

VMS 13020

VMS COMBINED 10081, 10505, 10838, 10934, AND 12171.

PLAT PROPERTY MAP

LEGEND & DATA

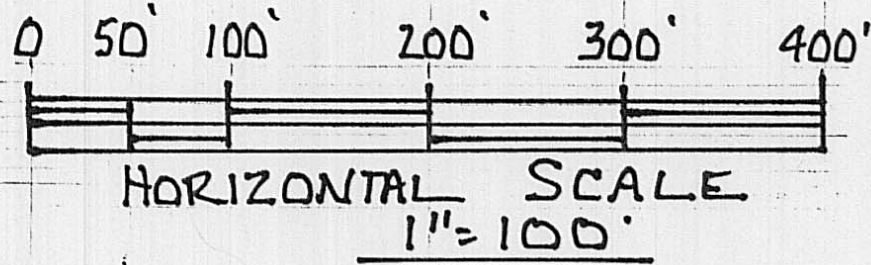
- = RIGHT OF WAY LINE
- P. = PROPERTY LINE (BOUNDARY)
- C. = CENTERLINE (MIDDLE)
- SPIKE = P.K. NAIL OR BOAT SPIKE (NOTED)
- R/W = RIGHT OF WAY
- VMS = VIRGINIA MILITARY SURVEY

AERIAL PARCEL N° 483

AERIAL PARCEL N° 797

AERIAL PARCEL N° 482

AERIAL PARCEL N° 516



VMS LINE PLAT NORTH

AMISH RD. OR (PIKE)
 TOTAL DISTANCE = 879.200 FEET
 TOTAL 623.490' TO I.P. FOUND.
 614.805'
 51.59' I.P. TO SB. CONC. POST
 563.215'
 8.685' BETWEEN I.P. AND ANGLE

N° 30-A
 AKA AMISH ROAD R/W
 AMISH PIKE
 50 FT. R/W
 29.60' I.P. TO JCT. TO KAUFMAN RD.
 I.P. TO JCT. TO KAUFMAN RD.

CENTERLINE KAUFMAN ROAD 50' ROAD N° 153

TRUE POINT OF BEGINNING SET CAPPED REBAR

GUY AVENUE ROAD N° 128
 50' R/W

I.P. TO PROJECTED OF GUY AVE. 7.70 FT

EXISTING I.P. TO NEW COR. I.P. SET 15.121 FEET

AMISH ROAD

7.4006 ACRES

PART OF AERIAL PARCEL N° 516
 TAX MAP 9 OF 107
 PART OF 101.1972 AC. SEE P.P.N. 01.00482.000
 O.R. 35 PG. 126
 JOHN A. YODER OWNER

NEW CORNER EXISTING SB. CONCRETE POST
 NEW PROPERTY LINE 365.002'

NEW PROPERTY LINE 7 TOTAL DISTANCE = 1135.197' 550 FEET 505:52:09" W

CENTERLINE OF 20 FT. WIDE EASEMENT 1800 FT. ± N75°00'00"E
 20' WIDE DRAINAGE EASEMENT TO 15" TILE (EXISTING)



I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME BASED ON A RECENT FIELD SURVEY REQUESTED BY PAUL KAUFFMAN - PURCHASER. PINS SET ARE STEEL REBAR WITH CAPS STAMPED "BAKER S.55539" BEARINGS ARE BASED ON N79°50'02"W AND ON N16°34'30"E (AMISH PIKE) O.R. 108 PG. 2135. P.P.N. = AUDITOR'S PERMANENT PARCEL NUMBER.

