 min 56 sec W 683.830 feet; then S 39 deg 58 min 04 sec W 216.130 feet; then S 11 deg 01 min 47 sec W 210.520 feet to a point in the center of said ditch and is referenced by a 5/8 steel rebar set N 74 deg 06 min 37 sec E 47.50 feet therefrom;
- Thence: Continue downstream with the centerline tangents of said open ditch (Vallery Ditch ), S 24 deg 34 min 23 sec E 449.570 feet and then S 06 deg 34 min 19 sec W 448.642 feet to a point which is referenced by a set 5/8 inch rebar located 13.660 feet N 88 deg 31 min 33 sec E therefrom;
- Thence: Again continue downstream with the centerline of said Vallery Open Ditch S 31 deg 11 min 42 sec W 758.890 feet; then S 15 deg 27 min 00 sec W 118.871 feet; then S 05 deg 37 min 42 sec E 130.500 feet; then S 02 deg 12 min 54 sec E 100.628 feet; then S 10 deg 41 min 52 sec E 36.546 feet to a 5/8 inch steel rebar set in the middle of said ditch and in line with old evidence of a former wire fence and boundary line on the northerly side of another open ditch and at the ditch junction therewith;
- Thence: Leaving the aforementioned Vallery Ditch and following along another segment of Vallery Ditch and with evidence of a former wire fence and property boundary S 60 deg 12 min 01 sec W 331.500 feet to a railroad tie corner post ( post is leaning and a 5/8 inch rebar set at the bottom thereof );
- Thence: Crossing Vallery Ditch S 30 deg 03 min 59 sec E 33.800 feet to a old 1/2 inch pipe and property corner on the southerly side of said open ditch;
- Thence: Following evidence of a former old wire fence and property boundary S 60 deg 18 min 31 sec W 779.758 feet to a set 5/8 inch rebar near the southerly end of a concrete bridge about 4 feet beyond a railroad tie type corner post;
- Thence: Crossing Vallery Ditch and passing a set 5/8 inch rebar at 901.934 feet... N 03 deg 02 min 50 sec E 2944.216 feet to a set 5/8 inch rebar;
- Thence: S 89 deg 13 min 20 sec E 400.500 feet to a set 5/8 inch rebar;
- Thence: N 02 deg .00 min 34 sec W 719.300 feet to a set 5/8 inch rebar;
- Thence: S 88 deg 21 min 58 sec E 211.280 feet to a set 5/8 inch rebar;
- Thence: N 03 deg 38 min 01 sec E ( passing a set 5/8 inch rebar at 225.00 feet ), a total distance of 275.00 feet to a P.K. spike set in the middle of State Route # 323 over the middle of a 36 inch diameter metal culvert pipe;
- Thence: With the centerline alignment of 60 feet wide State Route # 323 (Federal Road ), S 88 deg 49 min 10 sec E 933.060 feet to the true point of beginning.

Containing within said bounds 89.431 acres of land subject to a 20 feet wide drainage easement along and across the entire 933.060 feet of road frontage said easement abutting and adjacent to the 30 feet wide southerly right of way line with the southerly line of said drainage easement being 50 feet southerly from the roadway centerline. Also this 89.431 acres is subject to an easement for highway purposes acquired in year 1977 for the re-construction of highway bridge crossing over Vallery Ditch along S.R.# 323.

Pins set are 5/8 inch rebar with caps stamped R.I.Baker S-5539. This description is based on a current field survey made by Rodger Irwin Baker. Ohio license S-005539.



