

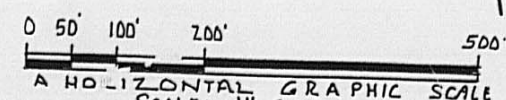
BASIS FOR BEARINGS & I-70 N 14° 19' 23\"/>

JAMES R. HIGGINS AND MARY E. HIGGINS
 148.548 ACRES PART OF 237.804 ACRES
 OR 101 PG. 711 D.B. 196 PG. 446
 TAX PARCEL NO. 05.00179.000

JAMES R. HIGGINS AND MARY E. HIGGINS
 29.47 ACRES PART OF 237.804 ACRES
 OR 101 PG. 711 D.B. 196 PG. 446
 TAX PARCEL NO. 05.00179.000
 SEE AERIAL TAX MAP NO. 27 OF 107

40.9785 ACRES TOTAL

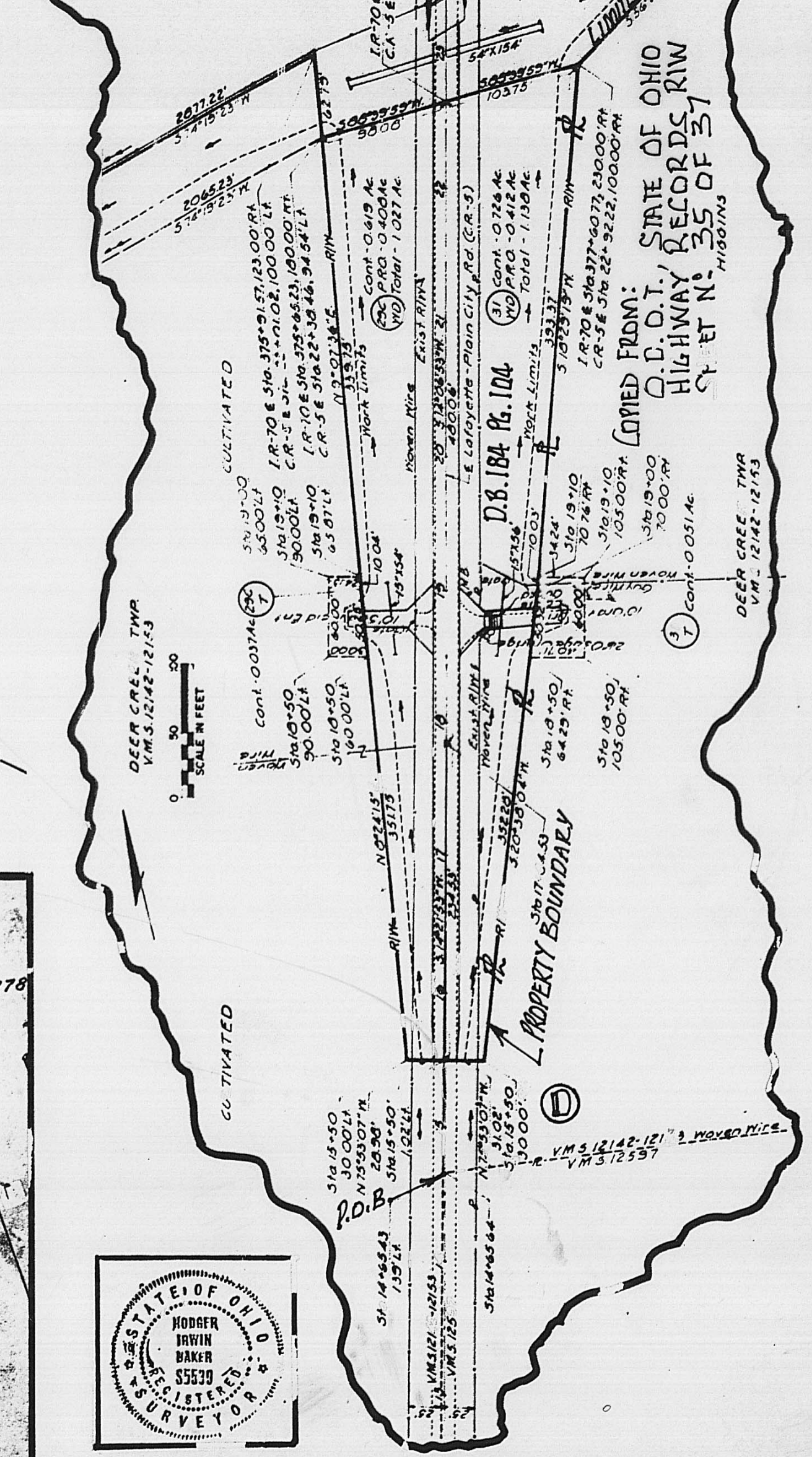
FIELD SURVEY PLAT



MADISON COUNTY
 DEER CREEK

FED. NO.	STATE	PROJECT
