

PLAT OF TWO LAND SPLIT PARCELS
1.6147 ACRES EACH, OUT OF 20.001
ACERS TAX PARCEL N° 17.00026.001
VMS N° 8207 JERRY LEE BALD (OWNER)
D.B. 278 PG. 635 DEED REFERENCE
PLEASANT CIVIL TWP. MADISON COUNTY
STATE OF OHIO SURVEYED YR. 2008
JAN. 28-2008

STATE OF OHIO
RODGER IRWIN BAKER
REGISTERED SURVEYOR
LICENSE NO. S-005539
Rodger I. Baker
P.O. Box 315
West Jefferson, Ohio 43162
Rodger J. Baker P.S.

Easterly parcel:

Description of 1.6147 acres of land of which 1.500 acres are excluded from public highway right of way, said 1.6147 acres are part of 20.0001 acres carried as tax parcel # 17-00026.001, engineer's parcel # 829, in VMS 8207, Pleasant Civil Township, Madison County, State of Ohio, recorded in Deed Book 278 at Page 635 owned by Jerry Baldo, fronting along the center of Dyer Road (Township Road # 66)...being bounded and more particularly described as follows:

Commence as a point of starting reference with a steel spike existing at State Route # 56 centerline station 210+81.90 at Dyer Road station 04+54.93, then go along the middle of Dyer Road in a westerly direction 3,689.902 feet to an existing steel spike located at the northwesterly corner of the herein mentioned 20.0001 acres; (this corner point being the northwesterly corner of 31 acres belonging to Shumate Family Trust recorded in O R 81 Pg. 76 (engineer's parcel # 548 tax parcel number 17-00469.000) said spike being the true point of beginning for the herein described 1.6147 acres;

Thence: With the centerline of Dyer Road N 68 deg 00 min 00 sec E a frontage distance of 200.000 feet to a set spike;

Thence: S 25 deg 01 min 40 sec E 352.190 feet to a rebar set and capped;

Thence: Parallel with Dyer Road S 68 deg 00 min 00 sec W 200.000 feet to the easterly boundary of aforementioned Shumate Family Trust 31 acres and being the westerly boundary of the 20.0001 acres belonging to Jerry Baldo of which this parcel is a portion thereof; (a capped rebar set at this new corner)

Thence: Following this common property boundary go N 25 deg 01 min 40 sec W 352.190 feet to the point of beginning.

Containing within said bounds 1.6147 acres of land.

Prepared from a field survey by Rodger I. Baker Ohio surveyor # S-005539.

Bearings adapted to Dyer Road centerline N 68 deg 00 min 00 sec E as cited in Deed Book 278 at Page 635.

Caps on rebars are stamped R.I.Baker S-5539.

Westerly Parcel:

Description of 1.6147 acres of land of which 1.500 acres are excluded from public highway right of way, said 1.6147 acres are part of 20.0001 acres carried as tax parcel # 17-00026.001, engineer's parcel # 829, in VMS 8207, Pleasant Civil Township, Madison County, State of Ohio, recorded in Deed Book 278 at Page 635 owned by Jerry Baldo, fronting along the center of Dyer Road (Township Road # 66)...being bounded and more particularly described as follows:

Commence as a point of starting reference with a steel spike existing at State Route # 56 centerline station 210+81.90 at Dyer Road station 04+54.93, then go along the middle of Dyer Road in a westerly direction 3,689.902 feet to an existing steel spike located at the northwesterly corner of the herein mentioned 20.0001 acres; then with the middle of Dyer Road N 68 deg 00 min 00 sec E 200.000 feet to a set mag spike at the true point of beginning;

Thence: With the easterly boundary herewith go S 25 deg 01 min 40 sec E 352.190 feet to a set rebar capped;

Thence: Parallel with Dyer Road S 68 deg 00 min 00 sec W 200.000 feet to a set rebar capped;

Thence: N 25 deg 01 min 40 sec W 352.190 feet to a spike in the middle of Dyer Road;

Thence: With the roadway centerline and the frontage of this parcel go N 68 deg 00 min 00 sec E 200.000 feet to the beginning point.

Containing within said bounds 1.6147 acres of land.

Prepared from a field survey by Rodger I. Baker Ohio surveyor # S-005539.

Bearings adapted to Dyer Road centerline N 68 deg 00 min 00 sec E as cited in Deed Book 278 at Page 635.

Caps on rebars are stamped R.I.Baker S-5539.

Also the following easement for the purpose of installing a subsurface drainage line from the herein described 1.6147 acres to an outlet.

Being a strip of land 30 feet in width extending 15 feet each side of a centerline which centerline is described as follows:

Commence at the southwesterly corner of the above described 1.6147 acres then running in a generally southerly direction to the existing drain tile on the Grantor's real property...this alignment is to be jointly agreed to by the Grantee and Grantor and once a drainage line is installed it shall be protected and jointly maintained by the buyers and sellers.

