

LEGEND:

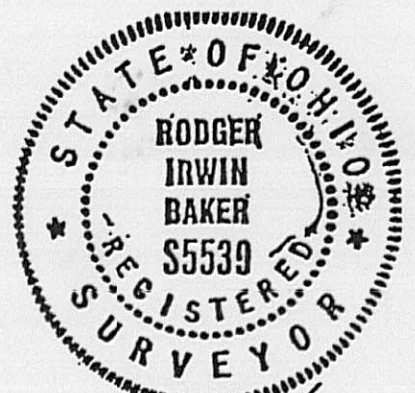
- CL = CENTER LINE
- PL = PROPERTY LINE
- R/W = RIGHT OF WAY (LINE)
- VMS = VIRGINIA MILITARY SURVEY
- P.P.N. = PERMANENT PARCEL N^o
- = DIRECTION
- x = EXISTING FENCE
- ↗ = LANDHOLE (SAME OWNER)
- P.O.B. = POINT OF BEGINNING OF BOUNDARY DESCRIPTION
- 378 OR 245 = TYPICAL OF TAX MAP PARCEL N^o
- ① = SURVEYED TRACT N^o
- = VMS BOUNDARY

PLAT OF 135.480 ACRES IN FAIRFIELD CIVIL TOWNSHIP, MADISON COUNTY, STATE OF OHIO, VMS 5637 & 5433 FRONTING ALONG CENTER OF BIG PLAIN CIRCLEVILLE RD. AND ALONG CENTER OF HUME LEVER ROAD. BEING NOW PLATTED AND DESCRIBED AS FOUR SPLITOUT TRACTS.

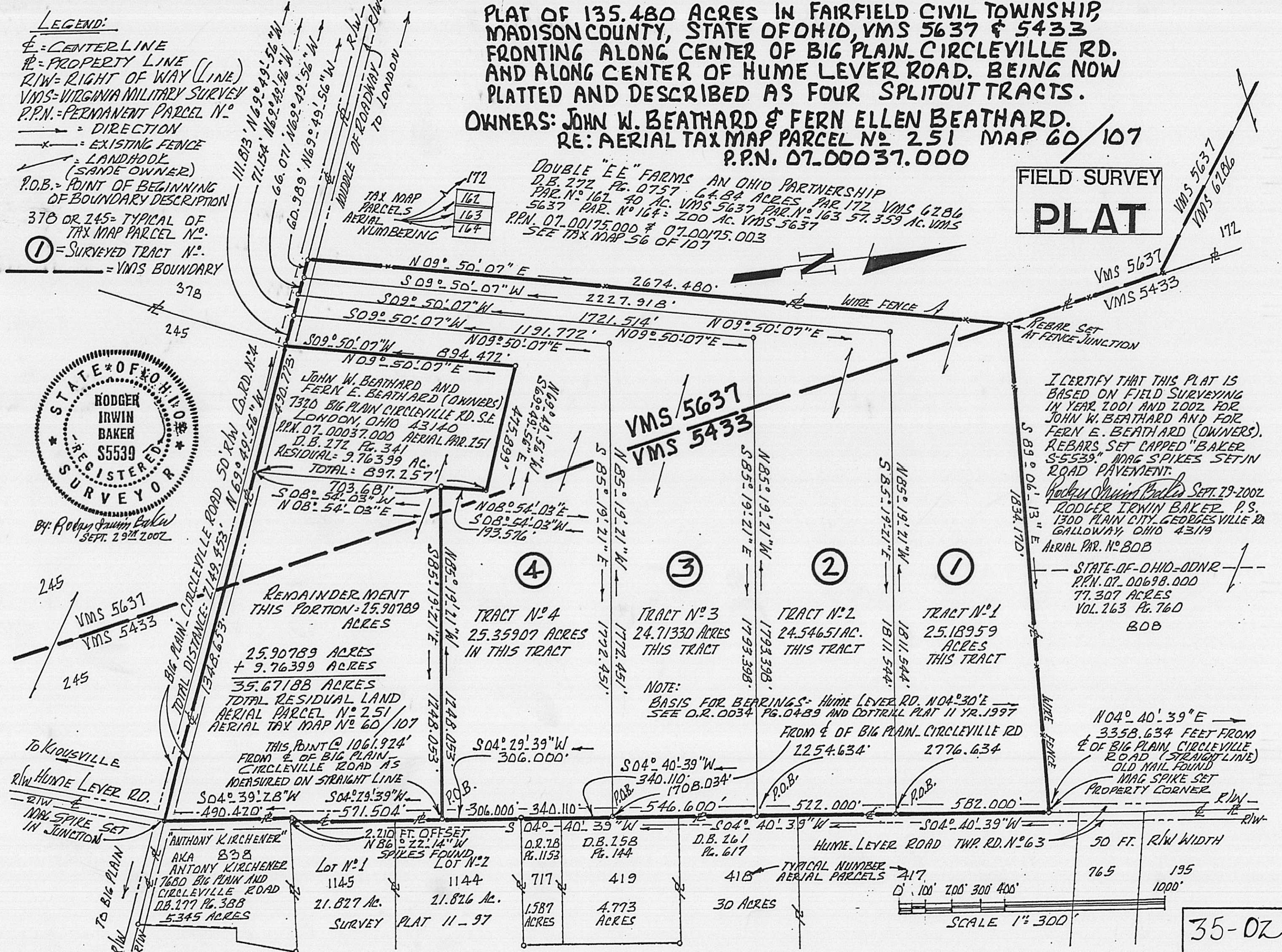
**OWNERS: JOHN W. BEATHARD & FERN ELLEN BEATHARD.
RE: AERIAL TAX MAP PARCEL N^o 251 MAP 60/107
P.P.N. 07.00037.000**

