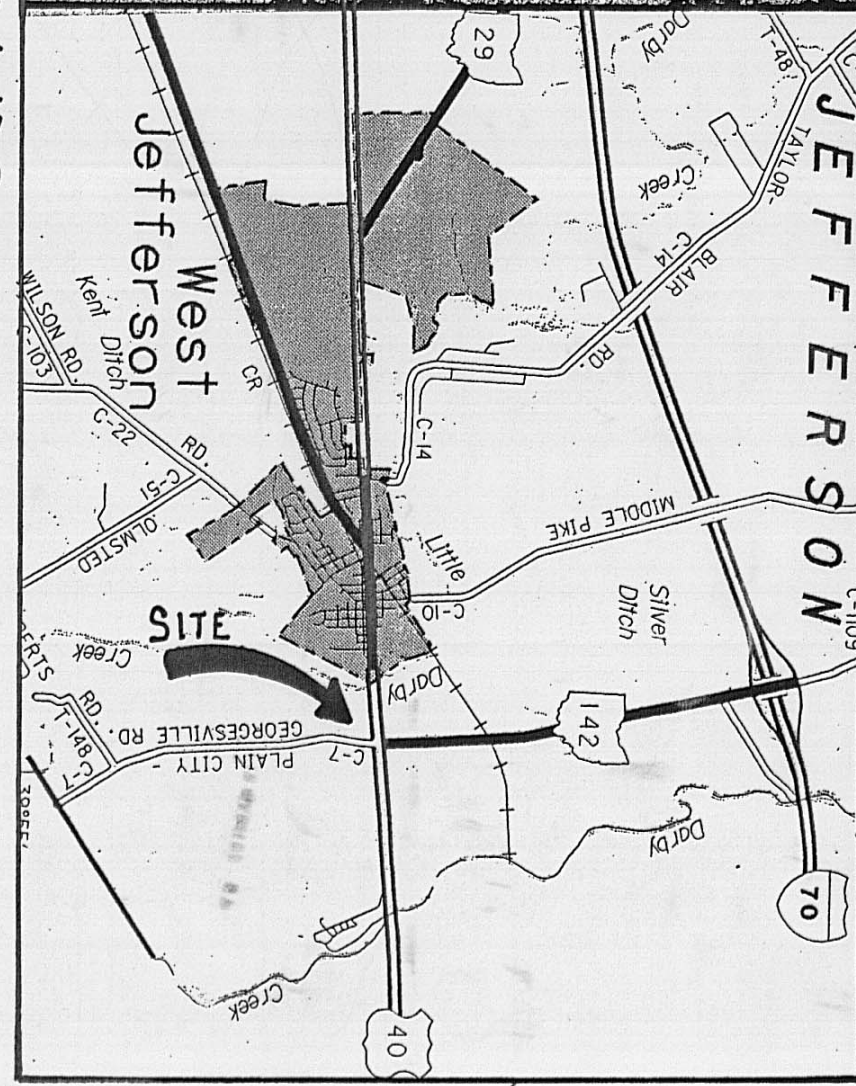


DEEDS & REFERENCES REVIEWED FOR THIS FIELD SURVEY

DEED BOOK	PAGE
195	77
179	157
161	638
163	75
201	92
170	229
199	163
147	88
189	71, 72
117	351
292	612
294	164
127	152
157	195
151	666
197	244
294	112
157	367
249	440
OR 0043	Pg. 0038