November 20, 1999

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

Tel:614-879-6004

The following is a correct boundary description of 25.374 acres of land having been surveyed in September and October year 1999 and is a portion of that former 277.36 acres conveyed to Roy Williams by deed recorded in D.B. 215 at Pg. 050 and was transferred July 17, 1973 and is also a portion of former 50 feet wide D.T. & I. Railroad (commonly called Grasshopper Line) now reverted to the heirs and assigns (namely Roy Williams estate)...situated in combined VMS 7263 & 7799 in Range Civil Township, Madison County, State of Ohio and is bounded and more particularly described as follows:

Commence with a steel spike set in the middle of State Route # 323 (Federal Road) and the projected centerline of Prairie Road which point is the former northeasterly corner of Roy Williams 277.36 acres...then with the centerline of Prairie Road (aka County Road # 77)....S 13 deg 19 min 00 sec W (passing a spike set at 422.26 feet and a spike set at 1115.67 feet) a total distance of 2315.67 feet to a set P.K. spike at the true point of beginning;

Thence: Continue with the centerline of Prairie Road S 13 deg 19 min 00 sec W 1050.000 feet to a set spike on the northwesterly right of way for the former 50 feet wide D.T. & I. Railroad now removed and reverted;

Thence: Continue with the Prairie Road centerline S 13 deg 19 min 00 sec W a distance of 83.274 feet to the southerly old right of way line for said former railroad;

Thence: Following the former southeasterly right of way line for the old abandoned D.T. & I. Railroad (the Grasshopper Line) passing a set 5/8 inch rebar at 52.42 feet S 50 deg 10 min 40 sec W 374.967 feet to a set 5/8 inch rebar in a wire fence (fence mashed down to ground level)..being the actual boundary line on the northerly side of Vallery Open Ditch;

Thence: Following said wire fence and passing through small trees and growth along the northerly upland side of Vallery Open Ditch...N 80 deg 43 min 04 sec W 288.685 feet to a buried pipe in the roots and base of a large tree in an angle of said wire fence;

Thence: Continue to follow the old wire fence and property boundary upstream but on the northerly side of said open ditch...N 63 deg 19 min 13 sec W 142.000 feet to a buried pipe in the tree roots and base of a large tree and angle of said wire fence;

Thence: Again following the old wire fence N 31 deg 58 min 13 sec W 163.310 feet to a buried pipe in the roots of a large tree and angle of old wire fence;

Thence: Continue with said wire fence N 43 deg 52 min 59 sec W 96.500 feet to a buried pipe in the base of a large tree and in an angle of said fence;


Thence: With a portion of old fence evidence S 60 deg 12 min 01 sec W 50.350 feet to a set 5/8 inch rebar in the middle of the northerly branch of Vallery Open Ditch;

Thence: In an upstream direction with the middle of Vallery Open Ditch N 10 deg 41 min 52 sec W 36.546 feet; then again upstream with the middle of said ditch N 02 deg 12 min 54 sec W 100.628 feet; then again upstream N 05 deg 37 min 42 sec W 130.500 feet to a point; then continue upstream N 15 deg 27 min 00 sec E 118.871 feet to a point; then again upstream N 31 deg 11 min 42 sec E 758.890 feet to a point...the northwesterly corner of the herein described 25.374 acres;

Thence: Passing 5/8 inch rebars set at 13.660 feet and at 727.570 feet go N 88 deg 31 min 33 sec E a total distance of 756.850 feet to the true point of beginning.

Containing within said bounds 25.374 acres of land. Bearings derived from S 13 deg 19 min W along the middle of Prairie Road as recited in D.B. 215 at Pg. 050.

Pins set are 5/8 inch rebar with caps stamped R.I. Baker S-5539. This description is based on a current field survey made by Rodger Irwin Baker Ohio license S-005539.

 November 20, 1999

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

Tel: 614-879-6004

Being a boundary description of 23.732 acres of land within combined VMS 7263 & 7799 in Range Civil Township, Madison County, State of Ohio and being a portion of that certain 277.36 acres conveyed July 17, 1973 to Roy Williams of record in Deed Book 215 at Page 050 said 23.732 acres fronting in part along State Route # 323 (Federal Road) and fronting in part along Prairie Road (County Road # 77)..said 23.732 acres is bounded and more particularly described as follows:

Commence with a set steel spike in the centerline of State Route # 323 and in the projected centerline of Prairie Road then following the middle of Prairie Road on a bearing of S 13 deg 19 min 00 sec W a distance of 422.26 feet to a set P.K. spike at the true point of beginning:

Thence: Again with the middle of Prairie Road S 13 deg 19 min 00 sec W 693.410 feet to a P.K. spike set;

