

**SURVEY OF LAND SPLIT 2.32281 ACRES
FOR GERALD M. BEAUMAN & JEANNE BEAUMAN
GERALD ALSO KNOWN AS "JERRY BEAUMAN"
IN RANGE CIVIL TOWNSHIP
MADISON COUNTY, OHIO
VMS 6290 PART VMS 5891 PART
SURVEYED SEPT. YR. 2001**

LEGEND & SYMBOLS

- CL = CENTERLINE
- I.P. = IRON PIN OR PIPE
- PL = PROPERTY LINE
- R/W = RIGHT OF WAY
- = LAND BOUND. SAME OWNER
- VMS = VIRGINIA MILITARY SURVEY
- P.O.B. = POINT OF BEGINNING
- O.R. = OFFICIAL RECORD
- D.B. = DEED BOOK, VOL. = VOLUME
- JCT = JUNCTION
- MAG SPIKES SET IN ROAD PAVEMENT
- 5/8" REBAR WITH CAP STAMPED R.I. BAKER S-5539 OR
- 1/2" CONDUIT INSIDE 1" PIPE SLEEVE SET AS DENOTED CAPPED.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME SEPT. 2001.
Rodger Irwin Baker
SEPTEMBER 24 TH 2001

RODGER IRWIN BAKER, P.S. & L.L.S.
OHIO LICENSE # S-005539
1300 PLAIN CITY GEORGETOWN RD. (S.)
GALLOWAY, OHIO 43119
PHONE 614-879-6004

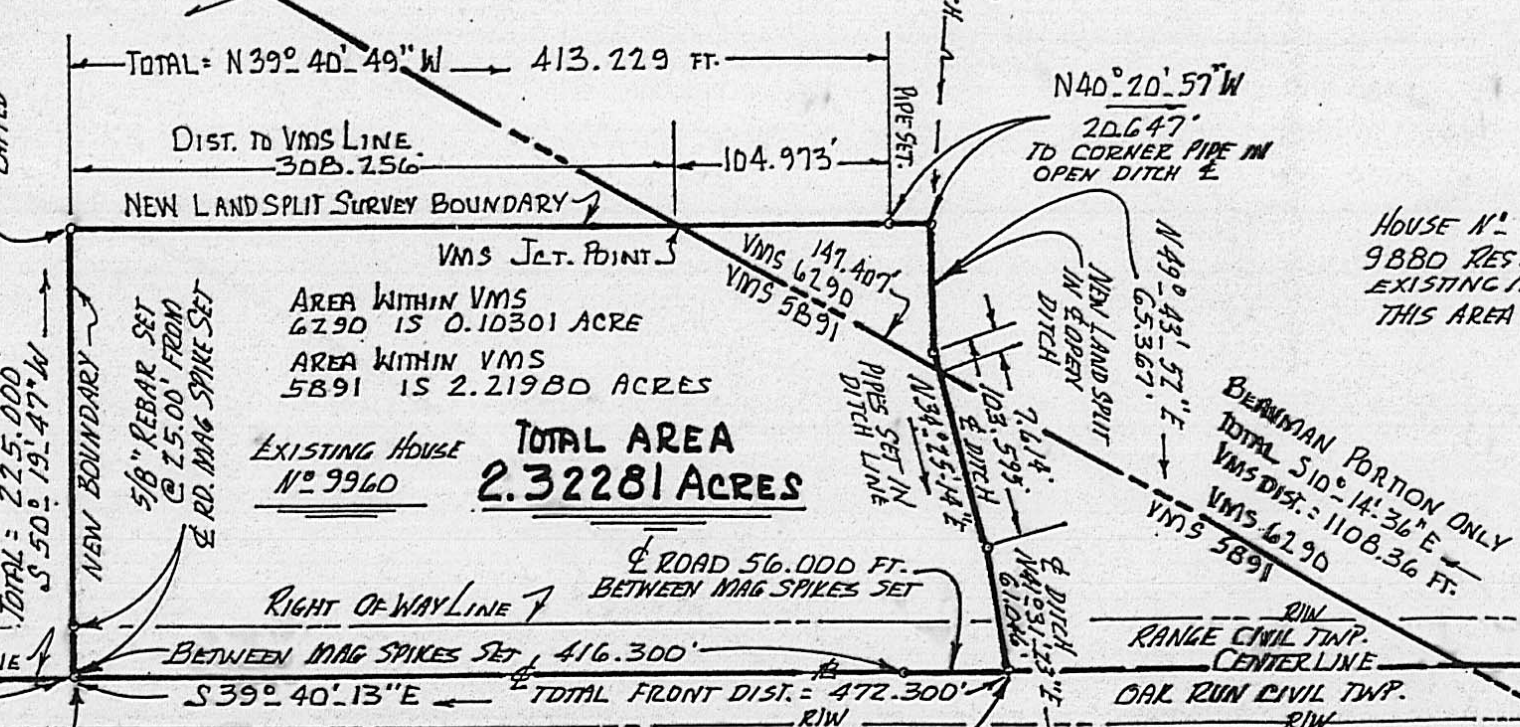
REPORTED TO BE 169.30 ACRES TOTAL
AUDITOR'S DUPLICATE TAX PARCEL # 21-00021.000
SUBJECT TO DITCH # 15 ASSESSMENT