**FIELD SURVEY
PLAT**

DOUBLE "E" FARMS AN OHIO PARTNERSHIP
D.B. 272 PG. 0757 64.84 ACRES PAR 172 VMS 6286
PAR. N^o 162 40 AC. VMS 5637 PAR. N^o 163 57.359 AC. VMS 5637
5637 PAR. N^o 164: 200 AC. VMS 5637
P.P.N. 07.00175.000 & 07.00175.003
SEE TAX MAP 56 OF 107



By: Rodger Irwin Baker
SEPT. 29th 2002



I CERTIFY THAT THIS PLAT IS BASED ON FIELD SURVEYING IN YEAR 2001 AND 2002 FOR JOHN W. BEATHARD AND FOR FERN E. BEATHARD (OWNERS). REBARS SET CAPPED "BAKER S-5539" MAG SPIKES SET IN ROAD PAVEMENT.
Rodger Irwin Baker SEPT. 29-2002
RODGER IRWIN BAKER, P.S.
1300 PLAIN CITY, GEORGESVILLE RD
GALLOWAY, OHIO 43119
AERIAL PAR. N^o 808

STATE OF OHIO - ODNR
P.P.N. 07.00698.000
77.307 ACRES
VOL. 263 PG. 760
BDB

NOTE:
BASIS FOR BEARINGS: HUME LEVER RD. N04°30'E
SEE D.R. 0034 PG. 0489 AND COTTRILL PLAT 11 YR. 1997

REMAINDERMENT
THIS PORTION - 25.90789
ACRES
25.90789 ACRES
+ 9.76399 ACRES
35.67188 ACRES
TOTAL RESIDUAL LAND
AERIAL PARCEL N^o 251/
AERIAL TAX MAP N^o 60/107

TRACT N^o 4
25.35907 ACRES
IN THIS TRACT

TRACT N^o 3
24.71330 ACRES
THIS TRACT

TRACT N^o 2
24.54651 AC.
THIS TRACT

TRACT N^o 1
25.18959
ACRES
THIS TRACT

"ANTHONY KIRCHENER"
AKA B38
ANTHONY KIRCHENER
7680 BIG PLAIN AND
CIRCLEVILLE ROAD
D.B. 277 PG. 388
5.345 ACRES

Lot N^o 1
1145
21.827 Ac.

Lot N^o 2
1144
21.826 Ac.

SURVEY PLAT 11-97

2.210 FT. OFFSET
N 86° 22' 14" W
SPIKES FOUND

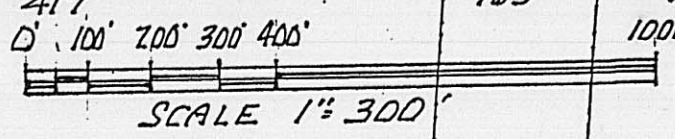
Lot N^o 1
717
1.587 ACRES

Lot N^o 2
419
4.773 ACRES

D.B. 261
Pg. 617
30 ACRES

HUME LEVER ROAD TWP. RD. N^o 63

50 FT. R/W WIDTH
765 195
1000'



35-02

The following is a correct boundary description of a tract of land surveyed out of existing 135.480 acres (auditor shows 135.23 acres permanent parcel # 07-00037.000) which land is situated in VMS 6286 appearing on aerial tax map # 60 as parcel # 251 and recorded in Deed Volume 272 at Page 341 in the ownership of John W. Beathard and Fern Ellen Beathard, being in Fairfield Civil Township, Madison County, Ohio fronting on Hume Lever Road and fronting on Big Plain Circleville Road...said tract is bounded and more particularly described as follows:

