

BEFORE THESE TWO LAND SPLITS THIS AREA WAS REPORTED TO BE 66.2051 ACRES

VMS 12127
VMS 6285 & 13258

HORIZONTAL GRAPHIC SCALE
1" = 200'

PAULINE CHRISTMAN CURRENT RESIDUAL BY DEED = 82.229 ACRES
1-00119.000 VOL. 213 PG. 391

TITLE:
PLAT OF TWO TRACTS OF LAND SURVEYED FOR PAULINE CHRISTMAN et al
11.3145 ACRES AND 11.3145 ACRES PART OF 82.229 ACRES REMAINING
SITUATED IN VMS 12127 - 6285 & 13258 FAIRFIELD CIVIL TOWNSHIP
FRONTING ALONG PRINGLE-BENJAMIN COUNTY ROAD NO 65 (40' R/W)
MADISON COUNTY, STATE OF OHIO
SCALE: 1" = 200'

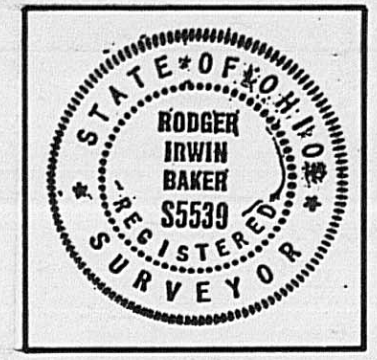
AERIAL PARCEL NO 825
CHARLES H. BROWN VOL. 272 PG. 546
MAY 1, 1987 26.945 ACRES
7-00119.002

NOTE: 1/2" = 1/2" PIPE FOUND
3/4" = 3/4" PIPES SET WITH
CAPPED INSERT STAMPED
R. BAKER S-05539

I CERTIFY THAT I HAVE PERSONALLY SET PIPES AND DE SPIKES
(AS INDICATED) AT ALL BOUNDARY CORNERS AS OF OCTOBER 21ST 1987.
IN MY OPINION THIS PLAT IS TRUE AND CORRECT.
BASIS OF BEARINGS TAKEN ALONG MARKERS FOUND IN THE E OF RD.
AND ADDITIONALLY DELINEATED ON A PLAT PREPARED BY NEIL BABB
HIS SURVEY JOB NO. 01183 AND AS PER D.B. 233 AT PG. 178.

Roger Irwin Baker P.S.
DEC. 10TH 1987
RODGER IRWIN BAKER P.S. NO S-05539
943D NIOGA TOWNSHIP ROAD MT. STERLING, OHIO 43143

WILLIAM A. BROWN & BEVERLY J. BROWN
MAY 1, 1987 VOL. 272 PG. 544 68.7563 AC.
7-00119.003
AERIAL PARCEL NO 122



The following is a correct description of 11.3146 acres of land situated in VMS 12127 and VMS 6285 and VMS 13258...being a portion of a 66.2051 acres and more specifically being a portion of 82.229 acres in the ownership of Pauline Christman in Fairfield Twp., Madison County, State of Ohio and fronting along Pringle-Benjamin Road (Co. Rd. # 65) said 11.3146 acres being bounded and more particularly described as follows:

EASTERLY TRACT:

Commence as a point of starting reference with the centerline of Lilly Chapel- O'Possum Run Road and the middle of Pringle-Benjamin Road...then with the centerline of said Pringle-Benjamin Road (Co. Rd. # 65) westerly 4,224,100 feet to a spike found at the north-westerly corner of 5.0016 acres conveyed to Richard M. Bednarski and Linda S. Bednarski by a deed recorded in Volume 271 at Page 662..said spike being the true point of beginning

Thence: S 01 deg 10 min 16 sec W (passing a 3/4 inch capped pipe set at 30 feet on the southerly side of and on the top of bank of Morain open ditch) a total distance of 682.720 feet to a 1/2 inch pipe found;

Thence: S 01 deg 54 min 17 sec W 754.613 feet to a 3/4 inch pipe set in a wire fence which point is referenced N 01 deg 54 min 17 sec E 297.000 feet from a 3/4 inch pipe found;

