

The following is a boundary description of 3.12096 acres of land surveyed out of 50.0423 acres currently depicted as aerial parcel # 674 appearing on aerial tax map # 3 of 107 carried on the auditor's tax roll as number 02-00272.000 of record in D.B. 281 at Pg. 439 situated in VMS 8484 in Darby Civil Township, Madison County, Ohio presently in the names of Ervin E. Troyer and Esther M. Troyer, said 3.12096 acres runs to middle of Converse Chapel Road # 41 and is bounded and more particularly described as follows:

Commence with a found steel rod buried in the junction of Converse Chapel Road and in the middle of Converse Huff Road # 30 at the southwesterly corner of aforesaid 50.0423 acres; go then with the middle of Converse Chapel Road N 07 deg 32 min 00 sec E 340.185 feet to a set 3/8 inch by 8 inches long steel spike at the true point of beginning;

Thence: Continue N 07 deg 32 min 00 sec E 340.185 feet to a found mag spike at the northwesterly corner hereto and being the southwesterly corner of 22.545 acres aerial parcel 418 D.B. 281 Pg. 443 belonging to Marvin E. Troyer and Wilma Troyer PPN 02-00272.000;

Thence: Leaving said roadway passing a found steel pin at 25.00 feet and following the common boundary between Marvin E. Troyer & Wilma Troyer and lands of Ervin E. Troyer & Esther M. Troyer running S 84 deg 55 min 20 sec E 400.000 feet to a set 5/8 inch rebar capped;

Thence: Remaining parallel with aforesaid roadway go S 07 deg 32 min 00 sec W a distance of 340.185 feet to a set 5/8 inch rebar capped;

Thence: Passing a set 5/8 inch rebar at 372.920 feet go N 84 deg 55 min 20 sec W a total distance of 400.000 feet to the true point of beginning.

Containing within said bounds 3.12096 acres of land, none of which lies within a flood plain area.

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

This description is based on a recent field survey, bearings derived from S 84 deg 55 min 20 sec E as described along Converse Huff Road see O R 34 Pg. 1161.

Together with the following described 20 feet wide drainage easement assigned for the purpose of laying additional subsurface main tile end / or to include the existing tile now in place along the latter portion of the following described easement.

From the steel pin buried and found existing in the junction of Converse Chapel Road and Converse Huff Road go then with the middle of Converse Huff Road S 84 deg 55 min 20 sec E 410.01 feet to a point then go N 07 deg 32 min 00 sec E 220.185 feet to the southerly end of aforesaid 20 feet wide drainage easement and being the point of beginning thereto;

Thence: Following the centerline of said easement N 07 deg 32 min 00 sec E 258.330 feet;

Thence: Continue along the centerline of said easement S 82 deg 21 min 50 sec E 861.184 ft.

Thence: Once again with said centerline thereof go N 07 deg 11 min 59 sec E 400.546 feet to a point believed to be where an existing main drain tile is located; otherwise whatever distance it takes to join in and connect with said existing tile line;

Thence: Following along the existing subsurface drain tile S 79 deg 37 min 44 sec E 13.385 feet to an existing vertical inspection vent riser over said tile line;

Thence: Again following the belated tile alignment S 68 deg 54 min 09 sec E 310.618 feet to another vertical inspection vent riser above the existing drain tile;

Thence: Following the belated approximate tile alignment as is believed to exist S 75 deg 10 min 58 sec E 555.575 feet to a point on the easterly boundary of lands owned by Ervin E. Troyer and Esther M. Troyer O R 34 Page 1159; said boundary is the west boundary of 51.844 acres D.B. 281 Pg. 137 Vernon Lee Hostetler owner;

Then: By a separate description granted by Vernon Lee Hostetler the above 20 feet wide drainage easement continues with the centerline thereof being S 75 deg 10 min 58 sec E 1104.272 feet to an existing roadside ditch catch basin along the easterly side of Lafayette Plain City Road... the 20 feet wide drainage easement to thus terminate at the herein mentioned catch basin existing.