Thence: Passing a 5/8 inch rebar at 31.32 feet and passing another 5/8 inch rebar at 1167.529 feet go S 74 deg 06 min 37 sec W 1215.030 feet to a point in the middle of Vallery Open Ditch;

Thence: With the following bearings and distances in an upstream direction.....  
N 11 deg 01 min 47 sec E 210.520 feet; then N 39 deg 58 min 04 sec E 216.130 feet; then N 21 deg 46 min 56 sec E 683.830 feet to a point; then continue upstream N 06 deg 10 min 01 sec E 433.012 feet to a P.K. spike set in the middle of a highway bridge crossing over Vallery Ditch;

Thence: With the centerline alignment of State Route # 323 ( Federal Road ) go S 88 deg 49 min 10 sec E 524.100 feet to a set spike in the middle of said roadway;

Thence: Passing a found 3/4 inch pipe at 30.7 feet S 13 deg 19 min 00 sec W a distance of 422.260 feet to a 5/8 inch rebar set;

Thence: Passing a found 3/4 inch pipe at 384.67 feet ( bent over ) go S 88 deg 49 min 10 sec E 422.26 feet to the true point of beginning.

Containing within said bounds 23.732 acres of land based on a field survey performed in September and October year 1999 by Rodger Irwin Baker Ohio surveyor # S-005539.

Pins set are 5/8 inch rebar by 30 inches long with caps stamped R.I.Baker S-5539.

Bearings derived from S 13 deg 19 min W along the middle of Prairie Road as called for in D.B. 215 at Pg. 050.



November 20, 1999

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

Telephone: 614-879-6004

Being a property description of the boundary for 20.863 acres surveyed in September and October 1999 in combined VMS 7263 & 7799 in Range Civil Township, Madison County, State of Ohio and being a portion of that former 277.36 acres conveyed July 17, 1973 to Roy Williams of record in Deed Volume 215 at Page 050 which premises is fronting along Prairie Road (County Road # 77) and is bounded and more particularly described as follows:

Commence with a set spike in the middle of State Route # 323 (Federal Road) and in the projected centerline of Prairie Road (County Road # 77)...then go with the middle of Prairie Road ( passing a set spike at 422.26 feet ) S 13 deg 19 min 00 sec W a total distance of 1115.670 feet to a set P.K. spike at the true point of beginning;

Thence: Continue with the centerline of Prairie Road S 13 deg 19 min 00 sec W 1200.000 feet to a set P.K. spike;

Thence: Leaving said roadway and passing set 5/8 inch rebars at 29.28 feet and at 743.190 feet, S 88 deg 31 min 33 sec W 756.850 feet to a point in the middle of Vallery Open Ditch;


Thence: In an upstream direction N 06 deg 34 min 19 sec E 448.642 feet and then continue upstream again N 24 deg 34 min 23 sec W 449.570 feet to a point;

Thence: Leaving aforesaid Vallery Open Ditch and passing 5/8 inch rebar pins set at 47.501 feet and at 1183.710 feet...go N 74 deg 06 min 37 sec E 1215.030 feet to the true point of beginning.

Containing within said bounds 20.863 acres of land. This description is based on a newly performed boundary survey by Rodger Irwin Baker Ohio registration number S-005539.

Bearings are derived from S 13 deg 19 min W as called for along Prairie Road as found recited in D.B. 215 at Pg. 050.

Pins set are 5/8 inch diameter steel rebar with caps stamped R.I.Baker S-5539.



November 20, 1999

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

Tel:614-879-6004

Description of 10.718 acres of land in combined VMS 7263 & 7799 in Range Civil Township, Madison County, State of Ohio being bounded and more particularly described as follows:

Commence with a steel spike set in the centerline of State Route # 323 ( Federal Road ) which point measures N 88 deg 49 min 10 sec W 2117.680 feet from a set steel spike in the centerline junction with Prairie Road ( County Road # 77 ) said starting point being also 2196.700 feet easterly from the middle of Minshall Road ( spike found ).....said starting spike hereafter called the true point of beginning;