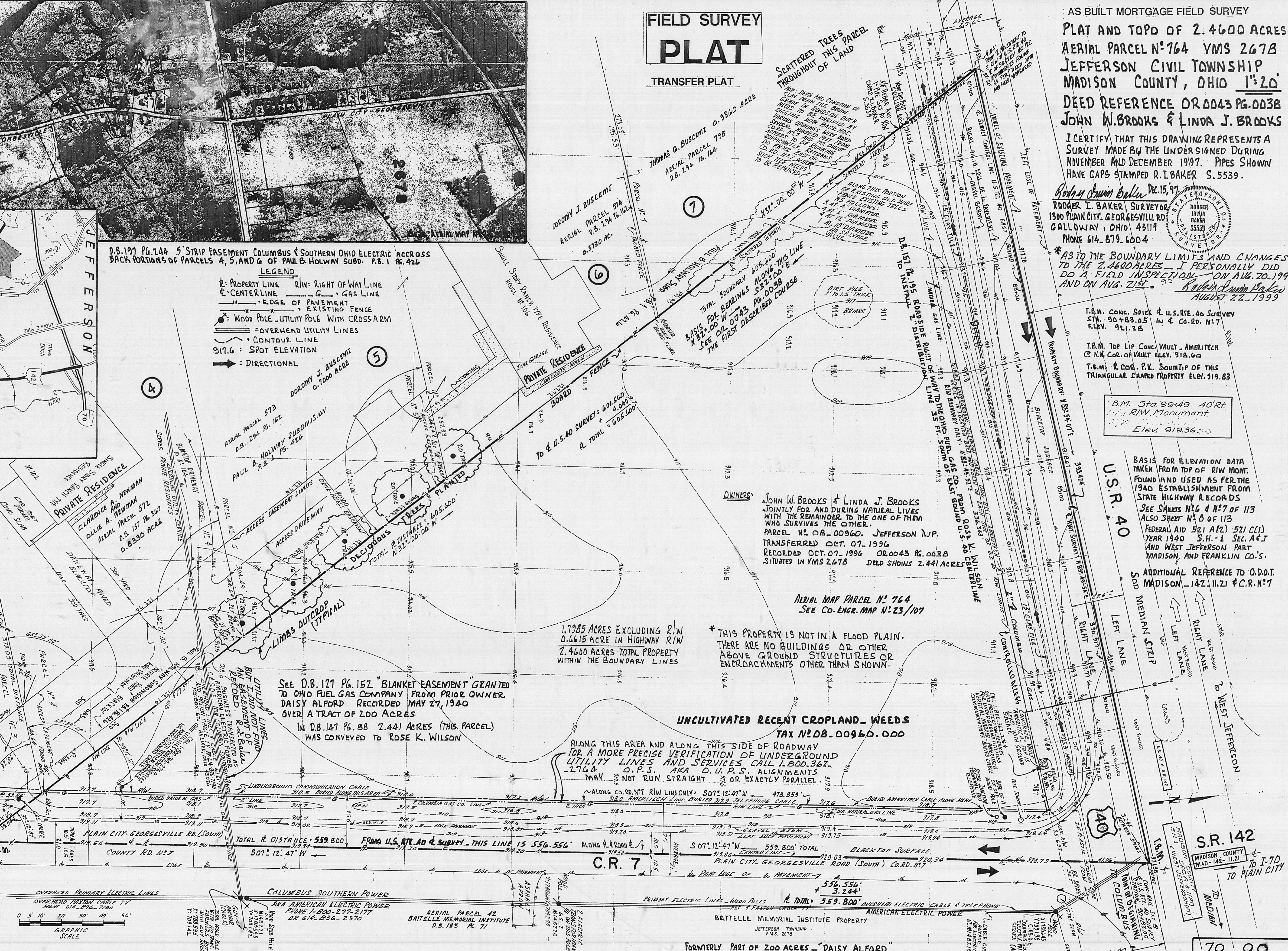
D.B. 191 Pg. 244 5' STRIP EASEMENT COLUMBUS & SOUTHERN OHIO ELECTRIC ACROSS BACK PORTIONS OF PARCELS 4, 5, AND 6 OF PAUL B. HOLWAY SUBD. P.B. 1 Pg. 416

- LEGEND**
- P: PROPERTY LINE
  - R/W: RIGHT OF WAY LINE
  - C: CENTER LINE
  - G: GAS LINE
  - E: EDGE OF PAVEMENT
  - X: EXISTING FENCE
  - M: WOOD POLE UTILITY POLE WITH CROSS ARM
  - O: OVERHEAD UTILITY LINES
  - C: CONTOUR LINE
  - 917.6: SPOT ELEVATION
  - : DIRECTIONAL

NOTE: INTERESTED PERSONS SHOULD BE AWARE THAT THERE IS A 2" NATURAL GAS LINE AND AMERITECH CABLE AND POSSIBLE BELL TELEPHONE CABLE BURIED BETWEEN THE ROAD BERM AND ROAD RIGHT OF WAY LIMITS ALONG CO. RD. N#7 AND THE EXACT LOCATIONS SEEM TO VARY AS TO OFFSET FROM ROADWAY.

D.B. 151 Pg. 666  
THE OHIO FUEL GAS CO.  
ROADSIDE EASEMENT RIGHT OF WAY LINE TO BE LOCATED WITHIN 10 FEET OF THE WEST LINE OF PUBLIC HIGHWAY KNOWN AS WEST JEFFERSON, GEORGESVILLE ROAD.