Tract # 1 25.18959 acres

Beginning with a set mag spike in the middle of Hume Lever Road (Twp. Road # 63) at the southeasterly corner of the herein described tract...said spike measures 2776.634 feet northerly along the alignment of Hume Lever Road from the middle of Big Plain-Circleville Road (County Road # 4) in Fairfield Civil Township;

Thence: Leaving Hume Lever Road go N 85 deg 19 min 21 sec W 1811.544 feet to a rebar set;

Thence: S 09 deg 50 min 07 sec W 2227.918 feet to a set mag spike in the middle of Big Plain-Circleville Road;

Thence: With the middle of said roadway go toward London N 69 deg 49 min 56 sec W 60.989 feet to a set mag spike;

Thence: N 09 deg 50 min 07 sec E 2674.480 feet to a set rebar at a fence junction having followed an old wire fence along this described course;

Thence: Following a wire fence and property boundary line S 89 deg 06 min 13 sec E 1834.170 feet to a set mag spike in the middle of Hume Lever Road;

Thence: With the alignment of said roadway go S 04 deg 40 min 39 sec W a distance of 582.000 feet to the point of beginning.

Containing within said bounds 25.18959 acres of land by a current field survey made by Remo D. Mancini and Rodger Irwin Baker...Ohio surveyor # S-005539.

Bearings are derived from N 04 deg 30 min E as described for Hume Lever Road of record in O.R. 034 at Pg. 489 and also based on the Hume Lever Road alignment depicted on a plat of survey made by James R. Cottrill P.S. # 6858 filed as Plat # 11 year 1997..surveyed for John Brown (Brown Management Company 87.655 acres)

This surveyed 135.480 acres is not in a flood plain. Pins set are steel rebar with 1 inch caps stamped R.I.Baker S-5539. Steel magnetic spikes are set in the roadway pavement.

This tract was surveyed during April year 2002 by Rodger Irwin Baker and Remo D. Mancini for Mr. John W. Beathard and others.

Big Plain Circleville Road and Hume lever Road are each listed as being 50 feet wide right of way. Reference rebars are field set at 30.00 feet rather than at 25 feet based on the existingspikes found along the centerline alignments. Reference rebars are set on each tract boundary extending westerly off of Hume Lever Road.



April 22, 2002

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

The following is a correct boundary description of a tract of land surveyed out of existing 135.480 acres (auditor shows 135.23 acres permanent parcel # 07-00037.000) which land is situated in VMS 6286 appearing on aerial tax map # 60 as parcel # 251 and recorded in Deed Volume 272 at Page 341 in the ownership of John W. Beathard and Fern Ellen Beathard, being in Fairfield Civil Township, Madison County, Ohio fronting on Hume Lever Road and fronting on Big Plain Circleville Road...said tract is bounded and more particularly described as follows:

Tract # 2 24.54651 acres

Beginning with a set mag spike in the middle alignment of Hume Lever Road (Twp. Rd. # 63) at the southeasterly corner of the herein described tract of land which spike measures 2254.634 feet northerly along said roadway from a set mag spike in the middle of Big Plain Circleville Road (County Road # 4) in Fairfield Civil Township;

Thence: Leaving Hume Lever Road go N 85 deg 19 min 21 sec W 1793.398 feet to a set rebar;

Thence: S 09 deg 50 min 07 sec W 1721.514 feet to a set mag spike in the middle of Big Plain Circleville Road;

Thence: With the middle of said roadway go N 69 deg 49 min 56 sec W 66.071 feet to a mag spike set;

Thence: Leaving Big Plain Circleville Road go N 09 deg 50 min 07 sec E 2227.918 feet to a set rebar;

Thence: S 85 deg 19 min 21 sec E 1811.544 feet to a set mag spike in the middle of Hume Lever Road;

Thence: Following the alignment of said roadway go S 04 deg 40 min 39 sec W a distance of 522.000 feet to the true point of beginning.

Containing within said bounds 24.54651 acres of land as per a current field survey performed by Remo D. Mancini and Rodger Irwin Baker Ohio surveyor license # S-005539.

Bearings are derived from N 04 deg 30 min E as described for Hume Lever Road of record in O.R. 034 at Pg. 489 and also based on the Hume Lever Road alignment depicted on a plat of survey made by James R. Cottrill P.S. # 6858 filed as Plat # 11 year 1997..surveyed for John Brown (Brown Management Company 87.655 acres)

This surveyed 135.480 acres is not in a flood plain. Pins set are steel rebar with 1 inch caps stamped R.I.Baker S-5539. Steel magnetic spikes are set in the roadway pavement.

This tract was surveyed during April year 2002 by Rodger Irwin Baker and Remo D. Mancini for Mr. John W. Beathard and others.