Thence: Passing a set 5/8 inch steel rod at 30.00 feet go S 02 deg 00 min 34 sec E 992.800 feet to a 5/8 steel rod set;

Thence N 89 deg 13 min 20 sec W 478.633 feet to a 5/8 inch steel rod set;

Thence: N 09 deg 15 min 17 sec W 187.128 feet to a 5/8 inch steel rod set;

Thence: Passing a 5/8 inch steel rod set at 781.10 feet go N 03 deg 11 min 50 sec E a total distance of 811.100 feet to a steel spike set in the middle of State Route # 323 which spike measures 1767.960 feet easterly from the centerline junction of State Route # 323 and Minshall Road;

Thence: With the centerline of 60 feet wide State Route # 323 and along the frontage hereto S 88 deg 49 min 10 sec E 428.740 feet to the true point of beginning.

Containing within said bounds 10.718 acres of land. Pins set are 5/8 inch diameter by 30 inches long ( steel rebar ) with caps stamped R.I.Baker S-5539.

Bearings derived from D.B. 215 at Pg. 050 ( Roy Williams deed )

Being located at 895 State Route # 323 South Solon, Ohio.

Containing a two story house and a barn.

This description is based on a field survey performed in September and October year 1999 by Rodger Irwin Baker Ohio registration # S-005539.



October 12, 1999

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

Telephone 614-879-6004

The following is a description of an easement 20 feet in width for the purpose of installation and maintenance of a underground drainage tile ( or drain pipe ) said drainage easement is 20 feet in width and 1171.32 feet long immediately southerly from and adjacent to the southerly 30 feet wide right of way boundary for State Route # 323 ( Federal Road )...said easement is bounded and more particularly described as follows:

For a point of starting reference commence with a steel spike set in the junction of Prairie Road and in the middle of State Route # 323...go then with the centerline of State Route # 323 N 88 deg 49 min 10 sec W 946.36 feet to a spike in the center of existing bridge deck over Vallery Open Ditch; then S 02 deg 00 min 34 sec E 40.08 feet to the easterly end of said 20 feet wide drainage easement in the present middle of Vallery Open Ditch..being the true point of beginning:

Thence : With the centerline of said 20 feet wide drainage easement go then N 88 deg 49 min 10 sec W ( parallel with State Route # 323 and 40 feet southerly from the centerline thereof....) a distance of 1171.32 feet to the easterly boundary of 10.718 acres separately surveyed in September and October year 1999. It is the intent of this 20 feet wide easement ( 10 feet each side of the described centerline ) to provide adequate subsurface drainage outlet from said 10.718 acres to existing Vallery Open Ditch.

Containing within the bounds of said 20 feet wide easement 0.5378 acre of land.

Description of 1.413 acres of land situated within combined VMS 7263 & 7799 in Range Civil Township, Madison County, State of Ohio being bounded and more particularly described as follows;

Beginning with a steel spike set in the centerline of State Route # 323 ( Federal Road ), which spike is over the middle of a 36 inch diameter metal pipe culvert and measures 1879.420 feet N 88 deg 49 min 10 sec W from a steel spike located in the centerlines of State Route # 323 and Prairie Road ( County Road # 77 )....

Thence: Passing a 5/8 inch rebar set at 50.00 feet S 03 deg 38 min 01 sec W 275.000 feet to a 5/8 inch rebar set;

Thence: N 88 deg 21 min 58 sec W 211.280 feet to a 5/8 inch rebar set;

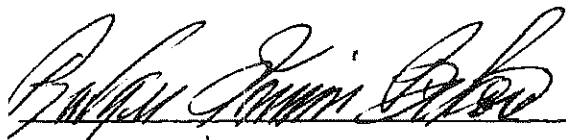
Thence: N 02 deg 00 min 34 sec W ( passing a 5/8 inch rebar set at 243.50 feet ), a distance of 273.500 feet to a steel spike set in the centerline of State Route # 323 which spike measures 2196.70 feet easterly from the middle of Minshall Road;

Thence: With the centerline of State Route # 323 and following along the road frontage herewith S 88 deg 49 min 10 sec E 238.260 feet to the true point of beginning.

