

SCHEMATIC OF PROPERTY OWNERS ABUTTING

AERIAL PARCEL N° 471 VMS 2681
VOL. 267 PG. 746 114.37 ACRES
TAX PARCEL N° 01-00425.000
BEN H. TIMMONS & ANNA W. TIMMONS
1329 N. HIGHLAND RD., LEESBURG, FLORIDA

JOE R. DETWEILER - OWNER
8050 LUCAS PIKE (LUCAS RD.)
PLAIN CITY, OHIO 43064
D.B. 272 PG. 752 190.518 ACRES
TAX PARCEL N° 01-00623.000
AERIAL PARCEL # 118

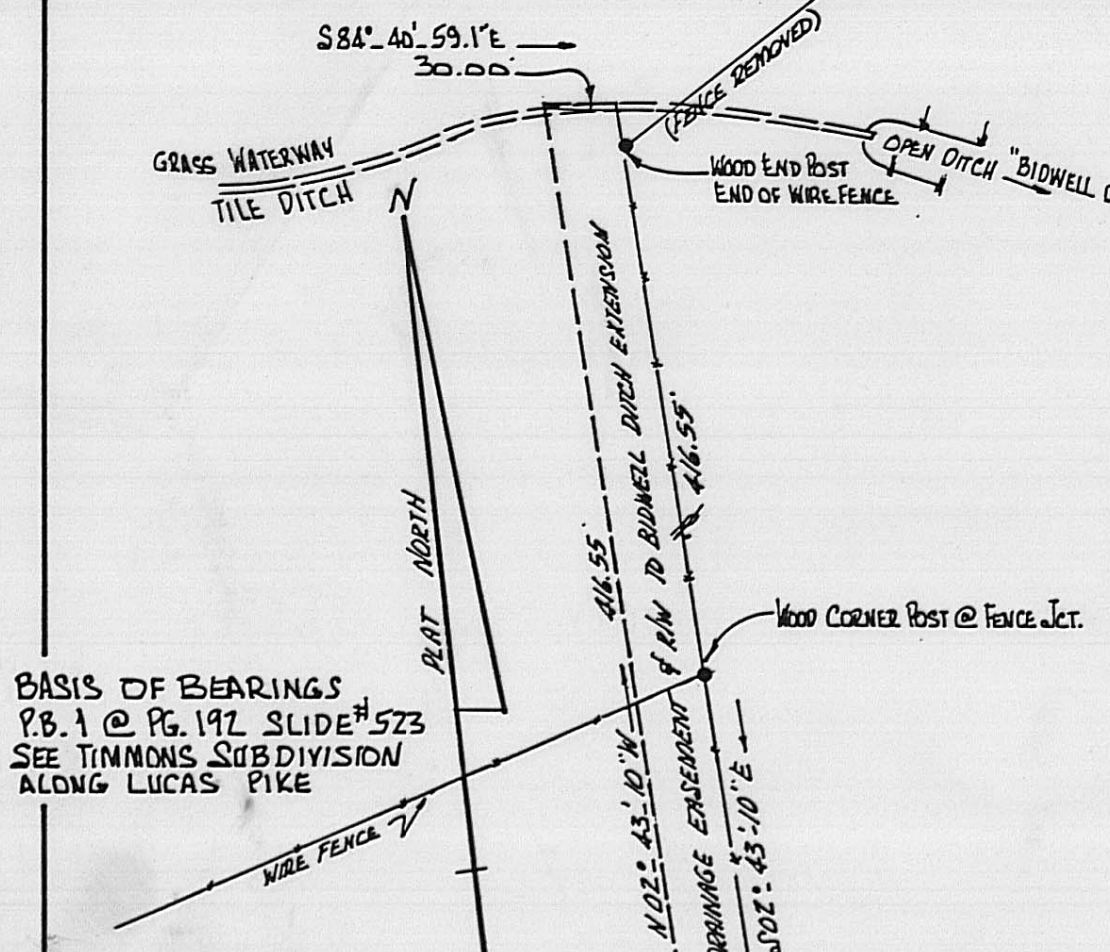
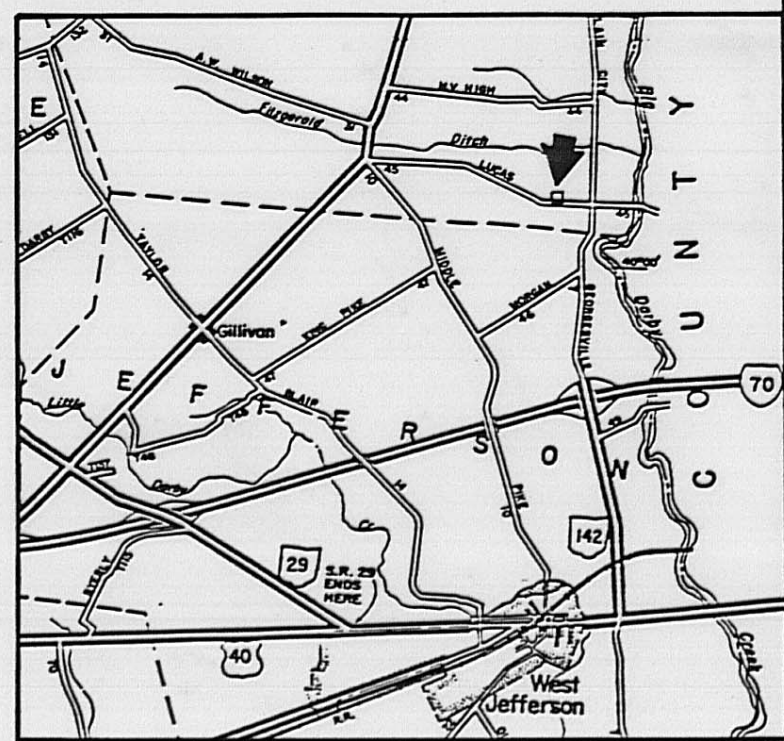
VOL. 265 PG. 441 TAX PARCEL N° 01-0038.00
LOUIS H. COWAN, JR. & JANET LOU COWAN
8200 LUCAS PIKE, PLAIN CITY, OHIO 43064
LOT N° 1 TIMMONS SUBD.
P.B. 1 PG. 192 SLIDE # 523