Rodger Irwin Baker P.S. September 28, 2001  
 Rodger Irwin Baker P.S. # S-005539 (Ohio)  
 1300 Plain City-Georgesville Road (S) Galloway, Ohio 43119

PLAT OF A NEW SURVEY 3.12096 ACRES BEING ALSO PLAT SHOWING EASEMENT IN VMS 8484, DARBY CIVIL TOWNSHIP, MADISON COUNTY, STATE OF OHIO FOR: ERVIN E. TROYER AND ESTHER M. TROYER REFERENCE DEED BOOK 281 PAGE 439 AUGUST AND SEPTEMBER, 2001

**LEGEND AND SYMBOLS**

PPN: AUDITOR'S PERMANENT PARCEL NUMBER  
 OR: OFFICIAL RECORD, D.B.: DEED BOOK, PG.: PAGE  
 VMS: VIRGINIA MILITARY SURVEY  
 RW: RIGHT OF WAY, FD: FOUND  
 LP: IRON PIN OR PIPE, CL: CENTERLINE  
 PL: PROPERTY LINE  
 AC: ACRE, C: AT, L: LAND HOOK  
 S: SURVEY, S.O.: SHOWN OWNER

° = DEGREES, ' = MINUTES, " = SECONDS  
 N = NORTH, E = EAST, S = SOUTH, W = WEST  
 J.C.T. = JUNCTION, INT. = INTERSECTION

① ② ③ ④

DEPICTED ENCLOSED NUMBERS ARE THE FOUR SPECIFIC LOCATIONS WHERE THE EXISTING DRAIN TILE WAS FOUND. THE ASSUMPTION IS THAT THE TILE ALIGNMENT RUNS FROM POINT TO POINT ALTHOUGH THAT MAY NOT BE TRUE.

**SURVEYOR'S STATEMENT**

THIS IS TO CERTIFY THAT THIS SURVEY PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FROM ON SITE MEASURED ANGLES AND DISTANCES PERFORMED BY ME AND/OR UNDER MY DIRECT ON SITE SUPERVISION, DURING THE MONTHS OF AUGUST AND SEPTEMBER, YEAR 2001. BEARINGS ARE BASED ON S84° 55' 20" E MIDDLE OF CONVERSE HUFF ROAD CITED IN OR 34 PG. 1161. MAG SPIKES OR 3/8" X 8" STEEL SPIKES SET IN ROAD WITH 3/8" X 30" STEEL REBAR OTHERWISE SET WITH CAPS STAMPED R.I. BAKER S.5539.

Rodger Irwin Baker  
 SEPT. 28, 2001  
 RODGER IRWIN BAKER P.S. & L.L.S.  
 OHIO LICENSE & REGISTRATION NO. S.005539  
 1300 PLAIN CITY-GEORGESVILLE RD. (SOUTH)  
 GALLOWAY, OHIO 43119 PH: 614.879.6004



FIELD SURVEY  
**PLAT**

The following is a boundary description of 3.12096 acres of land surveyed out of 50.0423 acres currently depicted as aerial parcel # 674 appearing on aerial tax map # 3 of 107 carried on the auditor's tax roll as number 02-00272.002 of record in D.B. 281 at Pg. 439 situated in VMS 8484 in Darby Civil Township, Madison County, Ohio presently in the names of Ervin E. Troyer and Esther M. Troyer, said 3.12096 acres runs to middle of Converse Chapel Road # 41 and is bounded and more particularly described as follows;

Commence with a found steel rod buried in the junction of Converse Chapel Road and in the middle of Converse Huff Road # 30 at the southwesterly corner of aforesaid 50.0423 acres; go then with the middle of Converse Chapel Road N 07 deg 32 min 00 sec E 340.185 feet to a set 3/8 inch by 8 inches long steel spike at the true point of beginning;

Thence: Continue N 07 deg 32 min 00 sec E 340.185 feet to a found mag spike at the northwesterly corner hereto and being the southwesterly corner of 22.545 acres aerial parcel 418 D.B. 281 Pg. 443 belonging to Marvin E. Troyer and Wilma Troyer PPN 02-00272.000;

Thence: Leaving said roadway passing a found steel pin at 25.00 feet and following the common boundary between Marvin E. Troyer & Wilma Troyer and lands of Ervin E. Troyer & Esther M. Troyer running S 84 deg 55 min 20 sec E 400.000 feet to a set 5/8 inch rebar capped;

Thence: Remaining parallel with aforementioned roadway go S 07 deg 32 min 00 sec W a distance of 340.185 feet to a set 5/8 inch rebar capped;

Thence: Passing a set 5/8 inch rebar at 372.920 feet go N 84 deg 55 min 20 sec W a total distance of 400.000 feet to the true point of beginning.

Containing within said bounds 3.12096 acres of land, none of which lies within a flood plain area.

