

PLAT OF SURVEY FOR PERRY E. TROYER AND EDNA TROYER - TRUSTEES
DARBY CIVIL TOWNSHIP, MADISON COUNTY, PLAIN CITY, OHIO
 FRONTING ALONG CENTERLINE OF LAFAYETTE - PLAIN CITY ROAD
 MAP SCALE: 1"=100' (PLAT)

SURVEYOR'S STATEMENT

I CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE IN AUGUST AND SEPTEMBER YR. 2003 BY WM. TROY BARTON AND RODGER IRWIN BAKER P.S. OHIO REGISTERED SURVEYOR N° S.005539. BEARINGS BASIS DERIVED FROM 3RD. COURSE S.83°51'41" CITED IN EXHIBIT "A" O.R. 149 PG. 2337. PINS SET ARE CAPPED REBARS 3/8" STAMPED R.BAKER S.5539. SPECIFIC REFERENCES SEE DEEDS LISTED IN THE DEPICTED SCHEDULE AFFIXED TO THE LEFT ON THIS PLAT. THIS PROPERTY IS NOT IN A FLOOD PLAIN. SEE PANEL N° 390773 000Z "A" @ ZONE "X".

Rodger Irwin Baker NOV. 5. 2003
 RODGER IRWIN BAKER
 OHIO LICENSED SURVEYOR N° S.5539
 P.O. BOX 315, WEST JEFFERSON,
 OHIO 43162 PH: 614.879.6004



NOTE: THIS SITE BEING LOCATED OPPOSITE THE JUNCTION OF PERRY PIKE OR PERRY ROAD AND LAFAYETTE-PLAIN CITY ROAD AND CORPORATION LINE OF PLAIN CITY VILLAGE.

22-04

The following is a property boundary description of 18.8120 acres of land in Darby Civil Township, Madison County, State of Ohio, which property is currently owned by Perry E. Troyer and Edna Troyer (Trustees) recorded in O.R. 149 Pg. 2336 carried as permanent parcel number 02-00357.000, fronting along the centerline of Lafayette-Plain City Road (50 feet wide right of way, County Road # 5, aka Wilson-Wingate Pike), said 18.8120 acres is bounded and more particularly described as follows;

Beginning with a found steel pin about 10 inches deep buried in the middle of Lafayette-Plain City Road and in the projected centerline of Perry Pike (Co. Rd. # 40);

Thence: With the centerline of Lafayette-Plain City Road go S 35 deg 26 min 58 sec W 429.660 feet to a mag spike set at the most southerly corner of the herein described 18.8120 acres;

Thence: Leaving said roadway and following a wire fence N 64 deg 36 min 23 sec W 755.474 feet to a set rebar capped (passing over an existing drainage tile reported and middle of 40 feet wide easement at 480.048 feet);

Thence: Again following a wire fence N 11 deg 38 min 27 sec E 766.646 feet to a capped rebar set at the base of a wood corner post at the junction of two fences;

Thence: Following an existing wire fence (a common boundary with lands owned by Sherman B. Shrock and Alma M. Shrock D.B. 208 Pg. 245...passing a large wood post at 551.273 feet) S 80 deg 43 min 22 sec E 924.023 feet to a 3/4 inch pipe found (passing over aforementioned drainage tile at about 722.132 feet and passing over a steel pin at 870.733 feet);

Thence: Following a fence wire S 35 deg 33 min 06 sec W 113.360 feet to a found 3/4 inch iron pipe...this last course being common with 0.80 acre owned by Melvin Shelter and Martha Shelter D.B. 265 Pg. 790..being aerial parcel number 626;

Thence: Again following a fence wire and boundary for said Shelter S 61 deg 39 min 19 sec E 226.833 feet to a found P.K. spike in the middle of Lafayette-Plain City Road..common corner to both Troyers and Shelters;

Thence: With the centerline of Lafayette-Plain City Road go S 35 deg 33 min 06 sec W 462.090 feet to the point of beginning:

Containing within said bounds 18.8120 acres of land comprised of 10.679 acres being part of 53.35 acres cited as aerial parcel # 341 in VMS 7751 & 7774; also 6.727 acres being a portion of 27.35 acres cited as aerial parcel # 338 in VMS 7751-7774; also including 1.406 acres being a part of cited 4.45 acres aerial parcel # 340 in VMS 8636.

This property is not within a flood plain area as depicted on F E M A Community Panel number 390773-0002-"A".

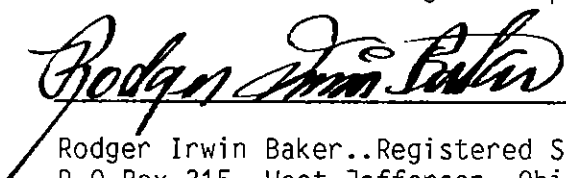
Steel rebars set are capped and stamped R.Baker S-5539.

Bearings derived from S 53 deg 51 min 41 sec E (3 rd. call) cited in O.R. 149 at Page 2337..entitled Exhibit "A".

This 18.8120 acres described is based on a field survey made in year 2003 by Rodger I. Baker, Ohio license # S-005539.

