

LEGEND

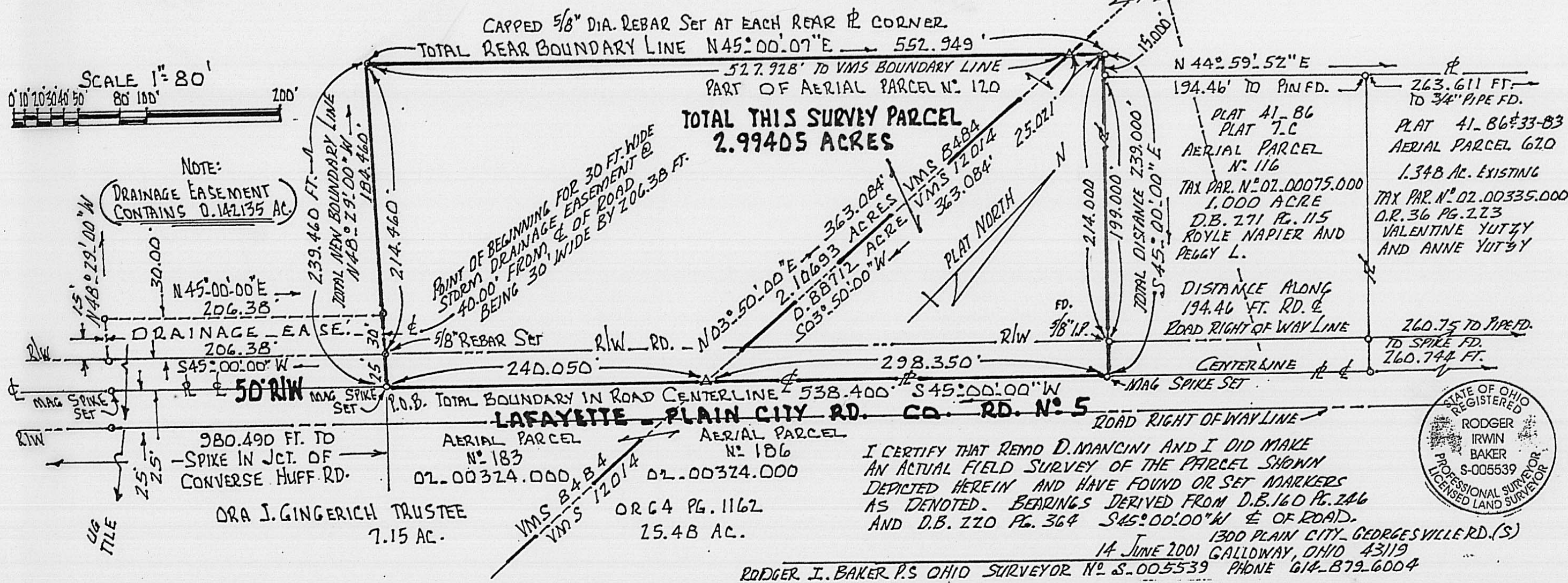
- ⊕ = PROPERTY LINE, ⊕ = CENTERLINE
- R/W = RIGHT OF WAY, I.P. = IRON PIN OR PIPE
- MAG SPIKE = MAGNETIC NAIL (METAL)
- ↗ = LAND HOOK SAME OWNER (VMS) VIRGINIA MILITARY SURVEY
- TRACT LINE, - - - EASEMENT
- I.P. SET = 3/8" STEEL REBAR BY 30" LONG (MINIMUM) WITH PLASTIC CAPS STAMPED R.I. BAKER S.5539
- UG = UNDERGROUND

TITLE

BEING 2.99405 ACRES NEW SURVEY
 PART OF 54.838 ACRES D.B. 230 Pg. 137
 2.10693 ACRES VMS 8484 AND D.88712 AC.
 IN VMS 12014 PART OF TAX PAR. 02.00334.000
 OWNER IS VERNON L. HOSTETLER
 IN DARBY CIVIL TOWNSHIP, MADISON CO.
 STATE OF OHIO PART OF AERIAL PAR. 120
 SEE AERIAL MAP 3 OF 107
 SURVEYED JUNE 2001
 FOR RICHARD MILLER & OTHERS

**FIELD SURVEY
 PLAT**

WITHIN VMS 8484 AND VMS 12014
 AERIAL PARCEL NO. 120, TAX PARCEL NO. 02.00334.000 54.838 AC. VMS CORNER
 D.B. 230 Pg. 137 VERNON L. HOSTETLER PLAT PART ONLY 33.83 REF.



