

25.488 AC.

FIELD SURVEY

PLAT

TOTAL ACTUAL EXISTING LAND SURVEYED
(1,110,242.32 SQUARE FEET AREA)
TOTAL DISTANCE OF PERIMETER = 6,605.209 L.I.M. FT.

REFERENCES:

Aerial Parcel	Name	Recording	Area
# 512	Clarence L. Maxwell	251 / 518	16.750 Ac.
# 513	Clarence L. Maxwell	251 / 518	11.360 Ac.
# 514	Clarence L. Maxwell	251 / 518	30.943 Ac.
# 551	Earl C. & Alice Yutzy	257 / 567	5.000 Ac.
# 552	Earl C. & Alice Yutzy	257 / 567	3.000 Ac.
# 553	Earl C. & Alice Yutzy	257 / 567	57.250 Ac.
# 561	Ammon E. & Mary E. Yutzy	220 / 457	1.880 Ac.
# 564	Ammon E. & Mary E. Yutzy	229 / 457	22.955 Ac.
# 664	Paul E. & Josephine Bakerhaster	205 / 035	1.000 Ac.
# 695	Monika & Jerrold Hayslett and Frank E. Wilson	273 / 463	2.587 Ac.
# 842	Daniel D. & Virginia Donaldson	271 / 702	30.000 Ac.

OTHER REFERENCES:

Deed Volume	Page	Deed Volume	Page
230	310-311	207	286
201	100	252	426
256	170	155	657
204	214	240	019
135	223	140	336
248	287-294	155	392
204	214	256	252
259	729		
141	489		

