

**AUDITOR'S TAX RECORD DATA**  
**IN JONATHAN ALDER SCHOOL DISTRICT**

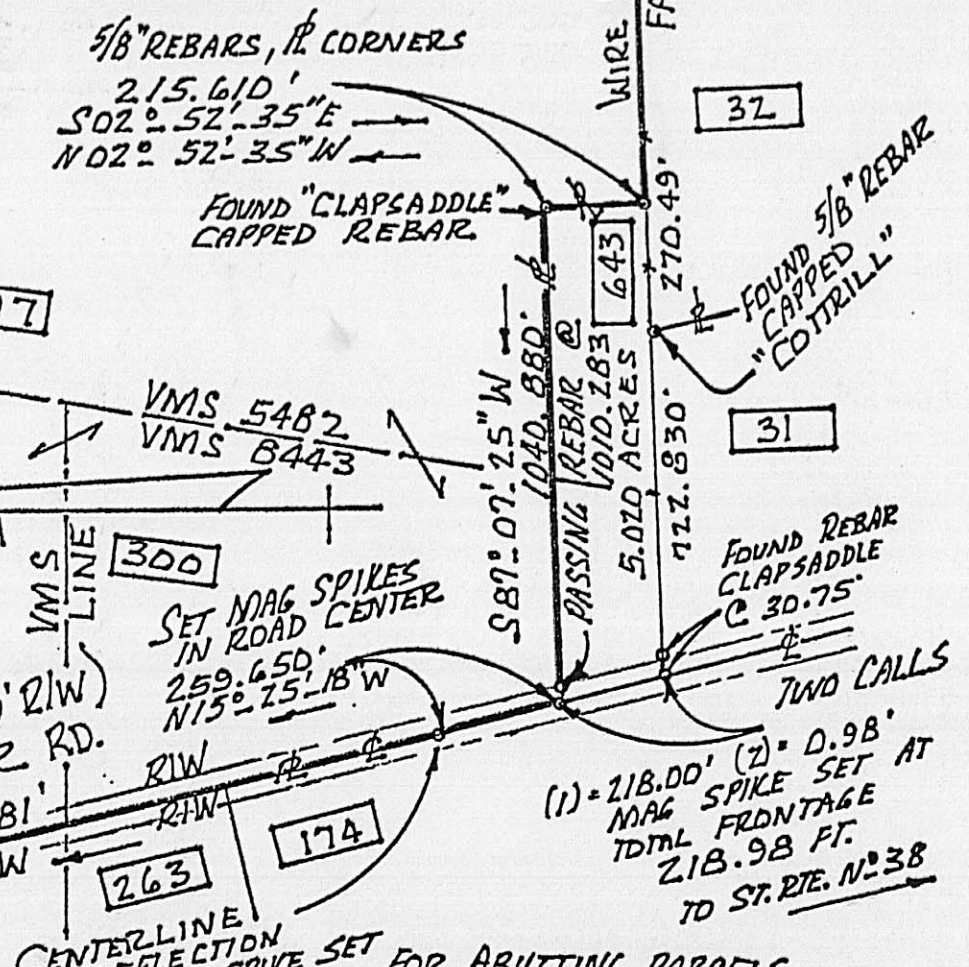
AERIAL PARCEL	P.P.N.	AUDITOR	ACRES OF RECORD
MAP 34 N° 297	11.00345.000		251.0 ACRES
MAP 34 N° 298	11.00345.000		1.0 ACRE L.140
MAP 34 N° 299	11.00345.000		60.0 ACRES
MAP 34 N° 300	11.00345.000		1.45 ACRES
			<b>TOTAL 313.45 ACRES</b>