Containing within said bounds 1.413 acres of land and there being an existing frame residence hereon having an address of 855 State Route # 323 South Solon, Ohio.

Pins set are 5/8 inch diameter rebar by 30 inches long with caps stamped R.I.Baker S-5539. Bearings are derived from deed of Roy Williams recorded in D.B. 215 at Pg. 050.

This description is based on a field survey made in September and October year 1999 by Rodger Irwin Baker Ohio surveyor registration # S-005539.



November 13 th., 1999

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

Telephone 614-879-6004

This 1.413 acres is subject to an easement 20 feet in width crossing the entire frontage which easement is for subsurface drainage purpose and abutts the southerly 30 feet wide public highway right of way, the centerline of said 20 feet wide drainage easement being parallel with State Route # 323 and is 40 feet southerly from the middle of State Route # 323 ( Federal Road ). Said drainage easement Commences at the westerly boundary of the herein described 1.413 acres then runs S 88 deg 49 min 10 sec E 1171.32 feet to the terminus at the middle of an open drainage ditch commonly known as Vallery Ditch.

The following is a correct boundary description of a parcel of land containing 0.5614 acre situated within combined VMS 7263 & 7799 in Range Civil Township, Madison County, State of Ohio and is a portion of the THIRD TRACT said to contain 13.15 acres described in Deed Volume 136 at Page 413 and again in a deed to Sedalia Farms, Inc. transferred February 26, 1952 of record in deed Volume 147 at Page 310 said 0.5614 acre being bounded and more particularly described as follows:

Form a steel spike set in the centerline of State Route # 323 (Federal Road) and the projected centerline of Prairie Road (aka County Road # 77)..go then with the centerline of Prairie Road S 13 deg 19 min 00 sec W 3448.944 feet to a steel spike set on the southeasterly right of way of former 50 feet wide D.T.& I. Railroad now abandoned, removed and reverted...said spike also at the most northerly corner of THIRD TRACT of 13.15 acres as described in Vol. 147 at Pg. 310 ( Sedalia Farms, Inc.) said spike being the true point of beginning;

Thence: With the the boundary of THIRD TRACT S 13 deg 19 min 00-sec W a distance of 153.880 feet to a 5/8 inch rebar set at the roadway P.I. ( point of intersection); Rebar is about 5 feet behind guard rail on the inslope.

Thence: S 52 deg 39 min 00 sec W 175.660 feet to a steel spike set in the bridge deck over Vallery Ditch;

Thence: Passing through a wood utility pole at 31.2 feet N 81 deg 50 min 40 sec W 114.058 feet to a set 5/8 inch capped rebar on the southeasterly former 50 feet wide D.T.& I. Railroad ( abandoned, removed and reverted )..said steel rod on the northwesterly boundary of aforesaid THIRD TRACT as described in Vol. 147 at Pg. 310 Sedalia Farms, Inc;;

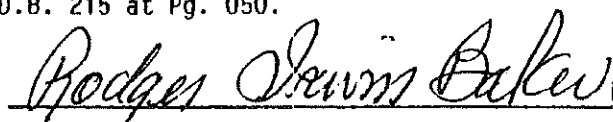
Thence: Following the former railroad right of way boundary and the northwesterly boundary to Sedalia Farms, Inc; THIRD TRACT go N 50 deg 10 min 40 sec E ( passing a set 5/8 inch rebar at 322.547 feet ) a total distance of 374.967 feet to the true point of beginning.

It is the intent of this description to describe that portion of Sedalia Farms, Inc. (THIRD TRACT) which lies between the Prairie Road centerline tangents and the old former D.T.& I. Railroad 50 feet wide right of way.

It is found that this parcel of ground contains 0.5614 acre as determined from a field survey conducted in October 1999 by Rodger Irwin Baker Ohio registered surveyor # S-005539.

Pins set are 5/8 inch diameter by 30 inches long with caps stamper R.I.Baker S-5539.

Bearings derived from centerline of Prairie Road S 13 deg 19 min W as recited in D.B. 215 at Pg. 050.

 November 20, 1999

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

Tel: 614-878-6004