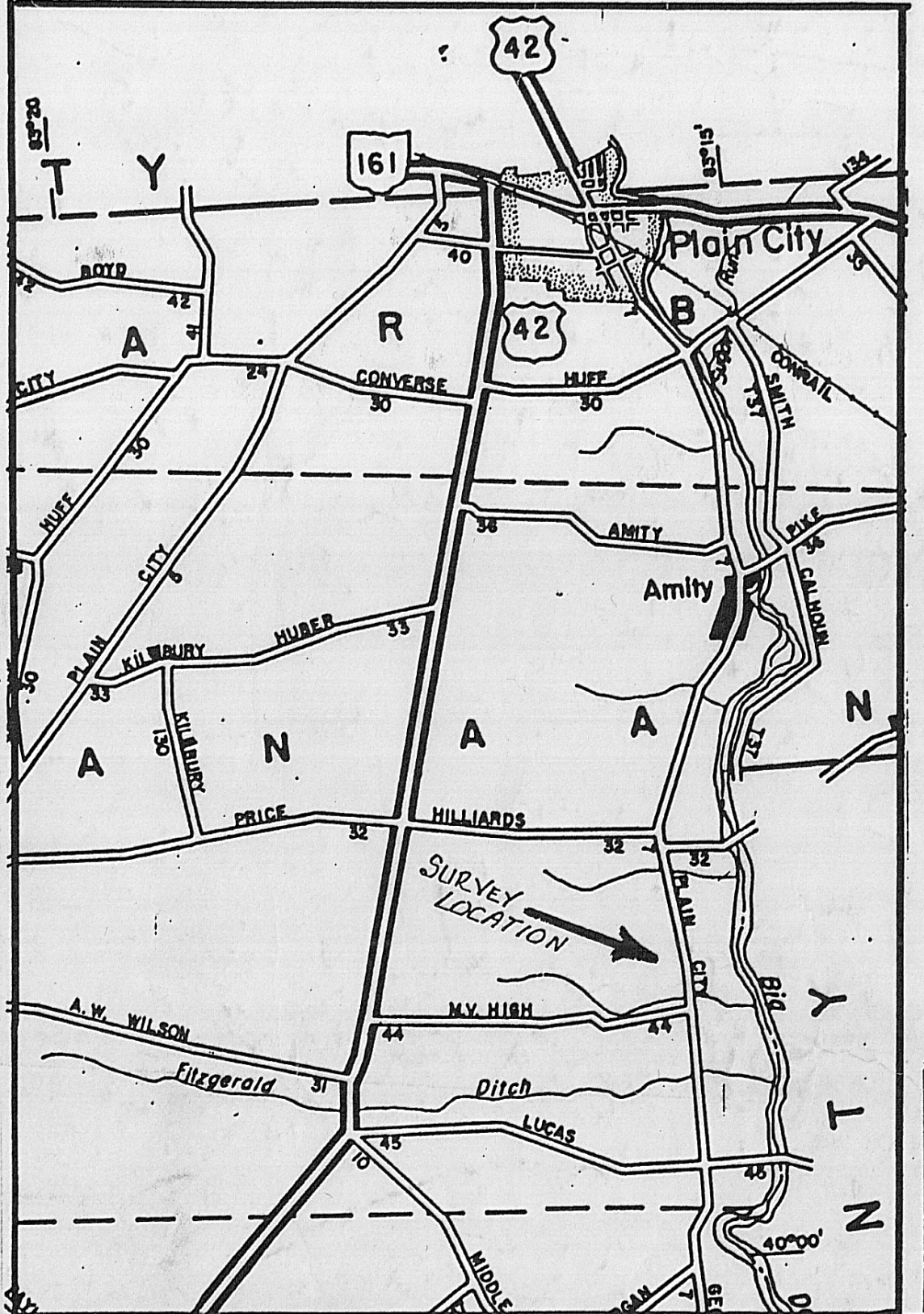
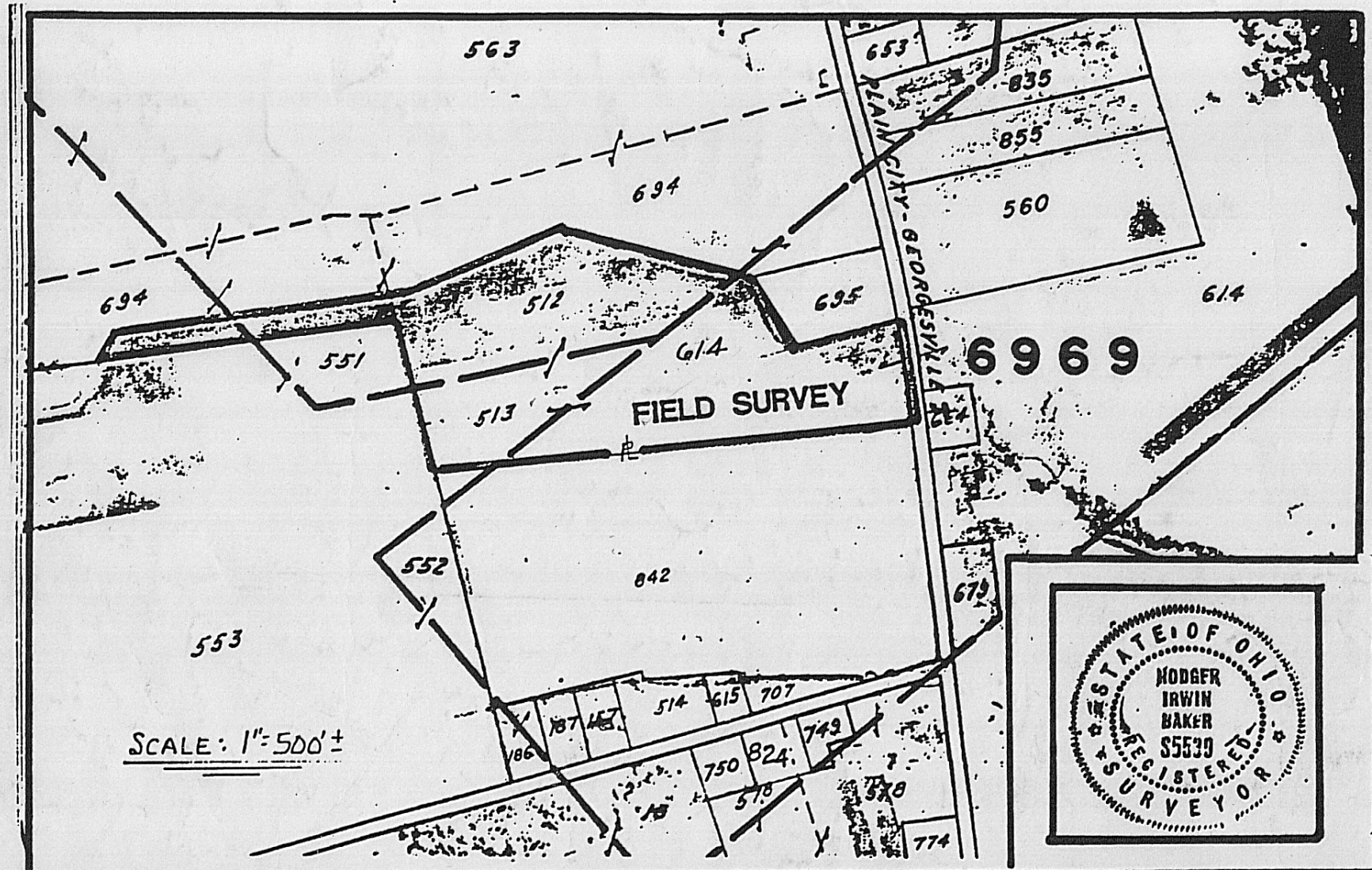
Plat Volume 2 at Pages 133-134
Aerial Tax Map # 13 of 107 and
Aerial Tax Map # 12 of 107

