

HORIZONTAL GRAPHIC SCALE 1"=60'

Commence for a reference with the middle of South Street as laid out in the unincorporated Hamlet of Newport and in the middle of State Route # 38 (aka London-Washington C.H. Pike, aka Washington - London Road, an existing spike found)...go then with the middle of State Route # 38 (passing property corners at 140.31 feet, at 274.31 feet), a total distance of 347.310 feet each being in a southerly direction from the point of starting reference...the 347.310 feet taking you to a spike set at the southwesterly corner of property of Louise Edith Dunston D.B. 263 Pg. 186 and is the true point of beginning for the following described property as recently surveyed;

- Thence: Passing along the base of a railroad tie type wood end post at 31.777 feet and then following a fence and southerly line of Dunston go S 83 deg 14 min 12 sec E 187.445 feet to a wood end post and fence junction...a common corner of said Dunston and Carl D. Cress and Rebecca K. Cress aerial parcel # 326 D.B. 294 at Pg. 371...Dunston being combined aerial parcels 137 & 138;
 - Thence: Continue with a wire fence, common line between Cress and Pendleton, S 83 deg 14 min 12 sec E 221.506 feet to the northeasterly corner of Pendleton and marked with an angle iron found at a fence junction...said corner being 408.951 feet S 83 deg 14 min 12 sec E from the true point of beginning;
 - Thence: Following a wire fence (the westerly line of aerial parcel # 146 owned by John D. Ruggles and Karen S. Ruggles D.B. 288 Pg. 031 1.80 acres)...go S 06 deg 12 min 56 sec W 199.813 feet to a corner point near a wood corner post at a fence corner which point is referenced from a set rebar which bears N 06 deg 49 min 31 sec E 1.993 feet therefrom;
 - Thence: With the boundary between Pendleton and Ruggles running along a wire fence...go S 83 deg 27 min 25 sec E 221.048 feet to a point in the base of an existing wooden post (railroad tie type) at a fence corner...a corner for aerial parcel # 197 0.4511 acres owned by John M. Schatz O.R. 100 Pg. 623 referenced from a spike found in the middle of Danville-Newport Road which railroad spike is 270.870 feet S 83 deg 27 min 25 sec E from the herein cited railroad tie post;
 - Thence: S 05 deg 56 min 16 sec E 96.338 feet to a common boundary between said Schatz and aerial parcel # 203 owned by Clyde M. Hughes and Linda M. Hughes D.B. 265 at Pg. 835...0.59 acre reported;
 - Thence: Continue S 05 deg 56 min 16 sec E 48.575 feet to the southeasterly corner of Ruth F. Pendleton...a wood post at a fence corner and 1/2 inch diameter rebar found; (Being N 83 deg 40 min 23 sec W 372.20 feet from a railroad spike found which spike is in the middle of Danville-Newport Road aka Newport-Danville Rd.);
 - Thence: Following a fence and southerly line of Pendleton N 83 deg 40 min 23 sec W along the northerly line of aerial parcel # 332 307.102 feet to a fence corner (two wood posts) being the northwest corner of aforesaid Hughes (D.B. 252 Pg. 158) 1.25 acres) and the northeasterly corner of 1.0 acre O.R. 112 Pg. 2378 owned by Randy A. Novak;
 - Thence: Continue with said wire fence between Pendleton and Novak (passing a found "TEE IRON" at 272.01 feet), N 83 deg 40 min 23 sec W 301.850 feet to a set Mag Spike in the middle of State Route # 38...Pendleton's boundary being in total a distance of 608.952 feet N 83 deg 40 min 23 sec W along her southerly boundary;
 - Thence: With the middle of State Route # 38 N 02 deg 16 min 08 sec W 145.500 feet to a set Mag Spike;
 - Thence: Again with the middle of State Route # 38 go N 02 deg 16 min 08 sec W 203.790 feet to the true point of beginning.
- Containing within said bounds 3.7935958 acres rounded to 3.794 acres as surveyed in April year 2002 by Remo D. Mancini and Rodger Irwin Baker Ohio license # S-005539.
- By field measure we find the southerly line of aerial parcel # 332 to measure S 83 deg 27 min 25 sec E or N 83 deg 27 min 25 sec W 378.871 feet and we find the northerly line of aerial parcel # 329 to measure the same bearing but a total distance of 599.919 feet as per the existing pins, pipes, post and best field evidence.
- Bearings are based on average bearing calculated from D.B. 294 at Pg. 0464 & 0465 by using S 83 deg 43 min E cited by computed to be actually S 83 deg 40 min 23 sec E.



LEGEND
 C= CENTERLINE, R/W= RIGHT OF WAY
 291 = AERIAL MAP PARCEL NUMBER
 R= PROPERTY LINE, C= AT
 = LAND HOOK SAME OWNER
 D.B.: DEED BOOK O.R.: OFFICIAL RECORD
 = EXISTING WIRE FENCE
 R.P.N.: AUDITOR'S PERMANENT PARCEL NUMBER

PLAT OF SURVEYED 3.794 AC. IN VMS 5795 PAINT TOWNSHIP MADISON COUNTY, OHIO RUTH F. PENDLETON, OWNER FRONTING ALONG STATE ROUTE 38

FIELD SURVEY PLAT

I CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY MADE IN THE MONTH OF APRIL YEAR 2002 BY REMO D. MANCINI & RODGER I. BAKER OHIO REGISTERED SURVEYOR, LICENSE NUMBER S-005539, SAID SURVEY REQUESTED BY NANCY DILLION AS AGENT REPRESENTING OWNER RUTH F. PENDLETON. PINS SET ARE STEEL REBAR WITH CAPS STAMPED R.I. BAKER S-5539.
Rodger Irwin Baker APRIL 27TH 2002
 RODGER IRWIN BAKER P.S. YEAR 2002
 1300 PLAIN CITY - GEORGETOWN RD. (S)
 GALLOWAY OHIO 43119
 PHONE 614.879.6004

42-02

The following is a correct boundary description of real property situated in VMS 5795 in Paint Civil Township, Madison County, State of Ohio, which land is currently owned by Ruth F. Pendleton (widow of Clark E. Pendleton) at 6971 State Route # 38 S.E. London, Ohio 43140. Said real property is found to contain 1.8136942 acres and also 1.979902 acres by actual lines of possession for a total of 3.7935958 acres, being all of aerial parcel # 330 P.P.N. 14-00197.000 and all of aerial parcel # 329 P.P.N. 14-00196.000. Being found of record in Deed Volume 139 at Page 201 and in Deed Volume 294 at Page 0464 & 0465...bounded and more particularly described as follows:

Commence for a reference with the middle of South Street as laid out in the unincorporated Hamlet of Newport and in the middle of State Route # 38 (aka London-Washington C.H. Pike, aka Washington - London Road, an existing spike found)...go then with the middle of State Route # 38 (passing property corners at 140.31 feet, at 274.31 feet), a total distance of 347.310 feet each being in a southerly direction from the point of starting reference...the 347.310 feet taking you to a spike set at the southwesterly corner of property of Louise Edith Dunston D.B. 263 Pg. 186 and is the true point of beginning for the following described property as recently surveyed;

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Metal markers are mag spikes set in road pavement with steel rebar and 1 inch stamped caps set at off of the road points unless otherwise noted on the plat and in the description.

This property is not in a flood plain.

Rodger Irwin Baker

Ohio surveyor # S-005539

Rodger Irwin Baker April 27 th., 2002
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119 Ph. 614-879-6004

