

Property boundary description of a newly surveyed 5.001 acres of land being a part of aerial parcel # 246 currently shown as being in VMS 6901 but actually being in VMS 7267, 7567, 7890 deed cited 75.58 acres tax parcel 21-00103.001 recorded in deed records in O.R. 0111 at Pg. 2337 Ruth A. Dorn life estate, fronting on Charleston-Chillicothe Road ( Co. Rd. # 15-B, 50 feet right of way width ), situated in Range Civil Township, Madison County, State of Ohio, being bounded and more particularly described as follows:

Commence for a point of starting reference with a found spike and a reset mag spike in the middle of Charleston-Chillicothe Road at the end of Fayette County Greene Road which spike is on the common boundary of Range Township ( Madison County ) and the line between Fayette County and Madison County...go then along the middle of Charleston-Chillicothe Road N 51 deg 40 min 00 sec W 1,734.435 feet to a found railroad spike at the road P.I. and true point of beginning ( being the most westerly corner of said 75.58 acres );

Thence: Leaving said roadway and passing a 12 inch diameter steel pipe post filled with concrete at 28.55 feet, N 61 deg 13 min 06 sec E along the northwesterly boundary line of said Dorn's 75.58 acres a distance of 863.812 feet to a capped 5/8 inch steel rod set;

Thence: S 28 deg 46 min 54 sec E 270.000 feet to a capped 5/8 inch steel rod set;

Thence: Parallel with the northwesterly boundary aforesaid cited and passing a set 5/8 inch capped steel rod at 718.273 feet...S 61 deg 13 min 06 sec W a total distance of 749.843 feet to a set mag spike in the middle of Charleston-Chillicothe Road...which spike measures 1044.582 feet along said roadway from a set spike at the southwesterly corner of said 75.58 acres );

Thence: Again with the frontage distance along the middle of Charleston-Chillicothe Road N 51 deg 40 min 00 sec W 293.068 feet to the true point of beginning. ( This course being the basis for bearings derived from O.R. 0111 at Pg. 2337 and as per D.B. 198 at Pg. 278 ).

Together with an easement of right of way for the purpose of drainage ( sub-surface drain line ) from the above described 5.001 acres to an existing drainage tile which is located crossing the Overall 75.58 acres lying approximately 250 feet southeasterly therefrom and crossing Charleston-Chillicothe Road approximately 247 feet along said road from the most southerly corner of the herein described 5.001 acres. The actual proposed new drain line to be located in the middle of this 25 feet wide easement at where ever the final alignment is decided and agreed upon between the Grantors and Grantees.

The above new property division contains 5.001 acres subject to both building code and zoning regulations as administered by Madison County Office of Building and Zoning and County Board of Health.

