



**FIELD SURVEY PLAT**

Property boundary description of 82.52447 acres (rounded to 82.524 acres) as surveyed in August year 2001 of land in VMS 10295 and VMS 12273 in Jefferson Civil Township, in Madison County, State of Ohio presently carried as aerial parcel # 930 and appearing on the auditor's tax duplicate as permanent parcel number 09-00053.001 with the front boundary being in the centerline of U.S. Route # 42 (S.H. 241 aka London-Delaware Road) bounded and more particularly described as follows:

- From the middle of Taylor Blair Road and middle of U.S. Route # 42 in the cross roads of Gillivan go then along the centerline of U.S. Route # 42 (London-Delaware Road 60 feet wide) Northeasterly 8,290.67 feet to a set Mag Spike at the true point of beginning which spike marks the southeasterly corner of 34.0318 acres D.B. 283 Pg. 222 Stephen J. Weber and it also marks the northeasterly corner of the herein described 82.52447 acres, said spike is 1081.80 feet southwesterly from where the Jefferson Township and Canaan Township boundary crosses the middle of U.S. Route # 42;
- Thence: Following the centerline of said highway S 41 deg 31 min 36 sec W 995.643 feet to a point;
- Thence: Passing a 3/4 inch pipe capped and found at 29.651 feet N 53 deg 08 min 15 sec W 334.021 feet to another found 3/4 inch capped pipe...being the northwesterly corner of 1.644 acres recorded in O R 57 Pg. 532 aerial parcel # 2131;
- Thence: With the rear boundary of said 1.664 acres S 41 deg 31 min 00 sec W 217.430 feet to another 3/4 inch capped pipe found;
- Thence: With the southerly boundary of said 1.664 acres (tax parcel # 09-00053.000) passing a found 3/4 inch capped pipe at 304.370 feet a total distance of 333.983 feet bearing S 53 deg 08 min 15 sec E to the middle of U.S. Route # 42;
- Thence: Again following the centerline of 60 feet wide U.S. Route # 42 (London-Delaware Road), S 41 deg 31 min 36 sec W 739.517 feet to a set mag spike at the north-easterly corner of 2.72102 acres aerial parcel # 952 tax parcel number 09-00044.000 recorded in D.B. 260 at Pg. 506 Clyde Thomas and others owners;
- Thence: With the northerly boundary of said Thomas, passing a set rebar capped at 40.00 feet, N 60 deg 17 min 30 sec W 622.850 feet to a set 5/8 inch capped steel rod;
- Thence: With the westerly line of said Thomas S 38 deg 17 min 47 sec W 240.700 feet to a set capped rebar in an old wire fence and northerly boundary of J and D Enterprises aerial parcel # 937 and Tax parcel number 09-00027.000 18.03 acres;
- Thence: Following said old wire fence (mostly removed) N 68 deg 38 min 12 sec W a distance of 662.094 feet to a set capped rebar at an angle in said old fence at the base of a broken off wood post and leaning steel fence post;
- Thence: Passing through a 8 feet high 12 inch diameter wood pole type post at 3.20 feet and following the easterly line of 73.831 acres aerial parcel # 936 tax parcel number 09-00072.000 recorded O R 66 pg. 0257 bearing N 00 deg 55 min 05 sec E 1940.339 feet to a 16 inch diameter tree snag type corner post referenced by a set 5/8 inch capped rebar set 7.97 feet N 24 deg 28 min 58 sec W therefrom. This last 1940.339 feet distance running common with the boundary between VMS 8425 and VMS 12273;
- Thence: With the southerly boundary of aforesaid 34.0318 acres Stephen J. Weber of record in D.B. 283 at Pg. 222 go S 71 deg 54 min 59 sec E (passing a set rebar capped at 2192.968 feet and passing through a set 5/8 inch steel rod capped at 2668.02 feet (set in the middle of a 12 inch diameter hole in concrete a former end post now removed) a total distance of 2703.720 feet to the point of beginning.

Containing within said bounds a total of 82.52447 acres of land. Bearings derived from N 53 deg 08 min 15 sec W or S 53 deg 08 min 15 sec E as recorded along the boundary of 1.664 acres cited in Deed found in O R 0057 at Pg. 0532 aerial parcel # 2131.

Pins set are 5/8 inch rebar 30 inches long with plastic caps stamped R.I. Baker S-5539. This property is not in a flood plain. There is one shed but no houses on this 82.52447 acres. This description is based on a current field survey made by the undersigned surveyor Rodger Irwin Baker license number S-005539 (Ohio). Deed reference O R 124 Pg. 2197  
**Rodger Irwin Baker P.S.** August 22, 2001  
 Rodger Irwin Baker L.L.S. and P.S. # S-005539 (Ohio)  
 1300 Plain City-Georgesville Road (South)  
 Galloway, Ohio 43119 Phone 614-879-6004



**LEGEND & SYMBOLS**

- = PROPERTY LINE, —= CENTERLINE
- = RIGHT OF WAY LINE
- = LAND MARK, SAME OWNER
- = POINT ON TANGENT
- = FENCE
- VMS= VIRGINIA MILITARY SURVEY
- I.P.= IRON PIN OR IRON PIPE
- 930 = PARCEL NUMBER ON AERIAL TAX MAP
- FD.= FOUND, @.= AT
- CAPS= PLASTIC TYPE STAMPED R.I. BAKER S-5539
- MAG SPIKE= MAGNETIC STEEL SPIKE
- D.B.= DEED BOOK, O.R.= OFFICIAL RECORD

**LEGEND & SYMBOLS** (continued)

DURING AUGUST YEAR 2001 RODGER IRWIN BAKER AND MYSELF RODGER IRWIN BAKER DID PERSONALLY PERFORM A BOUNDARY FIELD SURVEY USING ELECTRONIC INFRARED MEASURED DISTANCES. BOUNDARY LINES WERE FOUND AND/OR MARKED AS DEPICTED ON THIS PLAT. IN MY OPINION THIS PLAT REPRESENTS THE EXISTING PERIMETER AS CLAIMED AND PRESENTLY OCCUPIED.

**Rodger Irwin Baker P.S.** Aug. 22, 2001  
 RODGER IRWIN BAKER  
 OHIO LICENSE NUMBER S-005539  
 1300 PLAIN CITY GEORGESVILLE RD. (S)  
 GALLOWAY, OHIO 43119  
 PHONE 614-379-6004

TITLE: FIELD SURVEY 82.52447 ACRES EXISTING VMS 10295 & 12273 JEFFERSON CIVIL TOWNSHIP, MADISON COUNTY, STATE OF OHIO U.S. RTE. 42 AKA LONDON, DELAWARE RD. AKA S.H. NO. 241 AERIAL MAP 20 OF 107 PARCEL NO. 930 AKA 09.00053.001 OWNERSHIP REFERENCE O.R. 56 PG. 72 B OR 124 PG. 2197 KENNETH L. HANSCHEL AND WIFE BARBARA J. HANSCHEL, NANCY A. HOLTZHAUER, AND HUSBAND JAMES E. HOLTZHAUER DAVID A. HANSCHEL AND WIFE CYNTHIA A. HANSCHEL - OWNERS

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