This property described is subject to a 40 feet wide drainage easement reserved by the Grantors for the protection of and the maintenance of an existing 12 inch drain line which crosses through this said 18.8120 acres. The 40 feet wide drainage easement is intended to cover a strip 40 feet in width 20 feet on each side of the existing "in place" subsurface drain pipe regardless whether the actual pipe location is exactly as depicted on the accompanying platted exhibit attached hereto.

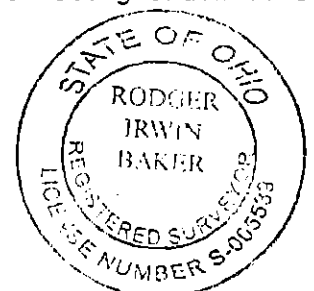
Grantors reserve the rights to protect, repair, maintain the existing drain line.



November 06 th., 2003

Rodger Irwin Baker..Registered Surveyor # S-005539 (Ohio)
P.O.Box 315 West Jefferson, Ohio 43162

Phone 614-879-6004



Description of a drainage easement 40 feet in total width (20 feet on each side of the existing underground 12 inch diameter drain line) situated in Darby Civil Township, Madison County, State of Ohio, said easement crossing over and through 2.1057 acres, aerial parcel # 789. P.P.N. 02-00249.001 owned by United Bethel Mennonite Church, Inc. recorded O.R.104 at Pg. 2420.

Description:

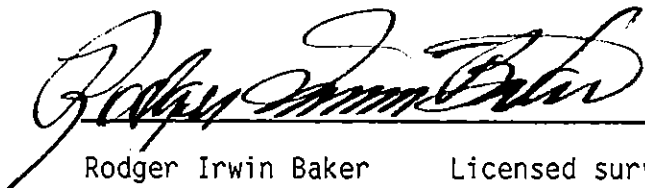
Commence for a point of starting reference with a found steel pin buried in the junction of Perry Pike and Lafayette-Plain City Road..go then along Lafayette-Plain City Road N 35 deg 33 min 06 sec E 824.890 feet to a found P.K. spike; then leaving said roadway at a line perpendicular therewith go N 54 deg 26 min 54 sec W 494.806 feet to the point of beginning which point is in the middle of said 40 feet wide easement and on the common boundary of United Bethel Mennonite Church, Inc. and the northerly boundary of 4.8663 acres owned by Sherman B. Shrock and Alma M. Shrock D. B. 208 at Pg. 245;

Thence: Following the reported alignment of the existing subsurface drain pipe (crossing said 2.1057 acres) N 22 deg 22 min 34 sec E 162.875 feet to the middle of existing open drainage ditch known as Swaney Run and sometimes spelled Sweeney Run which point in on the northerly boundary of aforesaid 2.1057 acres and about 6 feet more or less beyond the present effluent of said underground drain pipe. (The terminus)

This drainage easement is granted by the underlying fee owners (Grantors) for the purpose of repair, installation, maintenance and protection of the existing underground drainage pipe.

Said easement is depicted and delineated on the accompanying platted exhibit.

Surveyed in year 2003 by Rodger Irwin Baker, Ohio surveyor # S-005539.

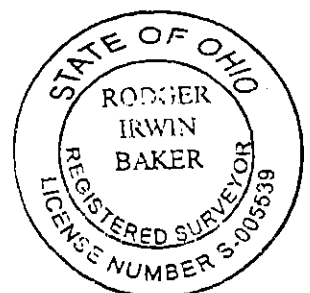


November 07, 2003

Rodger Irwin Baker Licensed surveyor Ohio # S-005539

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Description of a 40 feet wide drainage easement crossing over and through 4.8663 acres currently owned by Sherman B. Shrock and Alma M. Shrock, Deed Book 208 at Page 245, aerial parcel # 158, permanent parcel number 02-00249.000.....in the Civil Township of Darby, Madison County, Ohio in VMS 7751-7774 bounded and more particularly described as follows.

For a starting reference point commence at a found steel pin buried in the junction of Perry Pike and in the centerline of Lafayette-Plain City Road..go then along the centerline of Lafayette-Plain City Road N 35 deg 33 min 06 sec E 658.090 feet to a P.K.spike; then N 80 deg 43 min 22 sec W 452.861 feet to a point in an existing wire fence at the middle of said 40 feet wide drainage easement at the common boundary of said Shrock and northerly boundary of lands described in O.R. 149 at Pg. 2336 in the names of Perry E. Troyer and Edna Troyer...said point being the true point of beginning;

Thence: Following the existing alignment of said underground drain tile line (as per the reported location) go N 15 deg 04 min 34 sec E 21.129 feet to a set rebar;

Thence: Again following the existing subsurface drain line (location as reported) N 22 deg 22 min 34 sec E 356.868 feet to the southerly boundary of 2.1057 acres owned by United Bethel Mennonite Church, Inc. of record in O.R. 104 at Pg. 2420, aerial parcel # 789.

This 40 feet wide drainage easement is hereby granted by the underlying fee owners for the purpose of repair, installation, maintenance, protection and right to keep in good repair the present underground 12 inch diameter drain line which terminates at Swaney Run (aka Sweeney Run).

Said easement is depicted and delineated on the accompanying platted exhibit.

Surveyed in year 2003 by Rodger Irwin Baker, Ohio surveyor # S-005539.



November 6 th., 2003

Rodger Irwin Baker L.L.S. & P.S. # S-005539 (Ohio)

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