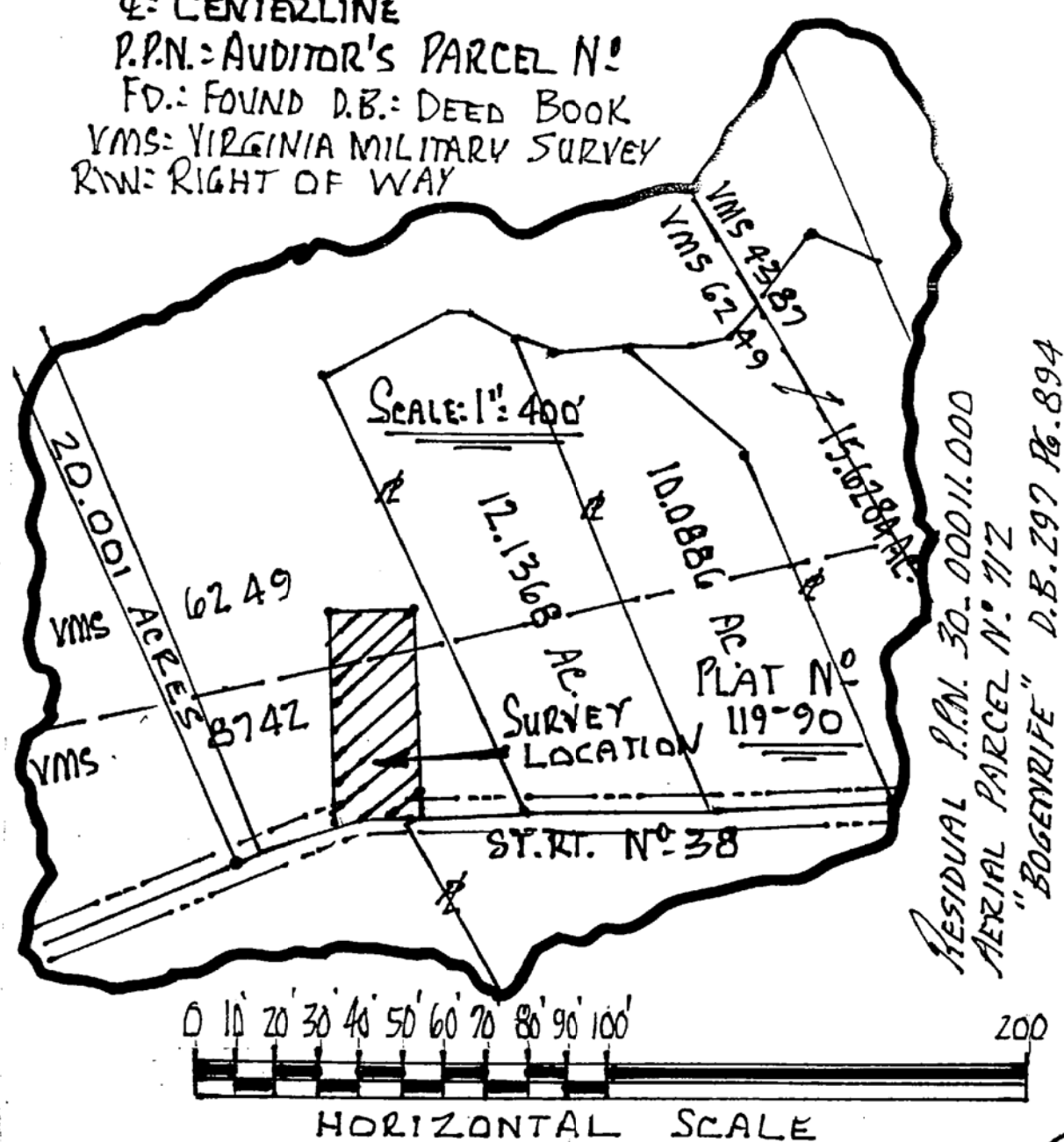


# LEGEND & SYMBOLS

P.L. = PROPERTY LINE (BOUNDARY)  
 C.L. = CENTERLINE  
 P.P.N. = AUDITOR'S PARCEL NO.  
 F.D. = FOUND D.B. = DEED BOOK  
 VMS = VIRGINIA MILITARY SURVEY  
 R.W. = RIGHT OF WAY