SEE LOT N° 1
TIMMONS SUBDIVISION
S.W. CORNER OF LOT
AND 30' R/W LINE OF LUCAS ROAD
12' WOOD CORNER POST
RIGHT OF WAY LINE

AERIAL PARCEL N° 515
VOL. 266 PG. 471
TAX PAR. N° 01-00046.000
FREDRICK L. BLUHM, JR.
AND
PAMELA J. BLUHM
5.003 AC.

SOLID 3/4" STEEL PIN FD
AT 30' FOUND
GEOGE S. STEINHOFF DEED
VOL. # 227 PG. 97
VMS 2681-15991-16011 AERIAL PARCEL N° 688 5.003 ACRES
8165 LUCAS PIKE PLAIN CITY, OHIO 43064
TAX PARCEL N° 01-00410.000

AREA - 4.81 AC.
AERIAL # 381
DARWIN PENNINGTON
(OWNER)

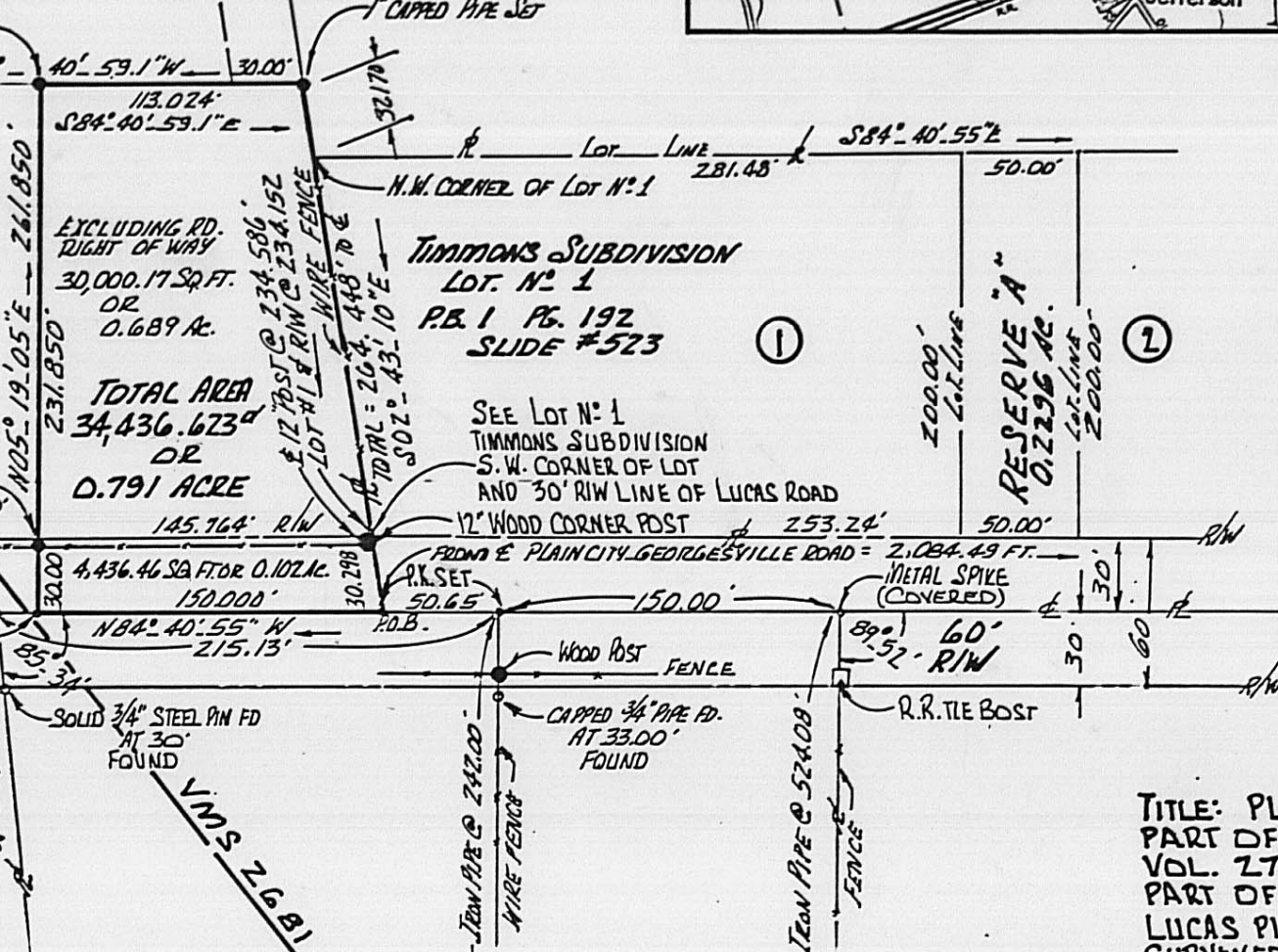


BASIS OF BEARINGS
P.B. 1 @ PG. 192 SLIDE # 523