Rodger J. Baker

January 28, 2008

Rodger I. Baker Surveyor # S-005539

P.O.Box 315 West Jefferson, Ohio 43162

Parcel ID: 17-00026.001
Address: 0 DYER RD

Engineers Parcel: 829
Aerial: 71
Accege: 20
Sub: 0
Deed: 278/635
Year: 89
Survey ID: 17-89

Owner: BALO JERRY

VMS: 8207
Lot: 0
Name: BALO, JERRY
Plat: 17
Ditch: 0

11-08

Parcel:
EASTERLY

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Commence as a point of starting reference with a steel spike existing at State Route # 56 centerline station 210+81.90 at Dyer Road station 04+54.93, then go along the middle of Dyer Road in a westerly direction 3,689.902 feet to an existing steel spike located at the northwesterly corner of the herein mentioned 20.0001 acres; then with the middle of Dyer Road N 68 deg 00 min 00 sec E 400.000 feet to a set mag spike at the true point of beginning:

Thence: With the easterly boundary herewith go S 25 deg 01 min 40 sec E 352.190 feet to a set rebar capped;

Thence: Parallel with Dyer Road S 68 deg 00 min 00 sec W 200.000 feet to a set rebar capped;

Thence: N 25 deg 01 min 40 sec W 352.190 feet to a spike in the middle of Dyer Road;

Thence: With the roadway centerline and the frontage of this parcel go N 68 deg 00 min 00 sec E 200.000 feet to the beginning point.

Containing within said bounds 1.6147 acres of land.

Prepared from a field survey by Rodger I. Baker Ohio surveyor # S-005539.

Bearings adapted to Dyer Road centerline N 68 deg 00 min 00 sec E as cited in Deed Book 278 at Page 635.

Caps on rebars are stamped R.I.Baker S-5539.

Also the following easement for the purpose of installing a subsurface drainage line from the herein described 1.6147 acres to an outlet.

Being a strip of land 30 feet in width extending 15 feet each side of a centerline which centerline is described as follows:

Commence at the southwesterly corner of the above described 1.6147 acres then running in a generally southerly direction to the existing drain tile on the Grantor's real property...this alignment is to be jointly agreed to by the Grantee and Grantor and once a drainage line is installed it shall be protected and jointly maintained by the buyers and sellers.



January 28, 2008

Rodger I. Baker Surveyor # S-005539

P.O.Box 315 West Jefferson, Ohio 43162

parcel:

WB 1424

Description of 1.6147 acres of land of which 1.500 acres are excluded from public highway right of way, said 1.6147 acres are part of 20.0001 acres carried as tax parcel # 17-00026.001, engineer's parcel # 829, in VMS 8207, Pleasant Civil Township, Madison County, State of Ohio, recorded in Deed Book 278 at Page 635 owned by Jerry Balo, fronting along the center of Dyer Road (Township Road # 66)...being bounded and more particularly described as follows:

Commence as a point of starting reference with a steel spike existing at State Route # 56 centerline station 210+81.90 at Dyer Road station 04+54.93, then go along the middle of Dyer Road in a westerly direction 3,689.902 feet to an existing steel spike located at the northwesterly corner of the herein mentioned 20.0001 acres; (this corner point being the northeasterly corner of 31 acres belonging to Shumate Family Trust recorded in O R 81 Pg. 76 (engineer's parcel # 548 tax parcel number 17-00469.000) said spike being the true point of beginning for the herein described 1.6147 acres;

Thence: With the centerline of Dyer Road N 68 deg 00 min 00 sec E a frontage distance of 200.000 feet to a set spike;

Thence: S 25 deg 01 min 40 sec E 352.190 feet to a rebar set and capped;

Thence: Parallel with Dyer Road S 68 deg 00 min 00 sec W 200.000 feet to the easterly boundary of aforementioned Shumate Family Trust 31 acres and being the westerly boundary of the 20.0001 acres belonging to Jerry Balo of which this parcel is a portion thereof; (a capped rebar set at this new corner)

Thence: Following this common property boundary go N 25 deg 01 min 40 sec W 352.190 feet to the point of beginning.

Containing within said bounds 1.6147 acres of land.

Prepared from a field survey by Rodger I. Baker Ohio surveyor # S-005539.

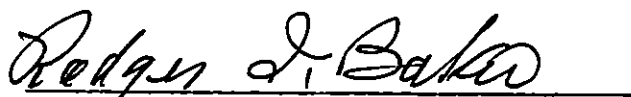
Bearings adapted to Dyer Road centerline N 68 deg 00 min 00 sec E as cited in Deed Book 278 at Page 635.

Caps on rebars are stamped R.I.Baker S-5539.

Also the following easement for the purpose of installing a subsurface drainage line from the herein described 1.6147 acres to an outlet.

Being a strip of land 30 feet in width extending 15 feet each side of a centerline which centerline is described as follows:

Commence at the southeasterly corner of the above described 1.6147 acres then running in a generally southerly direction to the existing drain tile on the Grantor's real property...this alignment is to be jointly agreed to by the Grantee and Grantor and once a drainage line is installed it shall be protected and jointly maintained by the buyers and sellers.



January 28, 2008

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