**OWNERS: Lois A. BITTNER & DONNA BITTNER**  
 DEED = O.R. 0024 PG. 1200 CERTIFICATE OF TRANSFER 8-18-95

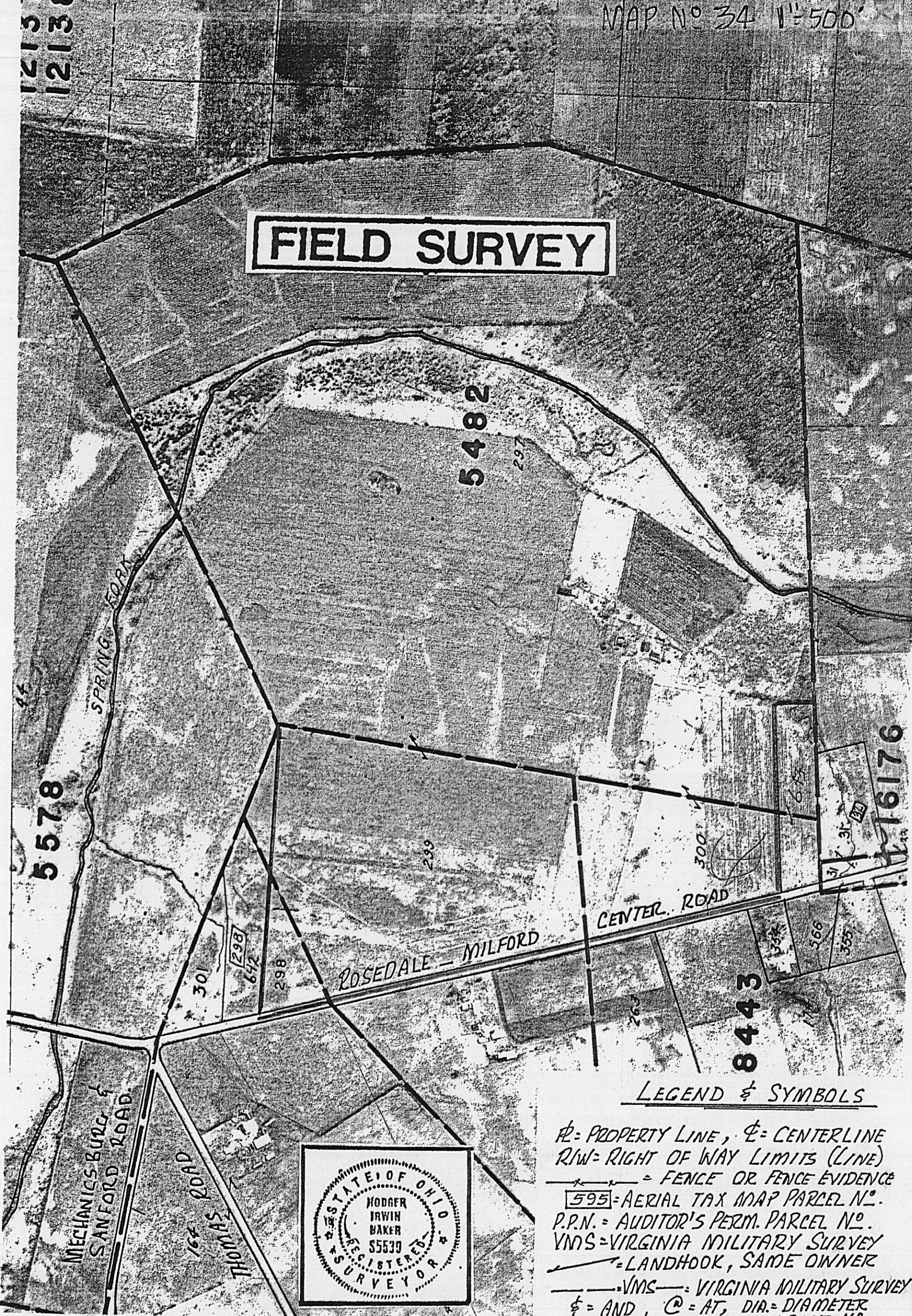
IN VMS 5578 ON OPPOSITE SIDE OF BOUNDARY FENCE  
 AERIAL PARCEL N° 44 164.737 ACRES O.R. 0111 PG. 0810 AUDITOR: 165.020 AC  
 P.P.N. 11.00180.000? 6-12-2000 FORMERLY FRED D. & JANE LEITH LECKIE  
 NOW REPORTED FRED D. LECKIE 2/3, PAIGE L. HOYLE 1/6, FRED D. LECKIE JR. 1/6.  
 TAX ID: 034.0088 1-164