PRIOR REFERENCE = D.B. 222 PG. 414  
 AND D.B. 297 PG. 894  
 AND D.B. 277 PG. 056

## FIELD SURVEY PLAT

CAPPED REBARS SET @ EACH CORNER

S 32° 03' 00" W  
 200.000'

SEE CONDITIONAL USE PERMIT  
 APPLICATION NO. 06-22, MAY 15, 1906  
 UNION CIVIL TOWNSHIP  
 STATE ROUTE NO. 38  
 AG. 1 DISTRICT

S.A. FOOTAGE TOTAL = 87,128.00  
 TOTAL PERIMETER = 1275 FEET  
 EXISTING AREA = 2.000 ACRES  
 MAIN LONGEST & RD. TAN. = 183.695  
 N 32° 03' 00" E

SHORT TAN. RD. = 16.672' N 20° 00' 30" E  
 BASIS FOR BEARINGS & RD.  
 HWY. PLAN N 32° 03' W  
 SEE R/W SHEET 21 OF 23

BEING PART OF 85.297 ACRES  
 P.P.N. 30.00011.000  
 PART OF AERIAL PARCEL NO. 712  
 D.B. 297 @ PG. 894  
 ROBERT E. BOGENRIFE AND  
 BARBARA A. BOGENRIFE (OWNERS)  
 PT. VMS 6249 AERIAL MAP NO. 88  
 PT. VMS 8742

RESIDUAL OF P.P.N. 30.00011.000 AERIAL PARCEL NO. 712  
 "BOGENRIFE" D.B. 297 PG. 894  
 ROBERT E. BOGENRIFE AND BARBARA A. BOGENRIFE

VMS 6249  
 VMS 8742

**SPLIT OUT OF 2.000 AC.  
 "BOGENRIFE PROPERTY"  
 IN UNION CIVIL TWP.,  
 MADISON COUNTY, OHIO  
 PART VMS 6249 & 8742  
 PT. P.P.N. 30.00011.000  
 PT. AERIAL PARCEL 712**

Description of 2.000 acres of land situated in VMS 6249 and VMS 8742 in Union Civil Township, Madison County, State of Ohio and being part of 85.297 acres P.P.N. 30-00011.000 (aerial parcel # 712) currently owned by Robert E. Bogenrife and Barbara A. Bogenrife of record on D.B. 297 at Pg. 894 fronting along the middle of State Route # 38 (aka S.H. 244 Sec. "A" State Highway right of way plans)...said 2.000 acres being bounded and more particularly described as follows:

Commence for a point of starting referer with a found metal monument assembly box (iron pin inside) at the middle of Old Xenia Road and in the centerline of State Route # 38 at highway station 550+00.00....go then in a generally northerly direction following the centerline alignment of State Route # 38 a distance of 277.235 feet to a spike set at centerline station 592+77.235 being the true point of beginning;

Thence: Continue with said centerline S 32 deg 03 min 00 sec E 49.465 feet to station 593+26.70 being the P.C. of a curve with concrete right of way monuments found 30 feet right and left;

Thence: Continue with the roadway tangent N 32 deg 03 min 00 sec E (the basis for bearings hereir) a distance of 134.230 feet to the P.I. point of existing roadway curve...said curve does not follow the deed courses cited in deeds of record. The curve data however is as follows: Degree 04 deg 30 min left; Delta 12 deg 02 min 30 sec left; Arc = 267.60 ft; Tangents are 134.23 feet each; External = 7.20 feet.