2	OHIO	

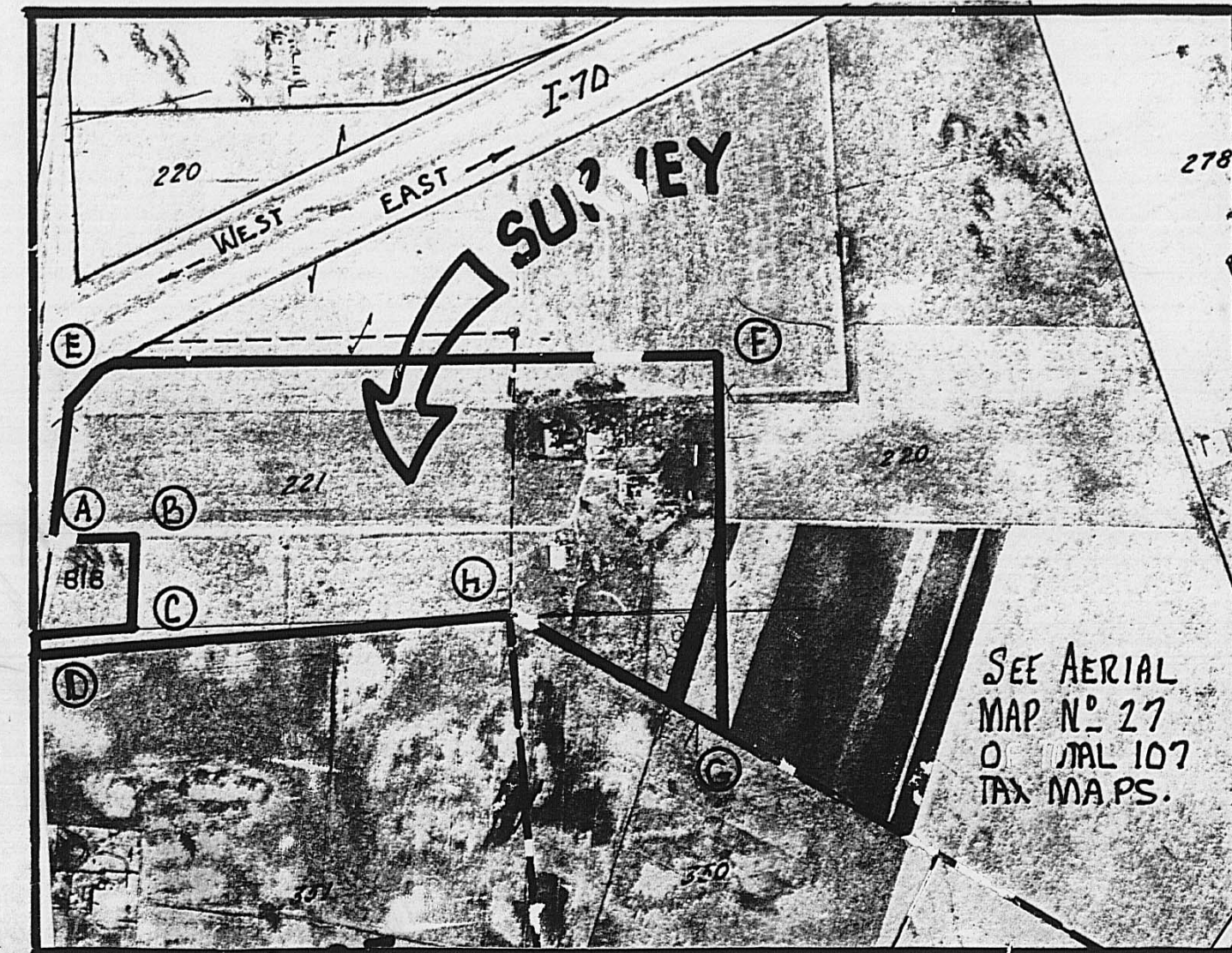
MADISON COUNTY
 MAD-70-625
 LIMITED ACCESS



I CERTIFY THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY MADE BY ME IN OCT. 1992. PIP'S SET ARE 3/4" X 30". PINS SET ARE 5/8" BY 30" CAPS STAMPED K.L. BAKER S.O. 539 (OHIO)
 Hodger Irwin Baker 10-30-92
 RODGER IRWIN BAKER

- LEGEND**
- O = I.P.
 - P.L. = PROPERTY LINE
 - R.W. = RIGHT OF WAY
- NOTE: P.L. M.I.G. SPIKES IN THE PAVEMENT

ENLARGED INSET PORTION



SEE AERIAL MAP NO. 27 OF 107 TAX MAPS.