SEE TIMMONS SUBDIVISION
ALONG LUCAS PIKE

VMS 15999 AND 16011
VMS 2681

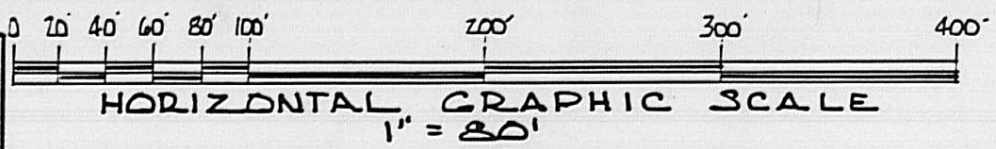
LUCAS PIKE
CO. RD. # 45

VMS 2681
VMS 15999 AND 16011



TIMMONS SUBDIVISION
LOT N° 1
P.B. 1 PG. 192
SLIDE # 523

SEE LOT N° 1
TIMMONS SUBDIVISION
S.W. CORNER OF LOT
AND 30' R/W LINE OF LUCAS ROAD



I HEREBY CERTIFY THAT I HAVE PERSONALLY MADE A FIELD BOUNDARY SURVEY IN DECEMBER 1981 OF THE PREMISES DELINEATED HEREIN AND HAVE FOUND OR SET ALL MARKINGS NOTED WITH LINCH CAPPED PIPES SET BY ME STAMPED R.I. BAKER S-05539. I BELIEVE THIS PLAT TO BE CORRECT.