BY EXISTING SURVEYED PERIMETER BOUNDARY COMPUTES TO BE  
 319.17062 ACRES  
 (ROUNDED TO 319.171 ACRES)

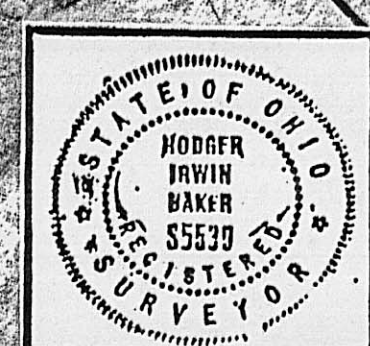
# PLAT



**REFERENCE NOTE:**  
 AERIAL PARCEL 642 5.98 AC. R.P.N. 11.00345.002 L.140.C O.R. 0064 PG. 788, PLAT 72-90 DWIGHT J. WILLIAMS AND JOYCE ANN WILLIAMS CO. TRUSTEES  
 AERIAL PARCEL N° 643 R.P.N. 11.00345.003 5.02 ACRES L.140.B O.R. 0064 PG. 0788 SURVEY PLAT 81-95 DWIGHT J. WILLIAMS AND JOYCE ANN WILLIAMS CO. TRUSTEES



- LEGEND & SYMBOLS**
- PL = PROPERTY LINE, CL = CENTERLINE
  - R/W = RIGHT OF WAY LIMITS (LINE)
  - = FENCE OR FENCE EVIDENCE
  - 595 = AERIAL TAX MAP PARCEL N°
  - P.P.N. = AUDITOR'S PERM. PARCEL N°
  - VMS = VIRGINIA MILITARY SURVEY
  - = LANDHOOK, SAME OWNER
  - VMS = VIRGINIA MILITARY SURVEY
  - & = AND, @ = AT, DIA. = DIAMETER
  - TRACT N° Z = AUCTIONED TRACT N°
  - S.R. = STATE ROUTE
  - = DRAINAGE EASEMENT
  - I.P. = IRON PIN OR PIPE, FD = FOUND MARKERS 3/8\" REBAR OR 3/4\" PIPE CAPS STAMPED R.I. BAKER S-5539 REG. N° (LIC.)



**TITLE:**  
 FIELD SURVEY OF 319.17062 ACRES  
 MONROE CIVIL TOWNSHIP, MAD. CO. OH.  
 AERIAL PARCELS 297, 298, 299, & 300  
 AUDITOR'S PERMANENT PARCEL 11.00345.000  
 LOIS A. BITTNER AND DONNA BITTNER  
 CURRENT OWNERS O.R. 0024 PG. 1200

I CERTIFY THAT THIS PLAT IS BASED ON AN  
 ACTUAL FIELD SURVEY, NOV. & DEC. 2001 BY  
 REMO D. MANCINI & RODGER I. BAKER  
 OHIO LICENSE N° S.005539

Rodger Irwin Baker Dec. 11. 01  
 RODGER IRWIN BAKER P.S.  
 1300 PLAIN CITY, GEORGESVILLE  
 RD. SOUTH GALLOWAY DR/VA  
 PA. 614.879.6004 43119

Description of 319.17062 acres of land surveyed during November and December year 2001 by Remo D. Manicin and Rodger Irwin Baker, Ohio professional surveyor license # S-005539, which land lies within Monroe Civil Township, Madison County, State of Ohio...situated in VMS 5482, VMS 7924, VMS 8443, VMS 5481 and VMS 12130, currently carried as aerial parcels 297, 298, 299 & 300, permanent parcel # 11-00345.000, reference O.R.0024 at Pg. 1200 in the names of Lois A. Bittner and Donna Bittner, said 319.17062 acres is bounded and more particularly described as follows:

Beginning for a point of starting reference with a buried railroad spike existing in the middle of Rosedale-Milford Center Road at Mechanicsburg-Sanford Road which spike is on the northerly boundary of VMS 7924, 8441 & 8442 in an angle point of said VMS boundary...said spike being at the southwesterly corner of 165.020 acres Fred D. Leckie, 2/3, Hoyle L. Paige 1/6, Fred D. Leckie Jr. 1/6 P.P.N. 11-00180.000, the same being the northwesterly corner of 4.02 acres P.P.N. 11-00345.001 D.B. 285 Pg. 254 aerial parcel 301 in the name of Steven W. Mc Creary...go then along the centerline of Rosedale-Milford Center Road S 13 deg 55 min 15 sec E ( passing a found spike at 347.690 feet ) a distance of 571.760 feet to a found buried railroad spike at the southwesterly corner of 5.98 acres aerial parcel 642 P.P.N.11-00345.000 O.R.0064 Pg. 0788 Dwight J. Williams and Joyce Ann Williams Co-Trustees ( a mag spike set ) this point being the true point of beginning for the following described 319.17062 acres;

Thence: Leaving Rosedale-Milford Center Road ( County Road 67 @ 60 feet wide ) and with the southerly boundary of said Williams S 85 deg 40 min 00 sec E 1605.210 feet to a 1½ diameter metal pipe set;

Thence: N 65 deg 14 min 46 sec W 20.430 feet to a 5/8 inch steel rebar with a plastic cap stamped "Clapsaddle" #6140 said rebar is at a former end post location and in the angle of a fence alignment...a common corner to aforesaid Leckie Farm property;

Thence: Following the existing evidence of an old wire fence (portions remaining ) go N 63 deg 33 min 33 sec E 2818.314 feet to a point inside of a hollowed out shell of a former tree snag where three fences intersect..being the northeasterly corner of VMS 5482;

Thence: Passing a set 5/8 inch capped rebar at 1.24 feet and following the boundary of VMS 5482 ( fence removed ), S 24 deg 55 min 34 sec E 1275.869 feet to a set 5/8 inch rebar at the base of a wood corner post at a fence corner from which a 3/8 inch rod was found 1.3 feet westerly therefrom;

Thence: Continue with said VMS 5482 easterly boundary and following a wire fence S 04 deg 27 min 12 sec E 1520.227 feet to a set 5/8 inch rebar at a fence junction;

Thence: Again with said VMS boundary and a wire fence S 18 deg 43 min 57 sec W 371.598 feet to an existing 3 inch diameter iron pipe post secured with concrete at a fence junction;

Thence: Again with said VMS boundary ( most of the old fence removed but some evidence is remaining ), S 16 deg 33 min 16 sec W 1035.739 feet to a set 5/8 inch capped rebar at the base of a wood corner post and a fence junction which point is the southeasterly corner of VMS 5482;

Thence: Again with the southerly boundary of VMS 5482 and following a boundary fence go S 87 deg 05 min 04 sec W 2587.060 feet to a 5/8 inch rebar capped stamped #6140 "Clapsaddle" which point marks the southeasterly corner of 5.020 acres aerial parcel 643 P.P.N. 11-00345.003 Dwight J. Williams and Joyce Ann Williams O.R. 0064 Pg.788 ( Co-Trustees );

Thence: With said 5.020 acres N 02 deg 52 min 35 sec W 215.610 feet to a found iron pin;

Thence: Once again with said 5.020 acres S 87 deg 07 min 25 sec W (passing a found rebar at 1010.283 feet ), 1040.880 feet to a found spike in the middle of Rosedale-Milford Center Road;

Thence: With the centerline therewith go N 15 deg 25 min 18 sec W 259.650 feet to a set mag spike;

Thence: Again with the centerline of said roadway go N 13 deg 56 min 26 sec W 2672.081 feet to the true point of beginning.

Containing within said bounds 319.17062 ( rounded to 319.171 acres ) currently of record as being 313.45 acres. Pipes or pins set are 3/4 inch diameter pipe or 5/8 inch steel rebar or 1½ inch diameter with caps stamped R.I.Baker S-5539. Bearings are based on N 85 deg 40 min 00 sec W as cited in O.R. 0064 at Pg. 0788. Deed reference for the present owners was found in Official Record 0024 at Page 1200.

 December 12, 2001

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

Phone 614-879-6004