PRIOR REF. D.B. 291 PG. 709
O.R. VOL. 4 PG. 1188

GENERAL WARRANTY DEED
INSTRUMENT 199900008398
O.R. BOOK 105 PG. 609 & 610
GERALD M. BEAUMAN (AKA "JERRY")
AND JEANNE BEAUMAN, TRUSTEES
GERALD M. BEAUMAN LIVING TRUST
DATED MAY 4 TH 1999 TAX MAILING
ADDRESS = 9880 YANKEETOWN-CHENOWETH
ROAD MT. STERLING, OHIO 43143

AERIAL PARCEL # 48
AERIAL TAX MAP # 68 OF 107
RANGE CIVIL TWP.

AERIAL PARCEL # 293
AERIAL TAX MAP # 68 OF 107
TAX PARCEL # 13-00026.000
195.62 ACRES REPORTED
D.B. 281 PG. 289 ELMER FELD AND MARILYN FELD (OWNERS)



TOTAL AREA 2.32281 ACRES

BASIS FOR BEARINGS
SURVEY PLAT 38 OF YR. 99
AND DEED @ VOL. 97 PG. 1404
OFFICIAL RECORD
SEE CALL = N16° 45' 00" E
2405.79 FT. WEST BOUNDARY
OF FORMER 213.40 ACRES.

Property boundary description of 2.32281 acres of land of which 0.10301 acre is in VMS 6290 and 2.21980 acres are within VMS 5891 all being in Range Civil Township, Madison County, State of Ohio and is a portion of 169.30 acres tax parcel # 21-00021.000 aerial parcel 48 tax map 68 of 107 of record in O. R. 105 at Pg. 609 Gerald M. Beuman and Jeanne Beuman, Trustees instrument # 199900008398 dated May 4, 1999.....said newly surveyed 2.32281 acres contains a residence # 9960 and is bounded and more particularly described as follows:

From a found steel pin buried in the middle of junction at Johnson Road (Co. Rd. # 85) with the middle of Yankeetown-Chenoweth Road (Co. Rd. # 9 50 feet wide right of way) said pin on the common boundary between Range township and Oak Run Township...go then with the middle of Yankeetown-Chenoweth Road (passing a found property corner steel pin at 135.00 feet) N 39 deg 40 min 13 sec W a total distance of 592.775 feet to a set mag spike at the true point of beginning;

Thence: Passing a set 5/8 inch rebar at 25.00 feet go S 50 deg 19 min 47 sec W 225.000 feet to a set 5/8 inch rebar;

Thence: N 39 deg 40 min 49 sec W 413.229 feet to a set 1 inch pipe on the top of bank (backslope) of open drainage ditch (Co. Ditch # 15);

Thence: Down the inslope N 40 deg 20 min 57 sec W 20.647 feet to a set 1 inch pipe in the middle of said open drainage ditch # 15;

Thence: Following said middle of open ditch N 49 deg 43 min 52 sec E 65.367 feet to a set 1 inch pipe then again following said ditch alignment N 34 deg 25 min 14 sec E 103.595 feet to a set 1 inch pipe; (being two individual courses and distances);

Thence: Again following the middle of Ditch # 15 N 41 deg 31 min 23 sec E 61.046 feet to a set mag spike in the middle of County's bridge structure; (middle of roadway);

Thence: With the middle of Yankeetown-Chenoweth 50 feet wide public roadway go S 39 deg 40 min 13 sec E 56.000 feet to a set mag spike;

Thence: With the last course and distance following the common boundary line for Range Township and Oak Run Township S 39 deg 40 min 13 sec E 416.300 feet to the point of beginning.

Containing within said bounds 2.32281 acres of land with a frame residence # 9960.

This property is not in a flood zone. Pins, spikes or pipes set are noted with both pins (rebars) and pipes having yellow plastic caps stamped R.I. Baker S-5539.

Bearings are based on O.R. 98 Pg. 1511 and O.R. 097 Pg. 1404 and survey plat 38 year 1999.

This landsplit survey was made by Rodger Irwin Baker (Ohio surveyor # S-005539) during September 2001 as requested by Gerald M. Beuman (aka Jerry Beuman).

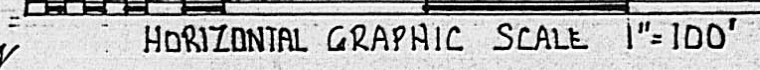
Prior deed references: O.R. 0105 Pgs. 609-610; O.R. 0004 Pg. 1188; Deed Vol. 291 Pg. 709.

Current record cites Gerald M. Beuman Living Trust.

Rodger Irwin Baker September 24, 2001

Rodger Irwin Baker, P.S. & L.L.S. # S-005539 (Ohio)
1300 Plain City-Georgetown Road (South)
Galloway, Ohio 43119

Phone 614-879-6004



FIELD SURVEY

**FIELD SURVEY
PLAT**

101-01

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September 24, 2001

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