BEING A FIELD SURVEY OF 40.9785 ACRES VMS 12142 & 12153 DEER CREEK CIVIL TOWNSHIP, MADISON COUNTY, STATE OF OHIO JAMES R. HIGGINS AND MARY E. HIGGINS TAX PARCEL 05.00179.000

DESCRIPTION of 40.9785 acres of land situated within VMS 12142 & 12153 in the Civil Township of Deer Creek, County of Madison, State of Ohio fronting along Lafayette-Plain City Road (County Road # 5)...being a portion of 237.804 acres carried as tax parcel # 05-00179.000 in the ownership of James R. Higgins and Mary E. (Hackett) Higgins of record in D.B. 196 at Pg. 446 and OR 101 at Pg. 0711 also being portions of aerial parcels 220 & 221 appearing on aerial tax map # 22 of 107...said 40.9785 acres is bounded and more particularly described as follows:

From the centerline of survey station 377+77.22 for Interstate Highway # 70 and the middle of Lafayette-Plain City Road at its station 25+00.00 go then with the middle of Lafayette-Plain City Road southerly 1034.57 feet to a steel spike set at the southwesterly corner of Higgins' 237.804 acres at the boundary between VMS 12597 and VMS 12142 & 12153 at roadway station 14+65.43..said spike hereafter called the true point of beginning;

- Thence: N 14 deg 21 min 53 sec E 60.030 feet to a steel spike set at the intended southwesterly corner for lands owned by James C. Higgins of record in OR 0052 at Pg. 0042 reported to be 2.20+acres but should be 1.8816 acres..tax parcel 05-00179.001;
- Thence: Passing a found bent pipe 27.54 feet, S 84 deg 33 min 47 sec E 326.86 feet to a found 3/4 inch pipe and a reset 5/8 inch rebar (deed calls for 325.96 feet);
- Thence: With the easterly boundary of James C. Higgins N 10 deg 58 min 20 sec E 291.420 feet to a found 3/4 inch pipe..same distance as the deed call;
- Thence: With the northerly line of aforesaid James C. Higgins, N 80 deg 08 min 27 sec W 242.630 feet to a 5/8 inch steel rebar set on the easterly boundary of roadway acquisition owned by State of Ohio described in D.B. 184 at Pg. 104 deed # 64270..this property purchased from Katharine Higgins by warranty deed to construct Lafayette-Plain City Road overpass crossing over Interstate Highway # 70;
- Thence: Following along the State of Ohio property boundary (highway parcel number 31-WD in total being 1.138 acres), N 20 deg 38 min 04 sec E 52.380 feet to a 5/8 inch rebar set;
- Thence: Again following said State of Ohio property (highway parcel 31-WD), N 18 deg 29 min 19 sec E 393.370 feet to a 5/8 inch steel rebar set 100.00 feet right of Lafayette-Plain City Road centerline station 22+92.22 and also being on the southeasterly Limited Access Right of Way owned by State of Ohio acquired for construction of Interstate Highway # 70 of record in D.B. 184 at Pgs. 98 through 106 being highway parcel 31-WL;
- Thence: Following said limited access right of way property boundary N 56 deg 24 min 42 sec E 146.320 feet to a 5/8 inch rebar set at 185.00 feet right of Interstate centerline station 379+00.00;
- Thence: Continue with said limited access right of way boundary N 67 deg 11 min 53 sec E 64.502 feet to a 5/8 inch steel rebar set 2 feet outside of existing corner post assembly near an existing fence corner...said post itself being located 175.00 feet right of Interstate centerline of survey station 379+64.00;
- Thence: Crossing through a tilled field with a new division line S 78 deg 47 min 27 sec E 1860.468 feet to a 5/8 inch rebar set;

Thence: With another new division line S 09 deg 53 min 15 sec W 1134.732 feet to a 5/8 inch steel rebar set in a wire fence on the boundary between VMS 10508 and VMS 12142 & 12153;

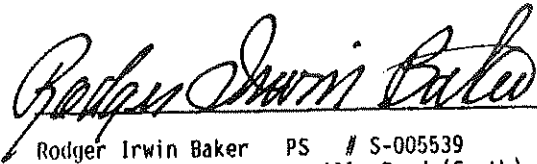
Thence: Following said fence and VMS boundary (passing a corner post at 474.50 feet and passing through a steel angle iron corner post at 691.815 feet), a distance of 700.615 feet to a 5/8 inch steel rebar set on a bearing of N 50 deg 29 min 12 sec W...said rebar at the junction of VMS 10508, VMS 12597 and VMS 12142 & 12153..said steel rod in the opening of said fence being used as a field access (no gate);

Thence: Again following an existing wire fence, being the boundary between VMS 12597 and VMS 12142 & 12153..N 84 deg 30 min 45 sec W 1578.110 feet to the point of beginning. The last two courses and distances are also the northerly boundary of lands owned by Janet Wilson of record in D.B. 297 at Pg. 636.

Pipes set are 3/4 inch diameter 30 inches long and 5/8 inch rebar set are 30 inches long with plastic caps stamped R.I.Baker S-5539.

This premises is subject to a 20 feet wide drainage easement, it being 531.34 feet long as described in OR 0052 at Pg. 0042. (see survey plat 35-97 filed in the tax map files of Madison County Engineer (court house).

This property description is based on a current field survey made in September and October by Rodger Irwin Baker Ohio registration E S-00539. It is not in a flood plain.



October 30, 1997

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

Phone: 614-879-6004

