

The following is a correct boundary description of 6.20742 acres of land that is situated within combined VMS 7263 and 7799 in Range Civil Township, Madison County, State of Ohio fronting along the middle of Prairie Road (aka Prairie Pike and / or County Road # 77) and also fronting along the middle of State Route # 323, being a portion of 23.732 acres of record in O.R. 0106 at Pg. 2272 through 2277 owned by Jeffrey D. Mitchell, Maxine Mitchell et al..... bounded and more particularly described as follows:

For a point of starting reference beginning at a found spike on the middle of roadway junction (Prairie Road 50 feet wide and State Route # 323 60 feet wide), Going then with the middle of Prairie Road and with the easterly line of 4.00 acres D.B. 265 Pg. 395 Terra International, Inc. S 13 deg 19 min 00 sec W 422,260 feet to a found spike at Terra's southeasterly corner and hereafter being the true point of beginning;

- Thence: Continue with the previous bearing of S 13 deg 19 min 00 sec W 130.000 feet to a set mag spike in the centerline of said Prairie Road;
- Thence: Leaving the roadway passing set 5/8 inch steel rods at 25.00 feet, at 414.404 feet, at 834.654 feet N 81 deg 41 min 26 sec W a total distance of 874.654 feet to a point in Vallery Open Ditch;
- Thence: With an alignment up the Vallery Open Ditch N 06 deg 10 min 01 sec E a distance of 433.012 feet to a found steel spike in the middle of a bridge - culvert and in the centerline of State Route # 323;
- Thence: Following the centerline thereof go toward the Village of Midway S 88 deg 49 min 10 sec E 524.100 feet to a found steel spike which is the present northwesterly corner of aforesaid Terra International, Inc. 4.00 acres;
- Thence: With the westerly boundary of said Terra International, Inc. passing a set 5/8 inch steel pin at 30.20 feet go S 13 deg 19 min 00 sec W 422.260 feet to a set 5/8 inch steel rod;
- Thence: With the present southerly boundary of Terra International, Inc. and passing a set 5/8 inch rod at 396.76 feet.....S 88 deg 49 min 10 sec E a distance of 422.260 feet to the true point of beginning.

Containing within said bounds 6.20742 acres of land is subject to a ditch maintenance easement for future cleaning and spreading of overburden of Vallery Open Ditch..said right to spread dirt runs to 100 feet perpendicular from the middle of said ditch.

Bearings are based on S 13 dge 19 min W as cited in D.B. 265 at Pg. 395.

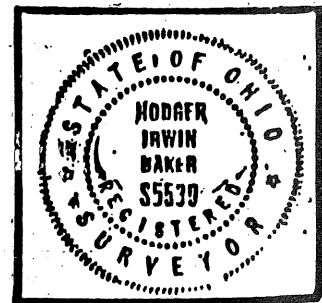
Based on a current field survey made by Remo D. Mancini and Rodger Irwin Baker Ohio surveyor's license # S-005539.