The field survey depicted herein has been based on existing physical lines of occupation and various fences, fence wire, posts, pipes, spikes and abutting survey markers and taken to the average middle of existing open ditch. Iron pipes (where set) are 3/4 inch diameter with stamped cap inserted marked R.I. Baker S-5539. It would appear that the combined parcels from which the said survey is a portion is carried upon the tax duplicate as TAX PARCEL # 01-00105.000 which duplicate parcel reportedly incorporates 59.541 acres of land.

Additionally it is found that the several various descriptions in the abutting deeds of record sometimes overlap or create gores when compared with the adjacent deed course, also the calls are found to run from one side of the open ditch to the other and fail to close with sufficient accuracy. Since the open ditch has existed and flowed its general course for many years the landowners operate each respective land parcel with the belief that the middle of said open ditch is the accepted land boundary; thus the center of the open ditch was traversed and defined as the common boundary.

In my opinion this plat correctly represents the intended bounds of those land areas now occupied by Clarence L. Maxwell and others at the time of this field survey completed in April, 1990 by Rodger Irwin Baker, Ohio surveyor registration number S-05539. (Surveyed for Clarence L. Maxwell)

Rodger Irwin Baker
REVISOR August 31, 1990
FINAL PLAT COMPLETED SEPT. 4, '90
Rodger Irwin Baker Surveyor Ohio # S-05539
9430 Nioga Toops Road
Mt. Sterling, Ohio 43143



PLAT OF A SURVEY OF EXISTING LINES OF POSSESSION MADE FOR CLARENCE L. MAXWELL CONSISTING WITHIN SAID BOUNDS 25.488 ACRES OF LAND (1,110,242.32 SQUARE FEET) SITUATED IN VMS 8507, VMS 6969 AND VMS 12126, IN THE CIVIL TOWNSHIP OF CANAAN, COUNTY OF MADISON, STATE OF OHIO, FRONTING ALONG PLAIN CITY - GEORGETOWN ROAD (Co. Rd. # 7)
SCALE: 1 Inch = 100 Feet
Revised August 31, 1990

REVISIONS BY
R.I. BAKER
1-91

NOTE: THIS PLAT HAS BEEN REVISED TO MATCH WITH BOUNDARY CALLS OF RECORD IN D.B. 273 AT P. 443 AND IS TIED WITH AND IS ADAPTED TO THE 30.00 ACRES RECORDED IN D.B. 271, P. 702 SURVEYED BY ERD & BULL IN YEAR 1906. ALTHOUGH SAID SURVEY DOES NOT AGREE WITH THE ROAD ALIGNMENT SHOWN ON RECORD IN YEAR 1983, I AM HONORING COUNTY ORDER APPROVED BY COUNTY BOARD, ISSUANCES, SEE DIVISION NO. S. 1050 (1) & PUBLIC PUBLIC ROADS NO. G. 707 DIST. G. FILE D.B. # 844 CO. RD. RECORDS O.D.T. CO. MICROFILM BOX 1, 706 PLAIN CITY GEORGETOWN RD. SHOWN 488.77 TO BE 1298 REVISOR AUG. 28, 1990 BY: RODGER I. BAKER

NOTE: BOUNDARY NOT SET BEGINS AT 0.00 454.145' Δ LT. OF 00° 22' LUCAS P. 2 & 3. 499.99 H.V. HIGH RD. E. 1/4 - 330' 134.40