

PERMANENT PARCEL N°	AERIAL PARCEL N°	ACREAGE	OWNERSHIP	DEED RECORD
08-00058.000 SAME	44 57 56	0.025 0.474	JACK L. KRONK AND MARCELLA L. KRONK	D.B. 270 Pg. 007
08-00133.000 08-00492.001	44 130 1970	0.220 0.592	TODD R. ROBERTS TODD R. ROBERTS	D.B. 291 Pg. 581 SAME
08-00321.001	44 268	6.6122	JEFFERSON LOCAL SCHOOL DIST.	O.R. 47 Pg. 1117
08-00492.000	44 415	8.948	SHERRY S. LILLY AND OTHERS	O.R. 130 Pg. 2296
08-00839.000	44 1049	0.701	RAYMOND L. ROBERTS ET AL.	D.B. 213 Pg. 360
08-01162.016	44 2032	2.473	JAMES B. REARDON	O.R. 102 Pg. 1435
08-01213.002	44 2047	2.403	JAY D. CARTER & FRED A. CARTER	O.R. 26 Pg. 1022
08-00321.000	44 2187	1.1178	EDWARD L. & SUSAN L. BRAITHWAITE	O.R. 82 Pg. 820

© D.B. 213 Pg. 360 NOTE: RAYMOND L. ROBERTS SHOULD ALSO INCLUDE NAME OF LYNDA L. ROBERTS

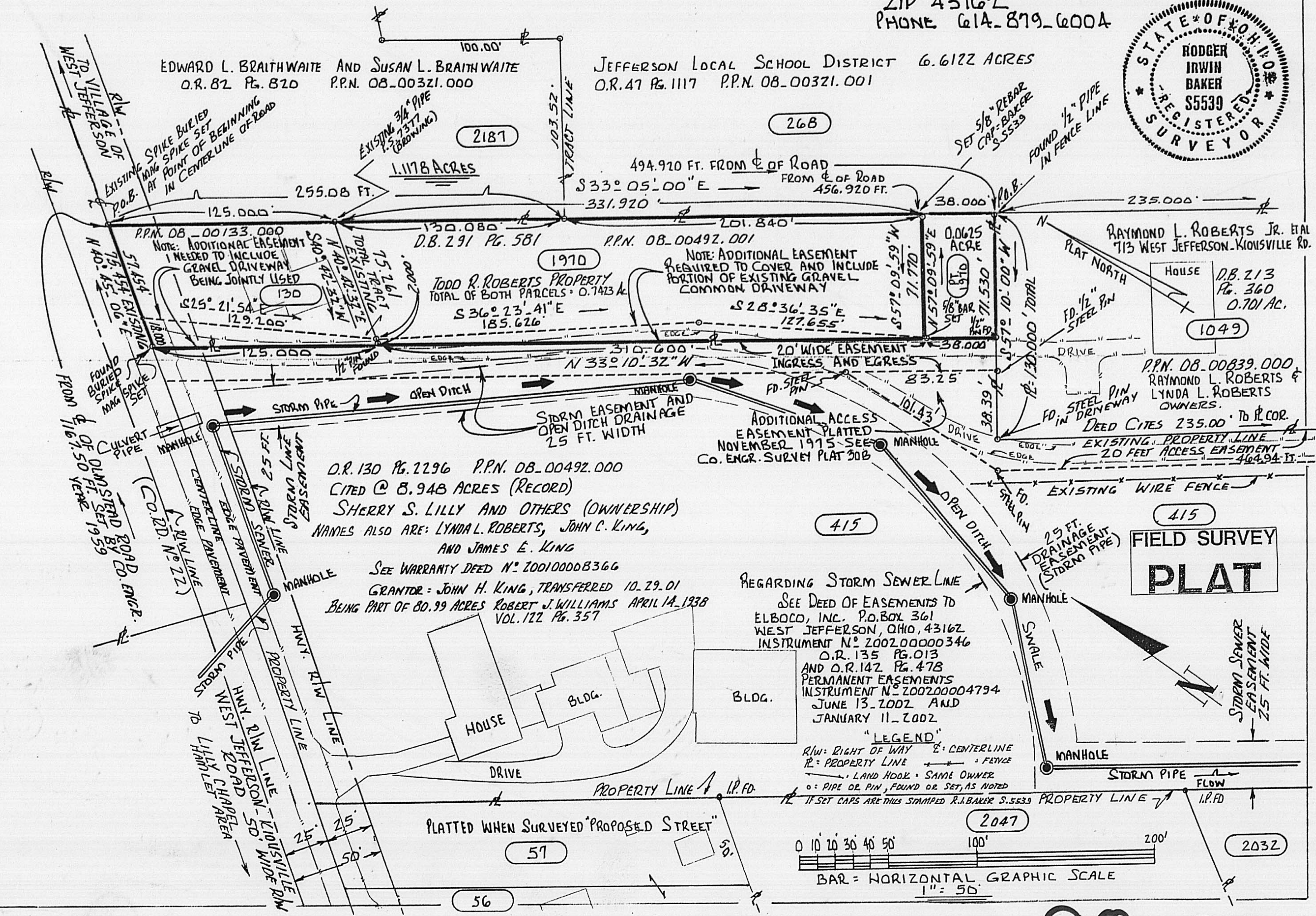
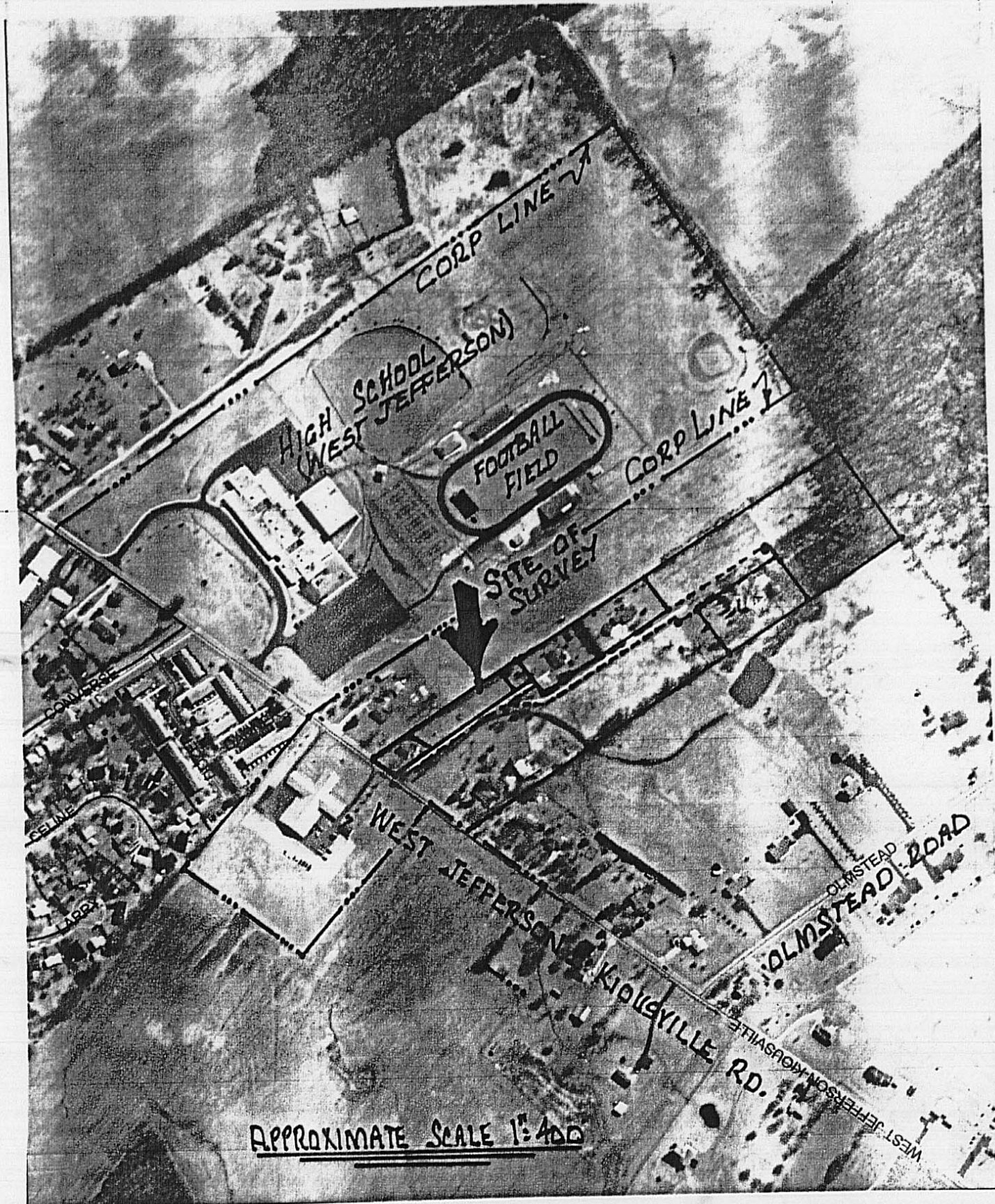
SPECIFIC DATA REFERENCE THIS SURVEY: "TODD RAYMOND ROBERTS", 711 WEST JEFFERSON - KIOUSVILLE ROAD (CO. HWY. N° 22) WEST JEFFERSON, OHIO 43162. D.B. 291 Pg. 581 WARRANTY DEED N° 923371. BETTY J. KING AND JOHN H. KING CONVEYED TO TODD ROBERTS RECORDED AUGUST 05 TH. 1992. PARCEL NUMBER ONE: 9375 SQ. FT. (0.215+ ACRE) AND PARCEL NUMBER TWO: 0.592 ACRE. PRIOR RECORD: D.B. 148 Pg. 620. ROAD CITED AT 40 FT. R/W RATHER THAN 50 FT. R/W. SEE PRIOR RECORD ALSO D.B. 288 Pg. 097. SEE CO. ENGR. TAX MAP ROOM COURT HOUSE BASEMENT SURVEY PLAT 68-92.