Rodger Irwin Baker JUNE 27th, 2003

RODGER IRWIN BAKER
 OHIO SURVEYOR N° S-005539
 P.O. BOX 315 WEST JEFFERSON
 OHIO ZIP 43162 PH: 614-879-6004

SURVEY IN CANAAN TOWNSHIP, FRONTING ALONG AMISH ROAD, MADISON COUNTY, OHIO
 PROPERTY OF JOHN A. YODER
 PART OF AERIAL PARCEL N° 516
 PART OF P.P.N. 01.00482.000
 PART OF O.R. 0035 PG. 0126

AERIAL PARCEL N° 270

VMS 13020

COMBINED VMS 10081, 10505, 10838, 10934 & 12171
 AERIAL PARCEL N° 267

ADDITIONAL REFERENCES
 SEE PLAT 8-A
 ALSO PLAT 7-97
 CANAAN TWP. SURVEYS
 TAX MAP OFFICE OF COUNTY ENGINEER
 LONDON, OHIO

O.R. 35 PG. 126
 P.P.N. 01.00482.000 101.1972 ACRES CITED JOHN A. YODER
 TRACT LINE ONLY AERIAL PARCEL N° 516
 P.P.N. 01.00482.000 AERIAL PARCEL N° 527
 JOHN A. YODER 5.13 ACRES CITED OWNER
 OR 35 PG. 126

EXISTING PROPERTY LINE (BASIS FOR BEARING THIS LINE) N79°50'02"W 3265.176 FT. TOTAL DISTANCE AERIAL PARCEL N° 527
 P.P.N. 01.00482.002 43.429 AC. CITED ERVIN YODER TRUSTEE AERIAL PARCEL N° 1127
 OR 108 PG. 2135 ERVIN YODER TRUST

90-03

The following is a correct boundary description of a recently surveyed 7.4006 acres parcel of land located at 9219 Amish Road, Plain City, Ohio...which 7.4006 acres is a portion of 101.1972 acres cited in O.R. 035 at Pg.0126, Canaan Civil Township, Madison County, State of Ohio (P.P.N. 01-00482.000, aerial parcel # 516) owned by John A. Yoder being bounded and more particularly described as follows:

Commence for a point of starting reference with a steel spike in the middle of Amish Road (Co. Rd. 30-A) and in the projected centerline of Kaufman Road, then go easterly along the centerline of Kaufman Road 29.60 feet to a found steel large spike at the most northerly corner of John A. Yoder's 101.1972 acres of which the herein parcel is a portion thereof; then following the easterly right of way of Amish Road S 42 deg 51 min 48 sec W 264.395 feet to a rebar set at the true point of beginning;

Thence: Crossing through said 101.1972 acres tract S 05 deg 52 min 09 sec W a total distance of 1135.797 feet to a square concrete post (passing the middle of a twenty feet wide drainage easement at 550 feet);

Thence: N 79 deg 50 min 02 sec W 365.002 feet to a set rebar capped located on the easterly right of way line for Amish Road;

Thence: Following the property boundary and easterly right of way line of said Amish Road go N 05 deg 18 min 53 sec E 617.435 feet to a pin at an angle point of said roadway alignment;

Thence: Following said right of way boundary N 42 deg 51 min 48 sec E 614.805 feet to the true point of beginning.

Containing within said bounds 7.4006 acres of land with a residence and farm buildings.

This property is not within a flood plain.

Pins set are 5/8 inch steel rebar with caps stamped Baker S-5539.

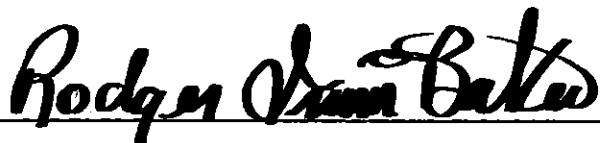
Bearings are derived from O.R. 108 at Pg. 2135 see N 16 deg 25 min 00 sec E and S 79 deg 50 min 02 sec E.

This description is based on a field survey made by Rodger Irwin Baker in June, 2003.

Together with the right to install and maintain a drain tile within the following described 20 feet wide drainage easement.

From the true point of beginning for the above described 7.4006 acres go S 05 deg 52 min 09 sec W 550 feet to the beginning of the following drainage easement;

Thence: With the centerline herewith go N 75 deg 00 min 00 sec E 1800 feet more or less to an existing 15 inch diameter subsurface drain tile crossing the 101.1972 acres owned by John A. Yoder O.R. 035 at Pg. 0126....or whatever the actual true distance happens to be to connect into said existing drain tile.



June 27, 2003

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