Pins set are 5/9 inch diameter steel rebar 30 inches long with plastic caps stamped R.I. Baker S-5539.

This description is based on a recent field survey, bearings derived from S 84 deg 55 min 20 sec E as described along Converse Huff Road see O R 34 Pg. 1161.

Together with the following described 20 feet wide drainage easement assigned for the purpose of laying additional subsurface main tile and / or to include the existing tile now in place along the latter portion of the following described easement.

From the steel pin buried and found existing in the junction of Converse Chapel Road and Converse Huff Road go then with the middle of Converse Huff Road S 84 deg 55 min 20 sec E 410.01 feet to a point then go N 07 deg 32 min 00 sec E 290.185 feet to the southerly end of aforesaid 20 feet wide drainage easement and being the point of beginning thereto;

Thence: Following the centerline of said easement N 07 deg 32 min 00 sec E 258.330 feet;

Thence: Continue along the centerline of said easement S 82 deg 21 min 50 sec E 881.184 ft.

Thence: Once again with said centerline thereof go N 07 deg 11 min 59 sec E 400.546 feet to a point believed to be where an existing main drain tile is located, otherwise whatever distance it takes to join in and connect with said existing tile line;

Thence: Following along the existing subsurface drain tile S 79 deg 37 min 44 sec E 13.385 feet to an existing vertical inspection vent risor over said tile line;

Thence: Again following the believed tile alignment S 68 deg 54 min 09 sec E 310.618 feet to another vertical inspection vent risor above the existing drain tile;

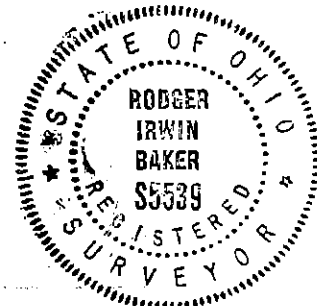
Thence: Following the believed approximate tile alignment as is believed to exist S 75 deg 10 min 58 sec E 555.575 feet to a point on the easterly boundary of lands owned by Ervin E. Troyer and Esther M. Troyer O R 34 Page 1159; said boundary is the west boundary of 51.844 acres D.B. 230 Pg. 137 Vernon Lee Hostetler owner;

Then: By a separate description granted by Vernon Lee Hostetler the above 20 feet wide drainage easement continues with the centerline thereof being S 75 deg 10 min 58 sec E 1104.272 feet to an existing roadside ditch catch basin along the easterly side of Lafayette Plain City Road.....the 20 feet wide drainage easement to thus terminate at the herein mentioned catch basin existing.

*Rodger Irwin Baker P.S.*

September 28, 2001

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



The following is a correct description for the alignment of an existing subsurface drain tile in Darby Township, Madison County, Ohio which tile crosses lands of Vernon Lee Hostetler in particular over and across a portion of 51.844 acres of record in D.B. 230 at Pg. 137 ( aerial parcel 120 appearing on map 3 of 102 and crossing tax parcel number 02-00334.000 ), being bounded as follows:

Commence as a point of starting reference with a found mag spike in the middle of Converse Huff Road at the southeasterly corner of 0.072 acre aerial parcel 758 belonging to Bethesda Amish Mennonite Fellowship of record in O R 34 at Pg. 1161 go then with the heretofore stated boundary N 14 deg 13 min 00 sec E 318.85 feet to a steel pin existing which pin marks the southeasterly corner of aerial parcel 759 0.054 acre of Ervin E. Troyer and Esther M. troyer;

Thence: Again with the common boundary between said Troyers and Vernon Lee Hostetler ( Hostetler's westerly boundary ) N 14 deg 13 min 00 sec E 417.826 feet to a point over the believed alignment of an existing subsurface drain tile; this point being the true point of beginning for the following described course and distance;  
Thence: Following the believed tile alignment crossing lands of said Hostetler go S 75 deg 10 min 58 sec E 1104.272 feet to an existing catch basin located in the easterly roadside ditch of Lafayette Plain City Road. Passing on beyond Hostetler's easterly property boundary which property line runs common with the centerline of said Lafayette Plain City Road ( 50 feet wide ).

Bearings derived from calls cited in the deed of record filed in O R 34 at Pg. 1159 and Pg. 1161.

Rodger Irwin Baker September 28, 2001

Rodger Irwin Baker Ohio surveyor license number S-005539  
1300 Plain City-Georgesville Road (South)  
Galloway, Ohio 43119

Phone 614-879-6004

