

OR 106 Pg. 1970
 MOUNT. FD. STA. 225+00.00 30' LT. (EXPOSED) KENNETH & CINDY MILLER
 SLIGHTLY LEANING BUT SOLID (O.K.)
 AERIAL PAR. 928
 FENCE REMOVED BOUNDARY LINE
 N 45° 00' 00" W
 1568.50 SURVEY
 STATION 227+91.00
 STATION 226+84.44

SURVEYOR'S INFORMATION:
 RODGER IRWIN BAKER P.S. OHIO S-5539 REG.
 1300 PLAIN CITY GEORGESVILLE RD. (S)
 GALLOWAY, OHIO 43119
 PHONE 614-879-6004

TRANSFER PLAT

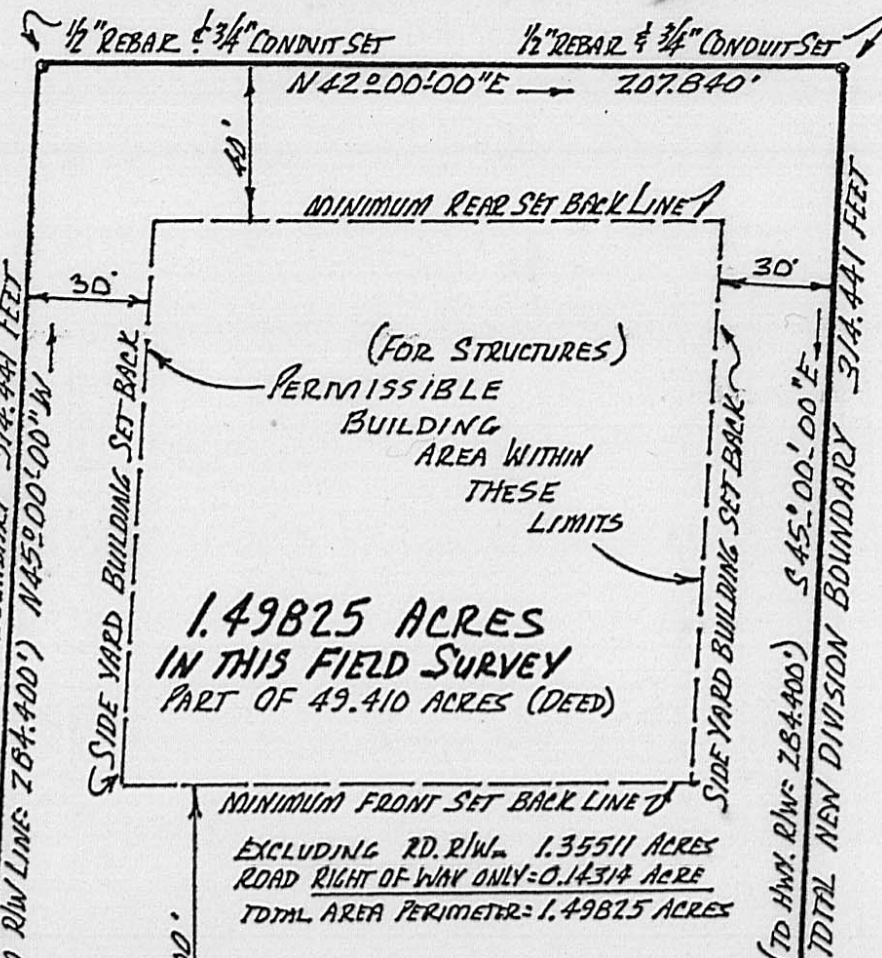
CONTACT: MR. WILLIAM "BILL" HOSTETLER (AGENT)
 284 NORTH AVENUE (RESIDENCE)
 PLAIN CITY OHIO 614-873-3716 (HOME)
 WORK. TEL: PHONE 614-206-3637

SURVEY OF 1.49825 ACRES (1.498 ROUNDED)
 PART OF AERIAL PARCEL NO 928 TAX MAP 21
 TAX PARCEL NO 08-00024.00 JEFFERSON TWP.
 MADISON COUNTY, OHIO IN VMS 6000
 PART OF TRACT ONE 49.410 AC., D.B. 207 PG. 137
 FRONTING ALONG CENTERLINE OF U.S. RTE. 42 N.E.
 LESTER HOSTETLER AND LOVINA HOSTETLER
 SCALE: 1"=50' OR AS SHOWN OTHERWISE
 BY: RODGER IRWIN BAKER, MARCH 6, 2001