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

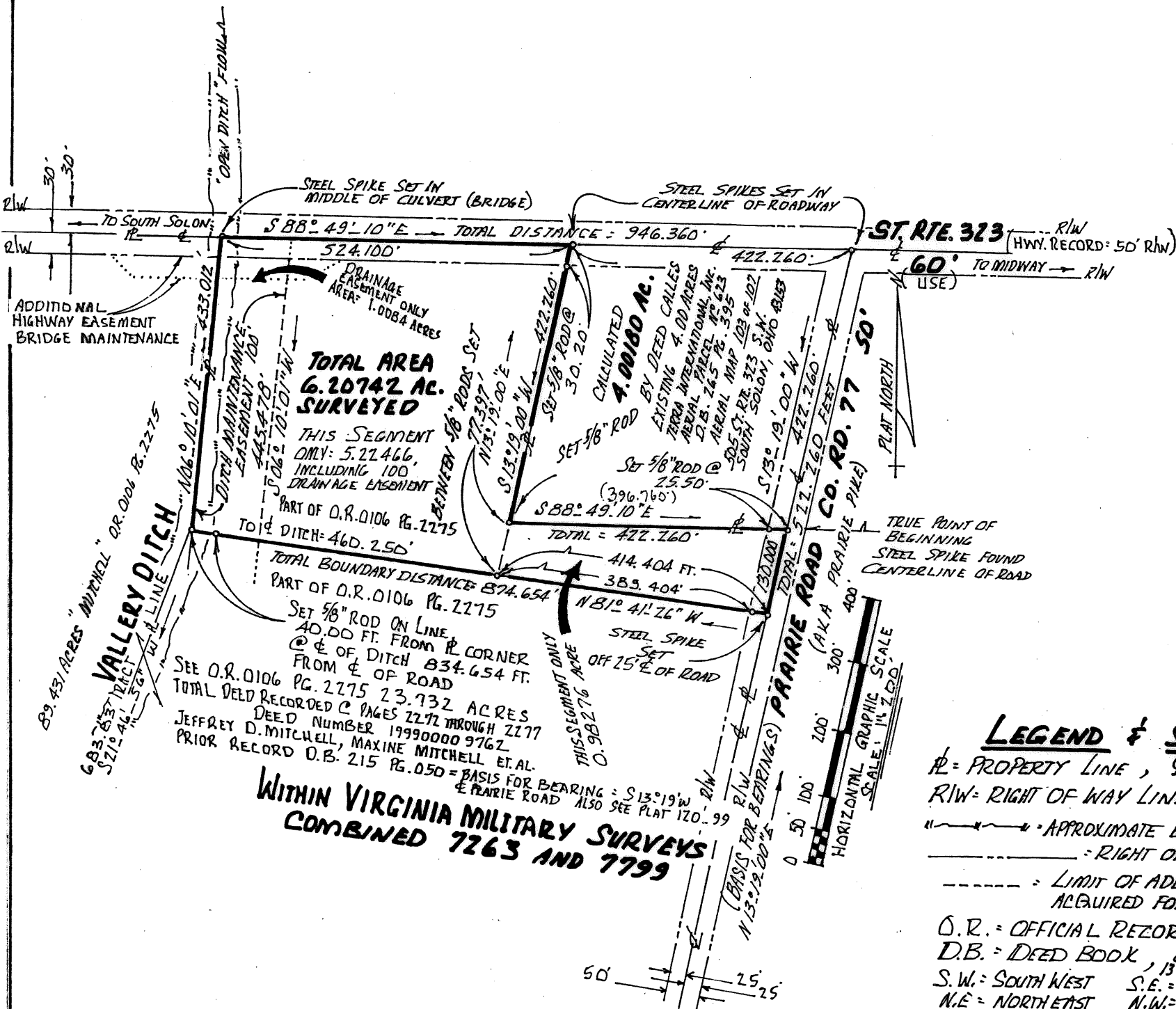
Rodger Irwin Baker

March 17, 2001

Rodger Irwin Baker P.L.S. # S-005539 (Ohio)
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119 Ph. 614-879-6004



Owners now Jeffrey D. Mitchell, Maxine Mitchell and Don Mitchell O.R.0106 Pg. 2272 through 2277...Madison County deed records.



THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY. PINS AND METAL MARKERS SET ARE 5/8 INCH BY 30 INCHES SOLID STEEL RODS WITH PLASTIC CAPS STAMPED BY SURVEYOR'S NAME AND REGISTRATION NUMBER "R. I. BAKER" S-5539. IN MY OPINION THIS PLAT IS TRUE AND IS A CORRECT REPRESENTATION OF THE REAL PROPERTY AS SURVEYED.

Rodger Irwin Baker MAR. 17. 2001
RODGER IRWIN BAKER P.L.S. (OHIO)
NUMBER S-005539
1300 PLAIN CITY-GEORGESVILLE RD.(S)
GALLOWAY, OHIO 43119 PH: 614-879-6004

SPECIFIC REFERENCE TO

**PLAT OF FIELD SURVEY 6.20742 ACRES
PART OF 23.732 ACRES O.R. 0106 PG. 2275
RANGE CIVIL TOWNSHIP, MADISON COUNTY
STATE OF OHIO VMS 7263 & 7799
JEFFREY D. MITCHELL - MAXINE MITCHELL ET AL
FRONTING PRAIRIE RD. ST. RTE. N. 323
EXTENDING TO MIDDLE OF VALLERY DITCH**

TRANSFER PLAT

67-01

The following is a correct boundary description of 6.20742 acres of land that is situated within combined VMS 7263 and 7799 in Range Civil Township, Madison County, State of Ohio fronting along the middle of Prairie Road (aka Prairie Pike and / or County Road # 77) and also fronting along the middle of State Route # 323, being a portion of 23.732 acres of record in O.R. 0106 at Pg. 2272 through 2277 owned by Jeffrey D. Mitchell, Maxine Mitchell et al..... bounded and more particularly described as follows:

For a point of starting reference beginning at a found spike on the middle of roadway junction (Prairie Road 50 feet wide and State Route # 323 60 feet wide), Going then with the middle of Prairie Road and with the easterly line of 4.00 acres D.B. 265 Pg. 395 Terra International, Inc. S 13 deg 19 min 00 sec W 422.260 feet to a found spike at Terra's southeasterly corner and hereafter being the true point of beginning;