TITLE: PLAT OF 0.791 ACRE FIELD SURVEY
PART OF 190.518 ACRES, JOE R. DETWEILER
VOL. 272 PG. 752-756 VMS 2681, 15999, 16011
PART OF AERIAL PARCEL N° 118 SCALE: 1" = 80'
LUCAS PIKE, CANAAN TWP., MADISON CO., OHIO
SURVEYED DECEMBER 1981 BY: RODGER IRWIN BAKER

Rodger Irwin Baker DEC. 15, 1981
RODGER IRWIN BAKER, P.S. S-05539
3430 NIOGA TOPPS ROAD, MT. STERLING, OHIO 43143
PH. 614-877-3965

The following is a correct description of 34,436.623 square feet or 0.791 acre of which 4,436.456 square feet or 0.102 acre is within the public right of way of Lucas Pike and 30,000.167 square feet or 0.689 acre is excluding said road right of way...said 0.791 acre situated in Canaan Civil Township, Madison County, Ohio fronting along the northerly side of Lucas Pike (County Road # 45) and is a portion of that certain second tract described in Deed Volume 272 at Page 752 wherein Emma Mary Detweiler deceased by Certificate of Transfer went to Joe R. Detweiler May 21, 1987 now appearing as 190.518 acres upon the Auditor's Tax Duplicate identified as Parcel # 01-00623.000...the tax mailing address being 8050 Lucas Pike, Plain City, Ohio 43064...said land herein described being in VMS 2681..hereafter bounded and more particularly described;

Commence as a point of beginning with a P.K spike set at the southeasterly corner of Detweiler's Second Tract as described in Vol. 272 at Page 752 which point is in the centerline of Lucas Road (Co.Rd.#45) 2,084.49 feet westerly from the intersecting centerlines of Lucas Pike and Plain City-Georgesville Road..said point of beginning at the southwesterly corner of the total tract perimeter delineated on a plat recorded as Timmons Subdivision as found of record in Plat Book 1 at Page 192 and filed on Recorders Plat Slide # 523;

Thence: With the property boundary near the middle of pavement and along the centerline of right of way of Lucas Pike....N 84 deg 40 min 55 sec W 150.000 feet to a P.K. spike set;

Thence: N 05 deg 19 min 05 sec E (passing a capped 1 inch pipe set at 30.000 feet) a total distance of 261.850 feet to a capped 1 inch pipe set;

Thence: S 84 deg 40 min 59.1 sec E 113.024 feet to a capped 1 inch pipe set in a wire fence on the easterly boundary of said Detweiler and on the westerly line of Ben H. Timmons and Anna W. Timmons 114.37 acres as found of record in Volume 267 at Page 746;

Thence: With the common line between Detweiler and Timmons (a wire fence) S 02 deg 43 min 10 sec E (passing the northwesterly corner of Lot # 1 of Timmons Subdivision at 32.170 feet; passing the southwesterly corner of said Lot # 1 and the same being the northerly right of way of Lucas Pike at 234.152 feet; and passing through a 12 inch wood corner post at 234.586 feet) a total distance of 264.448 feet to the true point of beginning;

Containing within said bounds a total of 0.791 acre of land.

Bearings derived from Timmons Subdivision as recorded on Slide # 523.

Also the following easement for the purpose of subsurface storm drainage:

Commence at the northeasterly corner of the above described 0.791 acre;

Thence: N 84 deg 40 min 59.1 sec W 30.00 feet to a point;

Thence: N 02 deg 43 min 10 sec W 416.55 feet to a point;

Thence: S 84 deg 40 min 59.1 sec E 30.00 feet to a point;

Thence: S 02 deg 43 min 10 sec E 416.55 feet to the commencing point.

The aforesaid easement crosses lands of Joe R. Detweiler and extends itself to a point which gives access to the Bidwell Ditch extension.

The above described land is based on a current field survey made by Rodger Irwin Baker, Ohio Registered surveyor # S-05539...December 1987.

Rodger Irwin Baker Dec. 15th 1987

Rodger Irwin Baker PS # S-05539
9430 Nioga Toops Road
Mt. Sterling, Ohio 43143

Phone: 614-852-3965