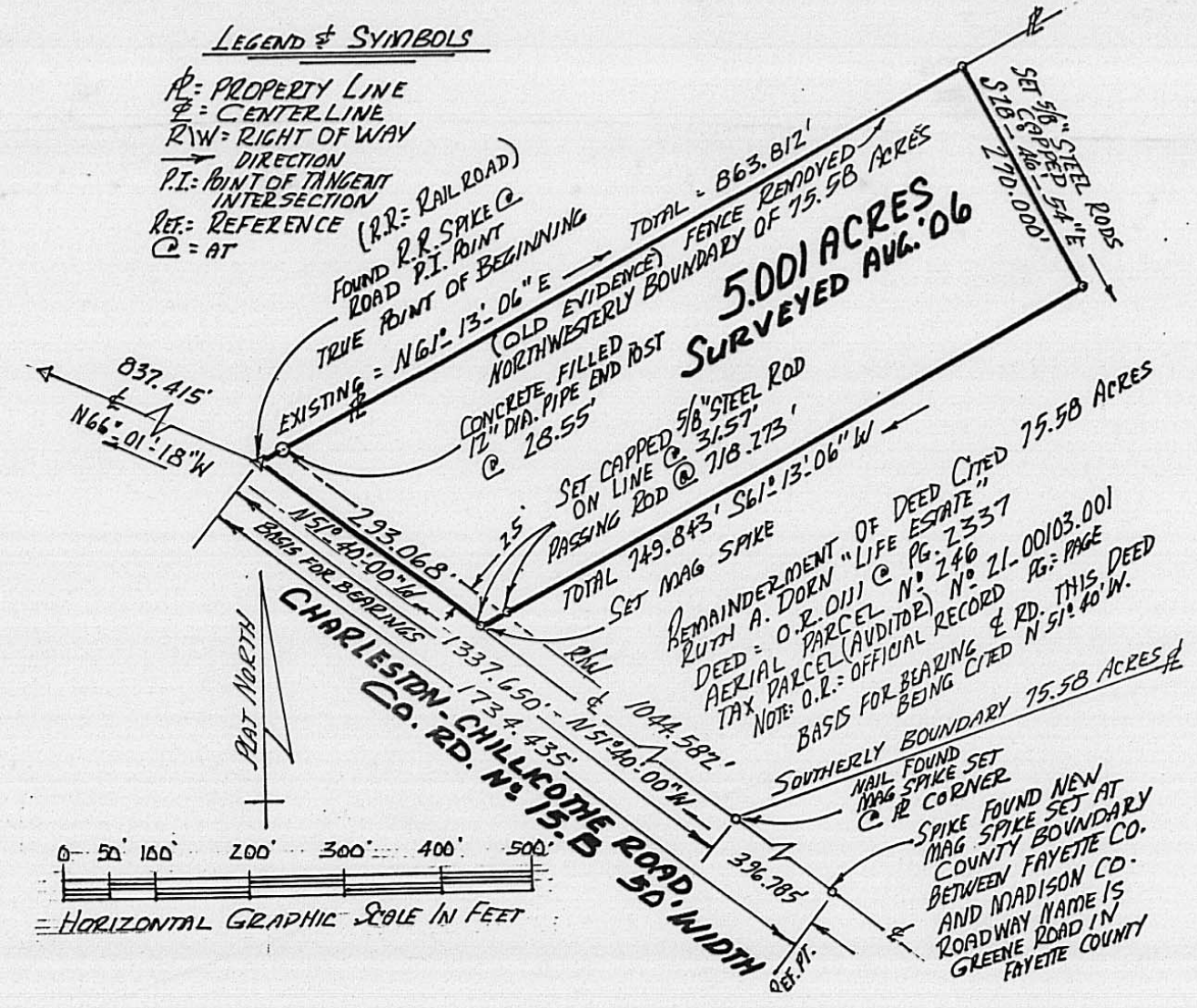
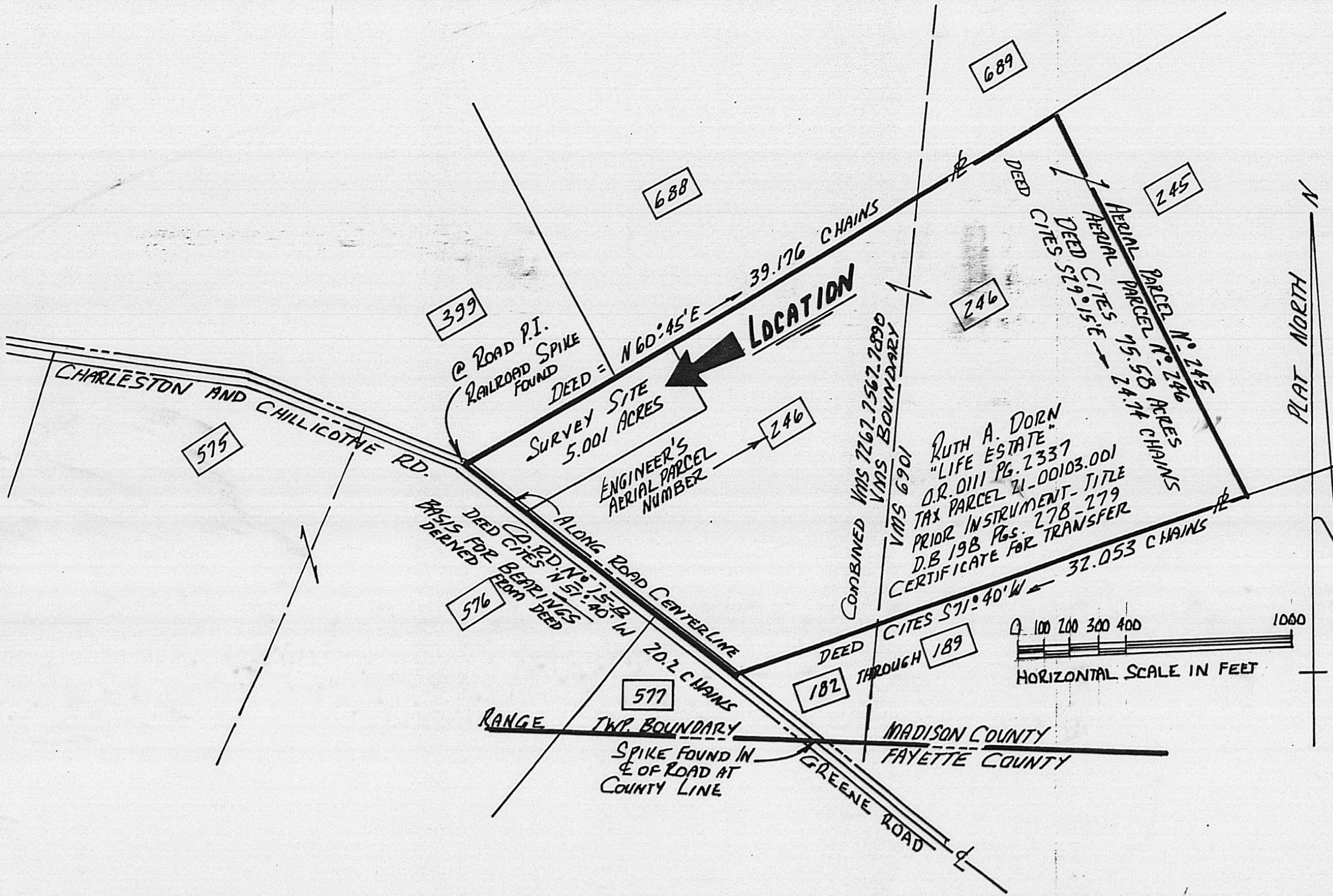
Roadway access and drive way location and driveway underdrain to be approved by the Office of County Engineer.

Iron pins are capped and stamped R.I.Baker S- 5539. This property was surveyed in July and August by William Troy Barton and Rodger I. Baker Ohio licensed surveyor # S-005539.

*Rodger I. Baker* August 17, 2006

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Phone: 614-879-6004



NEW SURVEY OF 5.001 ACRES LAND SPLIT IN VMS 7267, 7567 AND VMS 7890 IN RANGE CIVIL TOWNSHIP, MADISON COUNTY, STATE OF OHIO, BEING PART OF PERMANENT TAX PARCEL # 21-00103.001, AERIAL # 246 CHARLESTON-CHILLICOTHE ROAD # 15-B RUTH A. DORN "LIFE ESTATE" COMING OUT OF 75.58 ACRES CITED O.R.111 PG.2337

FIELD SURVEY  
PLAT

133.06

DRAWING NUMBER



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