- Thence: Continue with the previous bearing of S 13 deg 19 min 00 sec W 130.000 feet to a set mag spike in the centerline of said Prairie Road;
- Thence: Leaving the roadway passing set 5/8 inch steel rods at 25.00 feet, at 414.404 feet, at 834.654 feet N 81 deg 41 min 26 sec W a total distance of 874.654 feet to a point in Vallery Open Ditch;
- Thence: With an alignment up the Vallery Open Ditch N 06 deg 10 min 01 sec E a distance of 433.012 feet to a found steel spike in the middle of a bridge - culvert and in the centerline of State Route # 323;
- Thence: Following the centerline thereof go toward the Village of Midway S 88 deg 49 min 10 sec E 524.100 feet to a found steel spike which is the present northwesterly corner of aforesaid Terra International, Inc. 4.00 acres;
- Thence: With the westerly boundary of said Terra International, Inc. passing a set 5/8 inch steel pin at 30.20 feet go S 13 deg 19 min 00 sec W 422.260 feet to a set 5/8 inch steel rod;
- Thence: With the present southerly boundary of Terra International, Inc. and passing a set 5/8 inch rod at 396.76 feet.....S 88 deg 49 min 10 sec E a distance of 422.260 feet to the true point of beginning.

Containing within said bounds 6.20742 acres of land is subject to a ditch maintenance easement for future cleaning and spreading of overburden of Vallery Open Ditch..said right to spread dirt runs to 100 feet perpendicular from the middle of said ditch.

Bearings are based on S 13 dge 19 min W as cited in D.B. 265 at Pg. 395.

Based on a current field survey made by Remo D. Mancini and Rodger Irwin Baker Ohio surveyor's license # S-005539.

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

Rodger Irwin Baker

March 17, 2001

Rodger Irwin Baker P.L.S. # S-005539 (Ohio)
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119 Ph. 614-879-6004

Owners now Jeffrey D. Mitchell, Maxine Mitchell and Don Mitchell O.R.0106 Pg. 2272 through 2277...Madison County deed records.



Description of 10.20922 acres of land (rounded to 10.209 acres) situated in the combined VMS 7263 and 7799 in Range Civil Township, Madison County, Ohio, at the south-westerly quadrant of State Route # 323 and County Road # 77 known as Prairie Pike which land was surveyed in October of year 2000, bounded as follows:

Beginning with a steel spike found and reset in the middle of State Route # 323 and on the projected centerline of Prairie Pike (State Route # 323 60 feet wide, Prairie Pike is 50 feet wide);

Thence: With the centerline of Prairie Pike go S 13 deg 19 min 00 sec W (passing a set spike at 422.260 feet) a total distance of 552.260 feet to a mag spike found, a steel spike reset;

Thence: Leaving Prairie Pike and passing found steel pins at 25.00 feet and at 414.404 feet and a steel pin (5/8 inch rebar) at 834.654 feet ...N 81 deg 41 min 26 sec W a total distance of 874.654 feet to a corner in the middle of an open drainage ditch known as Vallery Ditch;

Thence: Following the middle of ditch in an upstream direction N 06 deg 10 min 01 sec E 433.012 feet to a found steel spike in the middle of a highway bridge and being located in the center of State Route # 323;

Thence: With the middle of said roadway (State Route # 323 and passing a found steel spike at 524.100 feet) go S 88 deg 49 min 10 sec E 946.360 feet to the point of beginning.

Containing within said bounds 10.20922 acres of land (rounded to 10.209 acres).

This description is based on a field survey made by Rodger I. Baker, License # S-005539, which field survey was made during September and October year 2000.

Pins set are 5/8 diameter rebar with caps stamped R.I.Baker S-5539.

Bearings are based on Prairie Road alignment S 13 deg 19 min E as cited in D.B.265 Pg.395.

Subject to an easement 100 feet wide lying along the easterly side of Vallery Ditch which easement is for the purpose of ditch maintenance, for future ditch clearing, grubbing, excavation and spreading of dirt.

Also subject to an easement acquired by the Department of Transportation at the time the herein mentioned bridge at State Route # 323 over Vallery Ditch was built in recent years.

It should be noted that the public roadway right of way is being treated as being 60 feet in width for State Route # 323, however there are highway plans of record which depicts said right of way width to be normally only 50 feet in width...filed with O.D.O.T.

Rodger Irwin Baker

June 4 th., 2002

Rodger Irwin Baker Ohio registered surveyor # S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119 Phone: 614-879-6004