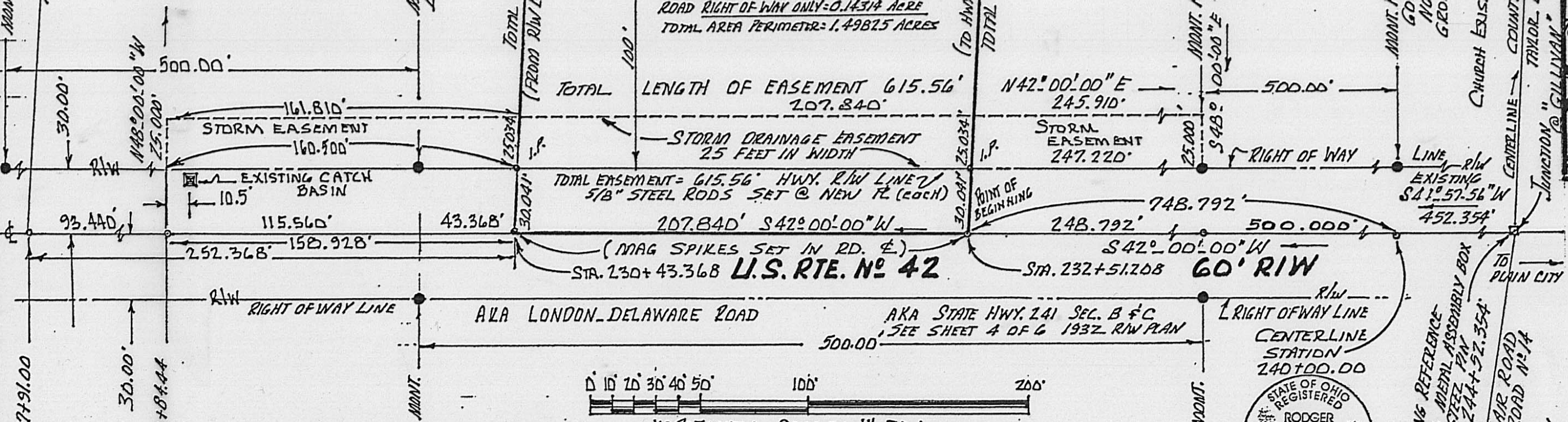
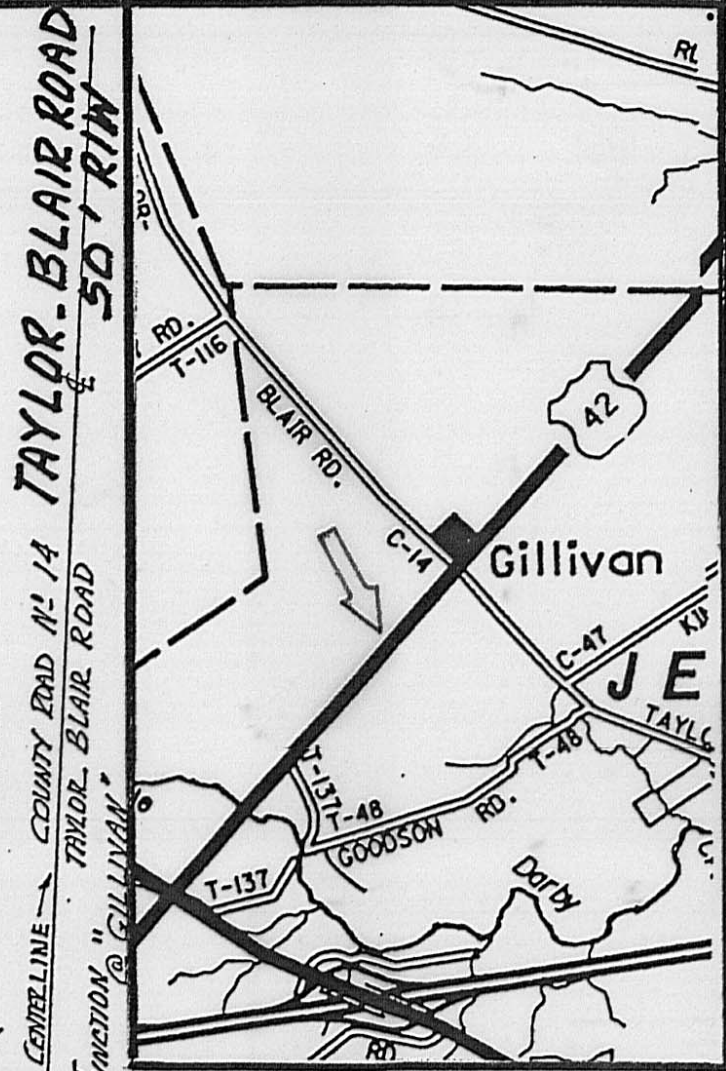
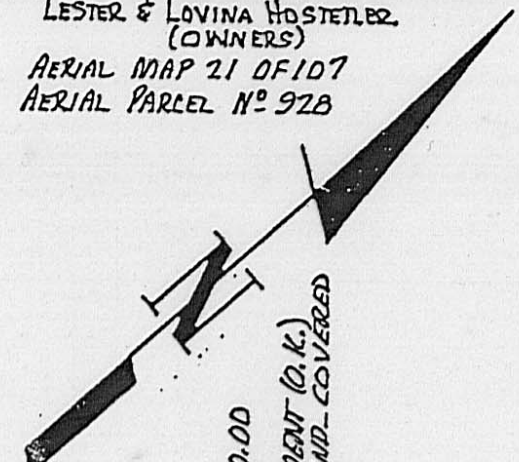
VMS 6000

