

HOUSE N° 11060 2 STORY BRICK WITH WELL, SEPTIC, LEACHING, AND TILE DRAIN, AVAILABLE.

Description of 1.722 + acres of land in VMS 8854, Pike Civil Township, Madison County, State of Ohio, being part of aerial parcel # 138 ( P.P.N. 15-00069.000 ) Ruth K. Slaughter-Trustee recorded D.B. 297 Pg. 0584, being part of 304.63 acres ( deed cited ) said 1.722 + acres fronting along the middle of Rosedale-Milford Center County Road # 11 ( aka London Road ) and is bounded and more particularly described as follows:

From a spike in Rosedale-Milford Center Road ( south end of Union County Bates Road ) at the boundary between Madison County and Union County go then along the middle of Rosedale-Milford Center Road ( 50 feet wide right of way ) in a southerly direction 5,317.99 feet to a found steel rod at the roadway P.I. point; then deflecting to the left continue with the roadway tangent S 23 deg 40 min 48 sec E 403.780 feet to a set mag spike at the true point of beginning ( being the northerly corner of the herein described 1.722 + acres );

Thence: Continue with the middle of said roadway S 23 deg 40 min 48 sec E a frontage distance of 289.785 feet to a set mag spike;

Thence: Leaving the roadway and passing a set rebar at 21.692 feet go S 69 deg 45 min 12 sec W 255.835 feet to a set rebar;

Thence: N 21 deg 37 min 06 sec W 309.838 feet to a set rebar in the southerly edge of a gravel farm driveway at the most westerly corner of the herein described 1.722 + acres;

Thence: Following along the approximate southerly edge of said farm driveway and passing over a drainage tile at about 29.50 feet ( reported location only ) and passing through a set capped rebar at 216.260 feet go N 74 deg 30 min 56 sec E 246.750 feet to the true point of beginning.

Containing within said bounds 1.722 + acres with an existing older two story brick residence thereon.

Together with a drainage easement twenty feet in width described as follows:

Beginning at a point on the northerly boundary of the above described 1.722 + acres 29.50 feet N 74 deg 30 min 56 sec E from the most westerly corner thereof;

Thence: With the middle of said easement go N 44 deg 10 min 00 sec W 395.80 feet to the tile outlet into Barron Open Ditch ( aka Barron Run ). The intent of this easement is to follow along the existing subsurface tile regardless whether the described alignment is accurate with the actual tile location.

Bearings are based on N 71 deg 45 min E recited in D.B. 297 at Pg. 0584 which call is said to be a southerly farm boundary 65.8 poles extending from Morse Graveyard to London Road.

Rebars set ( 5/8 inch by 30 inches ) with caps stamped Baker S-5539.

This property is not within a flood plain. ( Actual acreage = 1.721968 acres )

This description is based on an actual filed survey made during July and August year 2003 by Rodger Irwin Baker Ohio license # S005539.

*Rodger Irwin Baker*  
August 09, 2003  
Rodger Irwin Baker L.L.S. & P.S. License # S-005539  
P.O. Box 315 West Jefferson, Ohio 43162  
Phone: 614-879-6004

SURVEYOR'S STATEMENT

I CERTIFY THAT THIS PLAT HAS BEEN BASED ON AN ACTUAL FIELD SURVEY MADE BY ME DURING JULY AND AUGUST YEAR 2003. REBARS SET ARE CAPPED STAMPED BAKER S. 5539. MAG SPIKES SET IN ROADWAY PAVEMENT. DRAINAGE EXISTING WITH SUBSURFACE DRAIN TILE AS DEPICTED ON THIS PLAT. IN MY OPINION THIS PLAT CORRECTLY REPRESENTS THE FIELD CONDITIONS. THIS PROPERTY IS NOT IN A FLOOD PLAIN.

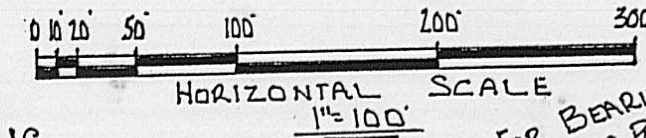
*Rodger Irwin Baker*  
August 09-03 10:50  
RODGER IRWIN BAKER L.L.S. & P.S.  
P.O. BOX 315 WEST JEFFERSON, OHIO  
ZIP 43162  
PHONE 614-879-6004



AERIAL PARCEL N° 138 EXISTING RESIDUAL THIS AREA RUTH K. SLAUGHTER-TRUSTEE D.B. 297 PG. 0584 VMS 8854 P.P.N. 15-00069.000 IN PIKE CIVIL TOWNSHIP

LEGEND & DATA

- RIGHT OF WAY LINE
- PROPERTY LINE (BOUNDARY)
- CENTRELINE (MIDDLE)
- S&W: P.K. NAIL OR COAT SPIKE (NOTED)
- R/W: RIGHT OF WAY
- VMS: VIRGINIA MILITARY SURVEY
- —: TRACE LINE OR PARCEL LINE
- : PERMANENT PARCEL NUMBER, AS PER MADISON COUNTY AUDITOR'S TAX RECORDS
- : D.B.: DEED BOOK, PG.: PAGE



PLAT OF 1.722 ACRES SURVEYED WITH A 2 STORY OLD BRICK RESIDENCE ALONG ROSEDALE - MILFORD CENTER ROAD IN VMS 8854, PIKE CIVIL TOWNSHIP OF MADISON COUNTY, OHIO, RUTH K. SLAUGHTER OWNER, PART OF P.P.N. 15.00069.000 PART OF AERIAL PARCEL N° 138 SEE DEED BOOK 297 PAGE 0584

TAXPIN	FILE	PARCEL	AERIAL	VMS	ACREAGE	LOT	SUB	NAME	DEED	PLAT	YEAR	DITCH
15-00069.000	PI	13629	8854		16.80	0		SLAUGHTER, RUTH K. TRUSTEE	297/584	1A	0	21,97
15-00069.000	PI	13730	9502		83.07	0		SLAUGHTER, RUTH K. TRUSTEE	297/584	0	0	21,97
15-00069.000	PI	13830	8854		304.63	0		SLAUGHTER, RUTH K. TRUSTEE	297/584	0	0	21,97
15-00144.000	PI	21132	12134		329.0	0		SPRING FORK FARMS, INC.	250/220	0	0	21,97
15-00144.000	PI	21229	8854		110.0	0		SPRING FORK FARMS, INC.	250/220	0	0	21,97



FIELD SURVEY PLAT

100-03

Description of 1.722 + acres of land in VMS 8854, Pike Civil Township, Madison County, State of Ohio, being part of aerial parcel # 138 ( P.P.N. 15-00069.000 ) Ruth K. Slaughter-Trustee recorded D.B. 297 Pg. 0584, being part of 304.63 acres ( deed cited ) said 1.722 + acres fronting along the middle of Rosedale-Milford Center County Road # 11 ( aka London Road ) and is bounded and more particularly described as follows:

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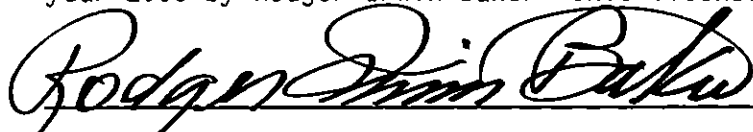
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