Big Plain Circleville Road and Hume Lever Road are each listed as being 50 feet wide right of way. Reference rebars are field set at 30.00 feet rather than at 25 feet based on the existingspikes found along the centerline alignments. Reference rebars are set on each tract boundary extending westerly off of Hume Lever Road.



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Tract # 3 24.71330 acres

Beginning for a true point of beginning at the southeasterly corner of the following described tract of land...said beginning point is marked with a mag spike set and is found to be 1708.034 feet northerly along Hume Lever Road as measured from the middle of Big Plain Circleville Road; (The beginning point spike is in the centerline of Hume Lever Road, aka Township Road # 63)

Thence: Leaving said roadway go N 85 deg 19 min 21 sec W 1772.451 feet to a set rebar;

Thence: S 09 deg 50 min 07 sec W 1191.772 feet to a set mag spike in the middle of Big Plain Circleville Road; (aka County Road # 4)

Thence: With middle of Big Plain Circleville Road N 69 deg 49 min 56 sec W 71.154 feet to a set mag spike;

Thence: Leaving said roadway go N 09 deg 50 min 07 sec E 1721.514 feet to a set rebar;

Thence: S 85 deg 19 min 21 sec E 1793.398 feet to a mag spike set in the alignment of Hume Lever Road;

Thence: Following the approximate middle of road (the surveyed alignment thereof) go S 04 deg 40 min 39 sec W 546.600 feet to the point of beginning.

Containing within said bounds a total of 24.71330 acres of land based on a current field survey made by Remo D. Mancini and Rodger Irwin Baker Ohio surveyor license number S-005539.

Bearings are derived from N 04 deg 30 min E as described for Hume Lever Road of record in O.R. 034 at Pg. 489 and also based on the Hume Lever Road alignment depicted on a plat of survey made by James R. Cottrill P.S. # 6858 filed as Plat # 11 year 1997..surveyed for John Brown (Brown Management Company 87.655 acres)

This surveyed 135.480 acres is not in a flood plain. Pins set are steel rebar with 1 inch caps stamped R.I.Baker S-5539. Steel magnetic spikes are set in the roadway pavement.

This tract was surveyed during April year 2002 by Rodger Irwin Baker and Remo D. Mancini for Mr. John W. Beathard and others.

Big Plain Circleville Road and Hume lever Road are each listed as being 50 feet wide right of way. Reference rebars are field set at 30.00 feet rather than at 25 feet based on the existing spikes found along the centerline alignments. Reference rebars are set on each tract boundary extending westerly off of Hume Lever Road.

Rodger Irwin Baker April 22, 2002

Rodger Irwin Baker Ohio Registration # S-005539 (surveyor)
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Tract # 4 25.35907 acres

For a starting point of reference commence with a set spike in the middle of Big Plain Circleville Road (County Road # 4) and in the projected center alignment of Hume Lever Road (Township Road # 63)...go then northerly along the middle alignment of Hume Lever Road 1061.924 feet to a set mag spike located at the southeasterly corner of the herein described tract of land;

Thence: Leaving aforesaid roadway go N 85 deg 19 min 21 sec W 1248.053 feet to a set rebar;

Thence: N 08 deg 54 min 03 sec E 193.576 feet to a set rebar;

Thence: N 69 deg 49 min 56 sec W 475.899 feet to a set rebar;

Thence: S 09 deg 50 min 07 sec W 894.472 feet to a set mag spike placed in the middle of Big Plain Circleville Road;

Thence: With the centerline of said roadway go N 69 deg 49 min 56 sec W 111.813 feet to a set mag spike;

Thence: Leaving aforesaid roadway go N 09 deg 50 min 07 sec E 1191.772 feet to a set rebar;

Thence: S 85 deg 19 min 21 sec E 1772.451 feet to a mag spike set in the alignment in the approximate centerline of Hume Lever Road;

Thence: With said alignment S 04 deg 40 min 39 sec W 340.110 feet to a found railroad spike;

Thence: Again with the middle alignment of Hume Lever Road S 04 deg 29 min 39 sec W 306.000 feet to a set mag spike at the true point of beginning.

Containing within said bounds an area of 25.35907 acres of land as found by a current field survey made by Remo D. Mancini and Rodger Irwin Baker Ohio registered surveyor # S-005539.

Bearings are derived from N 04 deg 30 min E as described for Hume Lever Road of record in O.R. 034 at Pg. 489 and also based on the Hume Lever Road alignment depicted on a plat of survey made by James R. Cottrill P.S. # 6858 filed as Plat # 11 year 1997..surveyed for John Brown (Brown Management Company 87.655 acres)

This surveyed 135.480 acres is not in a flood plain. Pins set are steel rebar with 1 inch caps stamped R.I.Baker S-5539. Steel magnetic spikes are set in the roadway pavement.

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 April 22, 2002

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