Thence: N 80 deg 59 min 17.7 sec W 335.330 feet to a 3/4 inch capped pipe set;

Thence: Passing a 3/4 inch capped pipe set on the top of Morain open ditch embankment at 1,365.27 feet...go N 00 deg 27 min 15.1 sec E a total distance of 1,395.266 feet to a P.K. spike set in the centerline of Pringle-Benjamin Road;

Thence: Following the centerline thereof...S 88 deg 15 min 00 sec E 359.333 feet to the true point of beginning;

Containing within said bounds 492,864.56 square feet or 11.3146 acres of land of which 0.2473 acre is in the 30 feet wide strip of land along the southerly side of Pringle-Benjamin Road..said strip to be reserved for the maintenance of said open ditch and to be subject to public roadway purposes...having the affect of an easement.

Bearings based on D.B. 233 at Pg. 178

Surveyed in October, 1987 by Rodger Irwin Baker, Ohio registered surveyor # S-05539.

Rodger Irwin Baker Dec. 10th 1987

Rodger Irwin Baker PS
9430 Nioga Toops Road
Mt. Sterling, Ohio 43143.

Being a portion of aerial parcels 119 & 120
See Tax Parcel # 7-00119.0000

All points in the roadway pavement are P.K. spikes and off the road corner points are 3/4 inch capped pipes set which cap is stamped R.I.Baker S-05539.

Pauline Christman title - D.B. 213 at Pg. 391



The following is a correct description of 11.3145 acres of land situated in VMS 12127 and VMS 6285 and VMS 13258...being a portion of a 66.2051 acres and more specifically being a portion of 82.229 acres in the ownership of Pauline Christman in Fairfield Twp., Madison County, State of Ohio and fronting along Pringle-Benjamin Road (Co. Rd. # 65) said 11.3145 acres being bounded and more particularly described as follows:

WESTERLY TRACT:

Commence with the centerline of intersection of Lilly Chapel - O'Possum Run Road and the centerline of Pringle Benjamin Road...then with the middle of Pringle Benjamin Road go in a westerly direction (passing a spike found at 4,224.100 feet) a total distance of 4,583.433 feet to a P.K. spike set at the true point of beginning....said spike being 359.33 feet N 88 deg 15 min 00 sec W from the northwesterly corner of 5.0016 acres (aerial parcel # 730) described in D.B. 271 at Pg. 662;

Thence: From said point of beginning S 00 deg 27 min 15.1 sec W (passing a 3/4 inch capped pipe set on the top of Morain open ditch southerly bank at a distance of 30 feet) a total distance of 1,395.266 feet to a 3/4 inch pipe set;

Thence: N 80 deg 59 min 17.7 sec W 374.670 feet to a 3/4 inch pipe set;

Thence: N 01 deg 25 min 11.9 sec E (passing a capped 3/4 inch pipe set at 1,317.572 feet and being on the southerly top of Morain open ditch bank) a total distance of 1,347.572 feet to a P.K. spike set in the centerline of Pringle Benjamin Road;

Thence: Following the centerline thereof S 88 deg 15 min 00 sec E 347.874 feet to the true point of beginning:

Containing within said bounds 492,860.92 square feet or 11.3145 acres of land of which 0.2398 acre is within a strip of land 30 feet wide along the southerly side of Pringle Benjamin Road..said strip subject to the maintenance of Morain open ditch and for the purpose of public roadway use..having the affect of an easement.

Bearings based on D.B. 233 at Pg. 178

Surveyed in October, 1987 by Rodger Irwin Baker, Ohio registered surveyor # S-05539.

All corners are marked as described with P.K. spikes in the roadway pavement and with capped 3/4 inch pipe set at the off of the roadway corners.

Caps are stamped R.I.Baker S-05539.

Rodger Irwin Baker Dec. 10th 1987

Rodger Irwin Baker PS
9430 Nioga Toops Road
Mt. Sterling, Ohio 43143

Being a portion of aerial parcels
119 and 120.
See Tax Parcel # 7-00119.000



Pauline Christman title = D.B. 213 Pg. 391