



0.526 AC. IN VMS 8742
PART OF ENGR. PARCEL # 712

7.567 ACRES IN VMS 6249
PART OF ENGR. PARCEL # 712

11.908 AC. 9500 VMS
0.526 AC. VMS 8742
7.567 AC. VMS 6249

20.001 AC. TOTAL

ALL BEING PART OF AUDITOR'S
TAX PARCEL # 30-00011.000
OWNERS: ROBERT E. BOGENRIFE
AND BARBARA A. BOGENRIFE
DEED BOOK 297 PG. 894

BEING PART OF 85.297 AC. ENGR. PAR. # 712
BEING PART OF 83.770 AC. ENGR. PAR. # 713
APPEARING ON AERIAL MAP N° 88

I BELIEVE THIS IS A CORRECT PERIMETER AND:
PLAT OF SURVEY 20.001 AC.
VMS 8742, 6249 AND 9500
UNION CIVIL TOWNSHIP
MADISON COUNTY, OHIO
PART OF PARCEL 30-00011.000

Rodger J. Baker
FEB. 10, 2010 P.S.# S-005539

GARY L. BOGENRIFE AND
MARCELLA R. BOGENRIFE
PARCEL # 30-00011.005
ENGR. PARCEL # 1241
RECORD OR 30 PG. 655

SEE PLAT N° 13-96 20.001 ACRES
833.95'

11.908 ACRES
IN VMS 9500 PART OF
ENGR. PARCEL # 713

UNION TWP. - LONDON SCHOOL DISTRICT
1195.25' N85°36'39"W
FENCE CORNER AND LARGE TREE
F VMS CORNER
PARCEL N° 29-00521.000 310 OLD XENIA RD.
ENGR. PARCEL 367 AERIAL # 88
170.7234 ACRES OR 224 PG. 0049
KAREN PRICE & CHARLES L. RIDEYOUR
UNION TWP. - MADISON PLAINS SCHOOL DISTRICT



LEGEND

- ⊕: CENTERLINE
- : PROPERTY LINE
- VMS: MILITARY SURVEY
- S.H.: STATE HIGHWAY
- I.P.: IRON PIPE OR PIN
- x—: WIRE FENCE
- : OPEN DITCH
- R/W: RIGHT OF WAY
- #: NUMB ER

14-10

Being a parcel of land containing 20.001 acres located in Union Civil Township, Madison County, State of Ohio fronting along the middle of State Route # 38 and being made up of 0.526 acres in VMS 8742, 7.567 acres in VMS 6249 both being a part of 85.297 acres aerial parcel # 712 and additionally 11.908 acres in VMS 9500 and being part of aerial parcel #713..together all being a portion of Auditor's Tax Parcel # 30-00011.000 belonging to Robert E. Bogenrife and Barbara A. Bogenrife...recorded in Deed Book 0297 at Page 0894....said 20.001 acres being bounded and more particularly described as follows:

Starting with an existing metal monument box (pin) at State Route # 38 highway station 550+00.00, (in Old Xenia Rd.), then along with St.Rt 38 (toward the City of London) 4460.93 feet to an existing steel pin at the highway P.I., then again with the centerline tangent N 20 deg 00 min 30 sec E 235.55 feet to the true point of beginning;

Thence: Again with the middle of State Route # 38 N 20 deg 00 min 30 sec E 60.00 feet to a steel spike at the southwesterly corner of 20.001 acres conveyed to Gary L. Bogenrife and Marcella R. Bogenrife by deed recorded in Official Record 0030 at Page 0655;

Thence: With the southerly boundary of Gary and Marcella Bogenrife's 20.001 acres (passing a pin at 30 feet) a distance of 1745.59 feet S 78 deg 22 min 51 sec E to a pin;

Thence: S 50 deg 26 min 37 sec W 327.210 feet to a pin;

Thence: S 71 deg 12 min 23 sec E 408.12 feet to a pin;

Thence: S 09 deg 09 min 20 sec W 475.95 feet to a pin;

Thence: S 80 deg 36 min 57 sec E 1172.032 feet to a point;

Thence: S 04 deg 02 min 38 sec W 523.67 feet to a point in the southerly boundary of Robert and Barbara Bogenrife's 83.77 acres (aerial parcel # 713);

Thence: With an old wire fence N 85 deg 36 min 39 sec W 1195.25 feet to a fence corner and large tree at a corner to Virginia military survey # 6249 & 9500;

Thence: N 01 deg 11 min 27 sec E 631.920 feet to a point being 60.00 feet N 80 deg 36 min 57 sec W from an existing pipe found;

Thence: N 09 deg 09 min 20 sec E 425.04 feet to a point from which a pipe bears 78.533 feet N 58 deg 58 min 28 sec E therefrom;

Thence: N 71 deg 12 min 23 sec W 464.920 feet to a point from which a pipe is existing N 79 deg 37 min 07 sec E 123.082 feet therefrom;

Thence: N 50 deg 26 min 37 sec E 309.32 feet to a point
from which a iron pipe bears N 76 deg 01 min 17
sec E 138.974 feet therefrom;

Thence: N 78 deg 21 min 24 sec W 1629.15 feet to the true
point of beginning in the middle of State Route
38.

Containing within said bounds 20.001 acres of land and
being part of Auditor's Tax Parcel # 30-00011.000.

Bearings based on survey plat # 57-07 and sheet 21 - 23
of State Highway right of way plan for S.H. 244 on file
at O.D.O.T. Division office # 6 office in Delaware, Ohio.
Bearings being N 32 deg 03 min E at highway monuments
each side of station 590+00.

Survey description based on field surveying by Eric M.
Baker and Rodger I. Baker in January and February, 2010.

Rodger I. Baker

Ohio Registration # S-005539

Rodger I. Baker
Ohio Surveyor

Feb. 10, 2010

P.O.Box 315
West Jefferson, Ohio 43162