CLARENCE A. NEWMAN & OLLIE A. NEWMAN  
D.B. 249 Pg. 490  
AERIAL PARCEL 11/3  
D.B. 249 Pg. 490



**FIELD SURVEY PLAT**  
TRANSFER PLAT

AS BUILT MORTGAGE FIELD SURVEY  
PLAT AND TOPD OF 2.4600 ACRES  
AERIAL PARCEL N#764 YMS 2678  
JEFFERSON CIVIL TOWNSHIP  
MADISON COUNTY, OHIO 1:20  
DEED REFERENCE OR 0043 PG. 0038  
JOHN W. BROOKS & LINDA J. BROOKS

I CERTIFY THAT THIS DRAWING REPRESENTS A SURVEY MADE BY THE UNDER SIGNED DURING NOVEMBER AND DECEMBER 1997. PIPES SHOWN HAVE CAPS STAMPED R.I. BAKER S. 5539.

Rodney Quinn Baker Dec. 15, 1997  
RODGER I. BAKER SURVEYOR  
1300 PLAIN CITY, GEORGESVILLE RD.  
GALLWAY, OHIO 43119  
PHONE 614-879-6004

AS TO THE BOUNDARY LIMITS AND CHANGES TO THE 2.4600 ACRES - I PERSONALLY DID DO A FIELD INSPECTION ON AUG. 20, 1999 AND ON AUG. 21ST.  
Rodney Quinn Baker  
AUGUST 22, 1999

T.B.M. CONC. SPIKE & U.S. RTE. 40 SURVEY STA. 90+83.05 IN & CO. RD. N#7 ELEV. 911.38  
T.B.M. TOP LIP CONC. VAULT - AMERITECH CO. N.W. COR. OF VAULT ELEV. 918.60  
T.B.M. R. COR. P.V. SOUTH OF THIS TRIANGULAR CHAPED PROPERTY ELEV. 919.83

B.M. Sta. 99+49 ADRT R/W Monument ELEV. 919.36  
BASIS FOR ELEVATION DATA TAKEN FROM TOP OF R/W MONT. FOUND AND USED AS PER THE 1940 ESTABLISHMENT FROM STATE HIGHWAY RECORDS  
SEE SHEETS N#6 & N#7 OF 113 ALSO SHEET N#8 OF 113  
FEDERAL AID 521 A(2) 521 C(1) YEAR 1940 S.H.-1 SEC. A&J AND WEST JEFFERSON PART MADISON AND FRANKLIN CO.'S.

ADDITIONAL REFERENCE TO O.D.O.T. MADISON - 142.11.21 & C.R. N#7

**OWNERS**  
JOHN W. BROOKS & LINDA J. BROOKS  
JOINTLY FOR AND DURING NATURAL LIVES WITH THE REMAINDER TO THE ONE OF THEM WHO SURVIVES THE OTHER.  
PARCEL N# 08.00960, JEFFERSON TWP.  
TRANSFERRED OCT. 07, 1996  
RECORDED OCT. 07, 1996 OR 0043 Pg. 0038  
SITUATED IN YMS 2678 DEED SHOWS 2.441 ACRES

AERIAL MAP PARCEL N# 764  
SEE CO. ENGR. MAP N# 23/107

1.7985 ACRES EXCLUDING R/W  
0.6615 ACRE IN HIGHWAY R/W  
2.4600 ACRES TOTAL PROPERTY WITHIN THE BOUNDARY LINES

\* THIS PROPERTY IS NOT IN A FLOOD PLAIN. THERE ARE NO BUILDINGS OR OTHER ABOVE GROUND STRUCTURES OR ENCROACHMENTS OTHER THAN SHOWN.

UNCULTIVATED RECENT CROPLAND - WEEDS  
TAX N# 08.00960.000

ALONG THIS AREA AND ALONG THIS SIDE OF ROADWAY FOR A MORE PRECISE VERIFICATION OF UNDERGROUND UTILITY LINES AND SERVICES CALL 1.800.367.2768  
D.P.S. AKA D.U.P.S. ALIGNMENTS MAY NOT RUN STRAIGHT OR EXACTLY PARALLEL.