Thence: Deflecting to the left 12 deg 02 min 30 sec follow the forward tangent N 20 deg 00 min 30 sec E 16.672 feet to a set mag spike and new property corner;

Thence: Leaving the road and passing a set capped rebar at 33.478 feet go S 57 deg 57 min 00 sec E 438.978 feet to a capped rebar set at the most easterly corner of the hearin described;

Thence: S 32 deg 03 min 00 sec W 200.000 feet to capped rebar set;

Thence: Passing a capped rebar set at 405.500 feet, go N 57 deg 57 min 00 sec W a total distance of 435.500 feet to the true point of beginning.

Containing within said bounds 87,128.00 square feet of land or 2.000 acres as surveyed in June and July by William Troy Barton and Rodger I. Baker, Ohio registered surveyor # S-005539.

Rebars set have stamped caps marked R.I. Baker S-5539.

Bearings are based on N 32 deg 03 min 00 sec E as cited on right of way plan sheet 21 of 23 on the S.H. 244 "SEC. A" on file in Delaware, Ohio at the O.D.O.T. District # 6 office.

Also with this property is an easement for subsurface drainage as denoted on the following page of this deed.

P.T. STATION  
 595+94.20

MON. FD.  
 CAPPED REBAR  
 SET @ 33.478'

EDGE PAVEMENT  
 MAG SPIKE SET

EDGE PAVEMENT

EDGE PAVEMENT

EDGE PAVEMENT

EDGE PAVEMENT

EDGE PAVEMENT

EDGE PAVEMENT

EDGE PAVEMENT

EDGE PAVEMENT

EDGE PAVEMENT

EDGE PAVEMENT

P.C. STATION  
 593+26.70

100.000'

GUY ANCHOR  
 WOOD POLE

SPIKE SET @ 100.00'

MON. FD.

49.465'

49.465'

49.465'

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49.465'

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49.465'

49.465'

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49.465'

TO LONDON  
 N 20° 00' 30" E

TO NEWPORT  
 TO C.D. XENIA RD.

TO NEWPORT  
 TO C.D. XENIA RD.

TO NEWPORT  
 TO C.D. XENIA RD.

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 TO C.D. XENIA RD.

TO NEWPORT  
 TO C.D. XENIA RD.



I CERTIFY THAT THIS PLAT IS A RESULT  
 OF A CURRENT FIELD SURVEY MADE  
 BY WILLIAM TROY BARTON AND  
 RODGER I. BAKER IN JUNE &  
 JULY 2007.

Rodger I. Baker July 14th 2007  
 RODGER I. BAKER P.S.

57-07

Description of 2.000 acres of land situated in VMS 6249 and VMS 8742 in Union Civil Township, Madison County, State of Ohio and being part of 85.297 acres P.P.N. 30-00011.000 ( aerial parcel # 712 ) currently owned by Robert E. Bogenrife and Barbara A. Bogenrife of record on D.B. 297 at Pg. 894 fronting along the middle of State Route # 38 ( aka S.H. 244 Sec. "A" State Highway right of way plans )...said 2.000 acres being bounded and more particularly described as follows:

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Thence: Continue with said centerline N 32 deg 03 min 00 sec E 49.465 feet to station 593+26.70 being the P.C. of a curve with concrete right of way monuments found 30 feet right and left;

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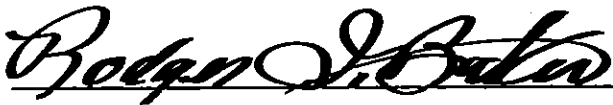
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Bearings are based on N 32 deg 03 min 00 sec E as cited on right of way plan sheet 21 of 23 on the S.H. 244 "SEC A" on file in Delaware, Ohio at the O.D.O.T. District # 6 office.

Also with this property is an easement for subsurface drainage as denoted on the following page of this deed.



July 14 th., 2007

Rodger I. Baker P.S. Ohio license # S-005539

P.O.Box 315 West Jefferson, Ohio 43162

Phone: 614-879-6004