AERIAL PARCEL NO 928 PLAT 25-C
 49.410 ACRES AS PER
 1967 FIELD SURVEY FOR PAUL GREEN
 D.B. 207 PG. 137 TRANSFERRED APRIL 28, 1972
 TRACT ONE LESTER HOSTETLER AND
 LOVINA HOSTETLER (OWNERS)
 TAX P.N. 08-00024.000
 ASSESSED DITCH 36

LEGEND
 I.P. = IRON PIN (PIPE)
 CL = CENTERLINE
 PL = PROPERTY LINE
 ● = CONC. MONUMENT FOUND
 ○ = SPIKE OR IRON PIN (PIPE)
 --- = LIMITS TO BUILD
 - - - = LIMIT OF EASEMENT

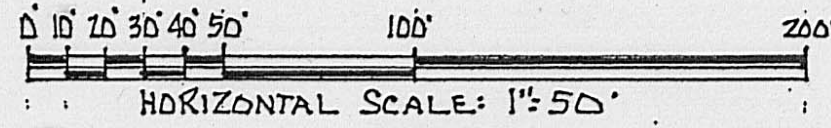


EXISTING RESIDENCE
 NO 3220 U.S. STE. 42 N.E.
 LONDON, OHIO 43140
 LESTER & LOVINA HOSTETLER
 (OWNERS)
 AERIAL MAP 21 OF 107
 AERIAL PARCEL NO 928



BASIS FOR BEARINGS IN CENTER OF ROAD
 N 42° E CITED IN D.B. 207 PG. 137
 ALSO DEPICTED SURVEY PLAT NO 25-C

1/2" REBAR DRIVEN WITH 3/4" CAPPED CONDUIT SLEEVE
 AND/OR 5/8" BY 30" SOLID STEEL RODS DRIVEN
 CAPPED WITH YELLOW PLASTIC CAPS STAMPED
 R.I. BAKER S. 5539



I CERTIFY THAT THIS PLAT HAS BEEN BASED ON
 AN ACTUAL FIELD SURVEY MADE BY RENO D.
 MANCINI AND RODGER I. BAKER DURING
 FEBRUARY AND MARCH YEAR 2001 REQUESTED
 BY MR. WILLIAM HOSTETLER. I BELIEVE THIS
 PLAT CORRECTLY DELINEATES AND DEPICTS THE
 FIELD CONDITIONS.
 Rodger Irwin Baker MAR. 6, 2001



U.S. RTE. 42 ROAD ALIGNMENT SET FROM FOUND CONCRETE MONUMENTS @ R/W LINE.

RODGER IRWIN BAKER P.S. OHIO LICENSE NO. S-005539

**FIELD SURVEY
 PLAT**

66-01

The following is a correct boundary description of 1.49825 acres of land in VMS 6000 Jefferson Civil Township, Madison County, State of Ohio and is a portion of 49.410 acres described in D.B. 207 at Pg. 137 in the name of Lester Hostetler and Lovina Hostetler...being a portion of Tract One of that deed and also being depicted as Parcel 928 on Aerial Tax Map # 21 of 107 and carried as Tax Parcel # 08-00024.000 on the Auditor's tax list.... said 1.49825 acres is bounded and more particularly described as follows:

Commence as a point of starting reference with a found metal assembly box (pin) in the junction of Taylor-Blair County Road # 14 and at centerline station 244+52.354 for State Highway # 241 (aka U.S. Route # 42) at the crossroads "GILLIVAN".....then with the middle of U.S.Route # 42 go S 41 deg 57 min 56 sec W 452.354 feet to station 240+00.00; then continue with the centerline of U.S.Route # 42 S 42 deg 00 min 00 sec W 748.792 feet to a set mag spike at the true point of beginning;

Thence: Again following the aforesaid centerline S 42 deg 00 min 00 sec W 207.840 feet to a set mag spike;

Thence: Leaving said roadway and passing a set 5/8 steel rod at 30.041 feet go N 45 deg 00 min 00 sec W 314.441 feet to a set 1/2 inch rebar inside of a 3/4 inch conduit sleeve;

Thence: Parallel with U.S.Route # 42 go N 42 deg 00 min 00 sec E 207.840 feet to a set 1/2 inch rebar inside of a 3/4 inch conduit sleeve;

Thence: Passing a set 5/8 inch steel rod at 284.400 feet go S 45 deg 00 min 00 sec E a total distance of 314.441 feet to the true point of beginning.