SEE D.B. 127 PG. 152 "BLANKET EASEMENT" GRANTED TO OHIO FUEL GAS COMPANY FROM PRIOR OWNER DAISY ALFORD RECORDED MAY 27, 1940 OVER A TRACT OF 200 ACRES  
IN D.B. 127 PG. 88 2.441 ACRES (THIS PARCEL) WAS CONVEYED TO ROSE K. WILSON

C.R. 7

COLUMBUS SOUTHERN POWER  
AREA AMERICAN ELECTRIC POWER  
PHONE 1-800-277-2177  
OR 614-836-2570

AERIAL PARCEL 42  
BATELLE MEMORIAL INSTITUTE  
D.B. 185 Pg. 71

BATELLE MEMORIAL INSTITUTE PROPERTY  
JEFFERSON TOWNSHIP  
V.M.S. 2678

FORMERLY PART OF 200 ACRES - "DAISY ALFORD"

S.R. 142  
MADISON COUNTY  
MAD-142.11.21  
TO I-70  
TO PLAIN CITY



The following is a correct boundary description of a tract of land surveyed in November and December, 1997 for conveyance purposes which tract contains 2.4600 acres of land, being tax parcel # 08-00960 in Jefferson Civil Township, Madison County, State of Ohio in VMS 2678, aerial map parcel # 764, owners are John W. Brooks and Linda J. Brooks of record in Official Record 0043 at Page 0038, fronting along U.S. Route # 40 and along Plain City-Georgesville Road (South) aka County Road # 7...said tract being bounded and more particularly described as follows:

Beginning at centerline of survey for East bound U.S.Route # 40 station 90+ 83.05 being a P.K. spike set ( stationing reference Mad. Co. S.H.1 Sec. A and J Pt. and West Jefferson Part on file with O.D.O.T. in Delaware, Ohio District #6 office...), and in the centerline alignment of Plain City-Georgesville Road (S.);

Thence: With the centerline of Plain City-Georgesville Road (S.) aka Co. Rd. #7, S 07 deg 12 min 47 sec W 556.556 feet to a P.K.spike set at a corner of Clarence A. Newman and Ollie A. Newman D.B. 249 Pg. 490;

Thence: Passing a 3/4 inch pipe found at 39.544 feet and passing 5/8 inch rebar set at the corners of Lots 4, 5 and 6 of Paul B. Holway Subdivision of record in Plat Book 1 at Page 426, and passing a 1 inch pipe at 557.115 feet, passing the centerline of survey for East bound U.S.Route # 40 at 601.560 feet, N 32 deg 00 min 00 sec W a total distance of 605.600 feet to a P.K. set in road pavement at the northwesterly corner of the herein described 2.4600 acres;( this course being the basis for bearings ),

Thence: With the northerly boundary herewith N 83 deg 54 min 07 sec E 393.424 feet to a P.K. spike set at the northeasterly corner hereto;

Thence: S 07 deg 12 min 47 sec W 3.244 feet to the true point of beginning.

Containing within the said bounds a total of 2.4600 acres of land of which 0.6615 acre is within the public roadway rights of way.

The basis for bearings derived from the first course N 32 deg 00 min W of record in Official Record 0043 at Page 0038.

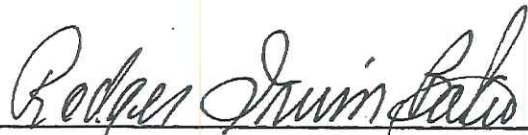
Additional highway data is referenced to Federal Aid Project 521 A (2), 521 C (1) year 1940 sheets 6, 7 & 8 State Highway # 1 Section A & J and West Jefferson (Part) also O.D.O.T. highway plan for Madison-142-11.21 and C.R.# 7.

P.K. spikes set in the road pavement, 5/8 inch rebar, 3/4 inch pipe and / or 1 inch pipe set at points off of the roadway with plastic caps stamped R.I.Baker S-5539.

U.S. Route # 40 also of record as Cumberland Road, as Old National Road, as State Highway # 1. Plain City-Georgesville Road (South) also of record as Georgesville-West Jefferson Road, as Gardner Road and as County Road # 7.

The southerly right of way for U.S.Route # 40 extends 40.00 feet southerly and perpendicular from recorded centerline of survey for East bound lane S.H. # 1, and the westerly right of way line for Plain City-Georgesville Road extends 25.00 westerly of and perpendicular from the centerline as described herein.

This description is based on a field survey made by Rodger Irwin Baker Ohio surveyor # S-005539 in November and in December, 1997.



August 22, 1999

Rodger Irwin Baker P.S. Ohio license # S005539  
1300 Plain City-Georgesville Road ( South )  
Galloway, Ohio 43119

Phone: 614-879-6004