PLAT SHOWING A DIVISION OF LAND IN YMS 8480 IN THE CIVIL TOWNSHIP OF JEFFERSON, COUNTY OF MADISON, STATE OF OHIO, AERIAL MAP 44 P.P.N. 08-00133.000 AND P.P.N. 08-00492.001 FOR TODD R. ROBERTS ET AL D.B. 291 AT PG. 581

THE INFORMATION DEPICTED IS BASED ON PUBLIC RECORDS, MARKERS FOUND, AND A CURRENT FIELD MEASURE MADE BY ME DURING YEAR 2003.

Rodger Irwin Baker JUNE 08 '03

RODGER IRWIN BAKER P.S. S.005539
P.O. BOX 315 WEST JEFFERSON, OHIO
ZIP 43162
PHONE 614-879-6004



APPROXIMATE SCALE 1"=400'

FIELD SURVEY PLAT

0.0625 acre

Situated within VMS 8480 in Jefferson Civil Township, Madison County, Ohio, being a portion of land deeded to Todd R. Roberts by D.B. 291 at Pg. 581 bounded and more particularly described as follows:

Commence for a point of starting reference with a small spike existing in the middle of West Jefferson-Kiousville Road (County Road # 22) which spike is the most northerly corner of aerial parcel # 130, P.P.N. 08-00133.000, said spike set originally 1167.50 feet northeasterly along the middle of West Jefferson-Kiousville Road from the projected centerline of Olmstead Road...said spike is the westerly corner of 1.1178 acres O.R. 82 Pg. 820 Edward L. Braithwaite and Susan L. Braithwaite, then continue on a course (leaving the roadway) going S 33 deg 05 min 00 sec E 494.920 feet to a found 1/2 inch pipe at the northerly corner of 0.701 acre aerial parcel 1049, P.P.N. 08-00839.000, D.B. 213 at Pg. 360 in the ownership of Raymond L. Roberts and Lynda L. Roberts located at 713 West Jefferson-Kiousville Road, West Jefferson, Ohio 43162, said 1/2 inch pipe the point of beginning to the herein described 0.0625 acre;

Thence: With the northwesterly line of said Roberts go S 57 deg 10 min 00 sec W a measured distance of 71.530 feet to a found 1/2 inch steel pin;

Thence: N 33 deg 10 min 32 sec W 38.000 feet to a set steel rebar with cap;

Thence: N 57 deg 09 min 59 sec E 71.770 feet to a set rebar in a wire fence on the southwesterly property boundary for 6.6122 acres belonging to Jefferson Local School District recorded in O.R. 47 at Pg. 1117, aerial parcel 268, P.P.N. 08-00321.001;

Thence: With aforesaid boundary go S 33 deg 05 min 00 sec E 38.000 feet to the point of beginning.

Containing within said bounds 0.0625 acre. Being part of P.P.N. 08-00492.001.

Bearings based on D.B. 247 at Pg. 21.

This description is based on field surveying compiled from Francis Harvey, Neil Babb, Helge Ekedahl and Rodger Irwin Baker. Field measured in Year 2003 by R.I. Baker Ohio license # S-005539.