Property boundary description of 2.99405 acres (rounded to 2.994 acres) of which 0.88712 acre is within VMS 12014 and 2.10693 acres are within VMS # 8484 all being a portion of 54.838 acres of record in D.B. 230 at Pg. 137 owned by Vernon L. Hostetler carried as aerial parcel # 120 and as tax parcel # 02-00334.000 in Darby Civil Township, Madison County, State of Ohio fronting along Lafayette-Plain City Road (Co. Rd. # 5) said 2.99405 acres is bounded and more particularly described as follows:

- Commence as a point of starting reference with a found spike buried in the intersection of Converse Huff Road and Plain City Road (aka Lafayette-Plain City Road)...go then with the middle of Lafayette-Plain City Road (Co. Rd. # 5) northeasterly 980.490 feet to a set mag spike at the true point of beginning: (Denoted P.O.B. on survey plat)
- Thence: Leaving said roadway and passing a set 5/8 inch capped rebar at 25.00 feet, go N 48 deg 29 min 00 sec W 239.460 feet to a set 5/8 inch capped rebar;
- Thence: With the newly surveyed rear boundary line N 45 deg 00 min 07 sec E 552.949 feet to a set 5/8 inch capped rebar;
- Thence: Passing the westerly corner of 1.000 acre D.B. 271 Pg. 115 (Royle Napier and Peggy L. Napier aerial parcel 116 tax parcel 02-00075.000) at 15.000 feet, go with the property boundary herewith S 45 deg 00 min 00 sec E a total distance of 239.000 feet (passing a found 5/8" pin at 214.000 feet) this boundary running to the middle of Lafayette-Plain City Road (50 feet wide right of way);
- Thence: Following the middle of said roadway S 45 deg 00 min 00 sec W 538.400 feet to the true point of beginning (P.O.B.).

Containing within said bounds 2.99405 acres of land. Bearings are based on S 45 deg 00 min 00 sec W cited in D.B. 220 at Pg. 364 and in D.B. 160 at Pg. 246 called for the line in Lafayette-Plain City Road.

Mag spikes (aka magnetic nails) set in roadway pavement. Metal markers set off of the roadway are 5/8 inch diameter steel rebar cut 30 inches long with plastic caps stamped R.I. Baker S-5539.

This property is not in a flood plain.

Also the following described 30 feet wide storm drainage easement running parallel with Lafayette - Plain City Road.

From the most southerly corner of the herein described 2.99405 acres surveyed which point is marked with a mag spike located 980.490 feet northeasterly from the middle of road intersection (Lafayette-Plain City Road and Converse Huff Road) said mag spike is the point of beginning described for said 2.99405 acres;

Then following the southwesterly boundary of said 2.99405 acres and passing a set 5/8 inch rebar at 25.00 feet the bearing is N 48 deg 29 min 00 sec W a total distance of 40.00 feet to the middle of the hereafter described 30 feet wide drainage easement;

Thence: The said 30 feet wide drainage easement extends 15 feet on each side of the center alignment thereof which center alignment bears S 45 deg 00 min 00 sec W parallel with Lafayette-Plain City Road for a distance of 206.38 feet passing over an existing sandurface drain tile which drain tile crosses under said roadway.

The area within said drainage easement (30 feet by 206.38 feet) is 0.142135 acre.

This description is based on a current field survey made during June 2001 by Remo D. Mancini and Rodger I. Baker (Ohio license # S-005539)

Rodger Irwin Baker June 14, 2001

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

Phone: 614-879-6004



I CERTIFY THAT REMO D. MANCINI AND I DID MAKE AN ACTUAL FIELD SURVEY OF THE PARCEL SHOWN DEPICTED HEREIN AND HAVE FOUND OR SET MARKERS AS DENOTED. BEARINGS DERIVED FROM D.B. 160 Pg. 246 AND D.B. 220 Pg. 364 S 45° 00' 00" W E OF ROAD, 1300 PLAIN CITY-GEORGESVILLE RD. (S) 14 JUNE 2001 GALLOWAY, OHIO 43119
 RODGER I. BAKER P.S. OHIO SURVEYOR NO. S-005539 PHONE 614-879-6004

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