Also a 25 feet wide storm drainage easement described as follows:

Commence at the metal monument assembly found in the junction of U.S. Route # 42 and Taylor-Blair Road..go then with the middle of U.S.Route # 42 S 41 deg 57 min 56 sec W 452.354 feet, then again with U.S.Route # 42 centerline S 42 deg 00 min 00 sec W 500.00 feet, then perpendicular therefrom go N 48 deg 00 min 00 sec W 30.00 feet to a found concrete right of way monument 30 feet left of highway station 235+00.00 and being the true point of beginning;

Thence: With the northwesterly right of way line of U.S.Route # 42 go S 42 deg 00 min 00 sec W 615.56 feet to a point 30 feet left of station 228+84.44 10 feet beyond an existing roadside ditch catch basin;

Thence: N 48 deg 00 min 00 sec W 25.00 feet;

Thence: Parallel with aforesaid highway alignment go N 42 deg 00 min 00 sec E 615.56 feet to a point;

Thence: S 48 deg 00 min 00 sec E 25.00 feet to the point of beginning.

This drainage easement is 25 feet wide by 615.56 feet lying immediately adjacent to the right of way for U.S. Route 42. (along the northwesterly side of highway)

Bearings derived from road call of N 42 deg E D.B. 207 Pg. 137.

Pins, pipes or steel markers set are capped with plastic caps stamped R.I.Baker S-5539. Steel mag spikes are set in the roadway centerline at new corners

Description is based on a current field survey:

Rodger Irwin Baker

Rodger Irwin Baker PS S-005539 (0)
1300 Plain City-Georgesviller Rd. (S.)
Galloway, Ohio 43119 Ph. 614-879-6004



This description is of a split out segment of land along U.S.Route # 42 aka London & Delaware Road; aka State Highway # 241 Section B & C see sheet 4 of 6 1932 roadway plans filed with the Highway Division of O.D.O.T. Monument box found at sta. 244+52.354

Description of 2.7536 acres of land situated in VMS 6000 in Jefferson Civil Township, Madison County, State of Ohio...being a portion of 49.410 acres of record in D.B.207 at Page 137 in the ownership of Lester Hostetler and Lovina Hostetler aerial parcel 928 and tax parcel 08-00024.000 fronting along the middle of U.S. Route # 42 south-westerly from Gillivan crossroads...said 2.7536 acres is bounded and more particularly described as follows:

Commence with an existing steel monument assembly box with 3/4 inch iron pin at the middle of Taylor Blair Road and centerline of U.S. Route # 42 (Gilliavn crossroads), go then with the middle of 60 feet wide U.S.Route # 42 S 41 deg 57 min 56 sec W a distance of 452.354 feet to highway station 240+00.00; then again with the middle of U.S.Route # 42 go S 42 deg 00 min 00 sec W (passing highway station 235+00.00 at 500.00 feet) a distance of 502.882 feet to a set mag spike at the true point of beginning;

Thence: Continue with aforesaid centerline S 42 deg 00 min 00 sec W 245.910 feet to an existing mag spike;

Thence: Leaving aforesaid road centerline and passing a found 3/4 inch pipe at 30.041 feet....N 45 deg 00 min 00 sec W 488.440 feet to a set 5/8 inch steel rebar (passing a found 3/4 inch pipe at 314.44 feet);

Thence: Parallel with the mentioned U.S.Route # 42 highway go N 42 deg 00 min 00 sec E 245.910 feet to a set 5/8 inch steel rebar);

Thence: S 45 deg 00 min 00 sec E (passing a found concrete monument at 458.399 feet), a distance of 488.440 feet to the true point of beginning.

Containing within the total bounds 119,947.671 square feet or 2.7536 acres of which the front 30 feet wide strip is public roadway right of way easement which contains 7,377.258 square feet or 0.1694 acre.

Bearings derived from N 42 deg E cited in D.B. 207 at Pg. 137 along the middle of U.S. Route # 42 and is depicted on survey plat # 25-C.

Pins set are 5/8 inch diameter steel rebar by a minimum of 30 inches long capped with yellow plastic caps stamped R.I.Baker S-5539.

This description is based on a current field survey made by the undersigned surveyor during May 2001.

This property is within Zone "X" which is outside of the 500 year flodplain.



May 31 st., 2001

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

Phone 614-879-6004