 May 31, 2003

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



0.7423 acre

Situated within VMS 8480 in Jefferson Civil Township, Madison County, Ohio, being a portion of land deeded to Todd R. Roberts by D.B. 291 at Pg. 581 bounded and more particularly described as follows:

Commence for a point of starting reference with a small spike existing in the middle of West Jefferson-Kiousville Road (County Road # 22) which spike is the most northerly corner of aerial parcel # 130, P.P.N. 08-00133.000, said spike set originally 1167.50 feet northeasterly along the middle of West Jefferson-Kiousville Road from the projected centerline of Olmstead Road...said spike is the westerly corner of 1.1178 acres O.R. 82 Pg. 820 Edward L. Braithwaite and Susan L. Braithwaite, the point of beginning;

Thence: S 33 deg 05 min 00 sec E 456.920 feet to a set steel rebar capped;

Thence: S 57 deg 09 min 59 sec W 71.770 feet to a set steel rebar capped;

Thence: N 33 deg 10 min 32 sec W 435.600 feet to a found nail in the middle of West Jefferson-Kiousville Road;

Thence: With the middle of said roadway (50 feet wide right of way) go N 40 deg 45 min 06 sec E 75.454 feet to the point of beginning.

Containing with said bounds 0.7423 acre. Being all of P.P.N. 08-00133.000 and a portion of P.P.N. 08-00492.001.


Pins set are 5/8 inch rebar by 30 inches capped and stamped Baker S-5539.

Bearings derived from D.B. 247 Pg. 21.

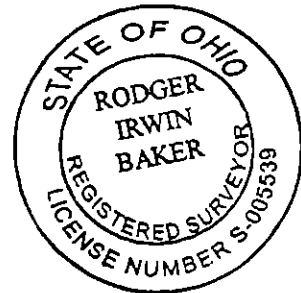
Address 711 West Jefferson-Kiousville Road, West Jefferson, Ohio 43162.

This description is based on field surveying compiled from Francis Harvey, Neil Babb, Helge Ekedahl and Rodger Irwin Baker. Field measured in Year 2003 by R.I. Baker Ohio license # S-005539.

Subject to an easement for common ingress and egress...an existing gravel driveway which extends into the bounds of the above described 0.7423 acre. Said driveway is used by other property owners.

 May 31, 2003

Rodger Irwin Baker Ohio surveyor # S-005539
P.O.Box 315 West Jefferson, Ohio 43162
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Joint easement for ingress and egress

Situated within VMS 8480 in Jefferson Civil Township, Madison County, Ohio, being a portion of land deeded to Todd R. Roberts by D.B. 291 at Pg. 581 bounded and more particularly described as follows:

Commence for a point of starting reference with a small spike existing in the middle of West Jefferson-Kiousville Road (County Road # 22) which spike is the most northerly corner of aerial parcel # 130, P.P.N. 08-00133.000, said spike set originally 1167.50 feet northeasterly along the middle of West Jefferson-Kiousville Road from the projected centerline of Olmstead Road...said spike is the westerly corner of 1.1178 acres O.R. 82 Pg. 820 Edward L. Braithwaite and Susan L. Braithwaite, then in a reverse direction following along the middle of West Jefferson-Kiousville Road (along the frontage property boundary of Todd R. Roberts) S 40 deg 45 min 06 sec W 57.454 feet to the point of beginning of the hereafter described ingress and egress common easement;

Thence: S 25 deg 21 min 54 sec E 129.200 feet to an angle point in the alignment of said easement boundary;

Thence: S 36 deg 23 min 41 sec E 185.626 feet to an angle point in said boundary alignment of this easement;

Thence: S 28 deg 36 min 35 sec E 127.655 feet to a set rebar with cap on the southerly property boundary of the land conveyed to Todd R. Roberts by the instrument recorded in D.B. 291 at Pg. 581;

Thence: Following the existing pinned property boundary (common with the north-easterly boundary of an existing 20 feet wide ingress and egress easement) go N 33 deg 10 min 32 sec W (passing a found 1/2 inch steel pin at 310.600 feet) a total distance of 435.600 feet to the middle of West Jefferson-Kiousville Road and the westerly corner of Todd R. Roberts a buried spike found and mag spike reset;

Thence: With the roadway centerline go N 40 deg 45 min 06 sec E 18.000 feet to the true point of beginning.

Bearings are based on D.B.247 at Pg. 21.

This description is based on field surveying compiled from Francis Harvey, Neil Babb, Helge Ekedahl and Rodger Irwin Baker. Field measured in Year 2003 by R.I. Baker Ohio license # S-005539.

 May 31, 2003

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