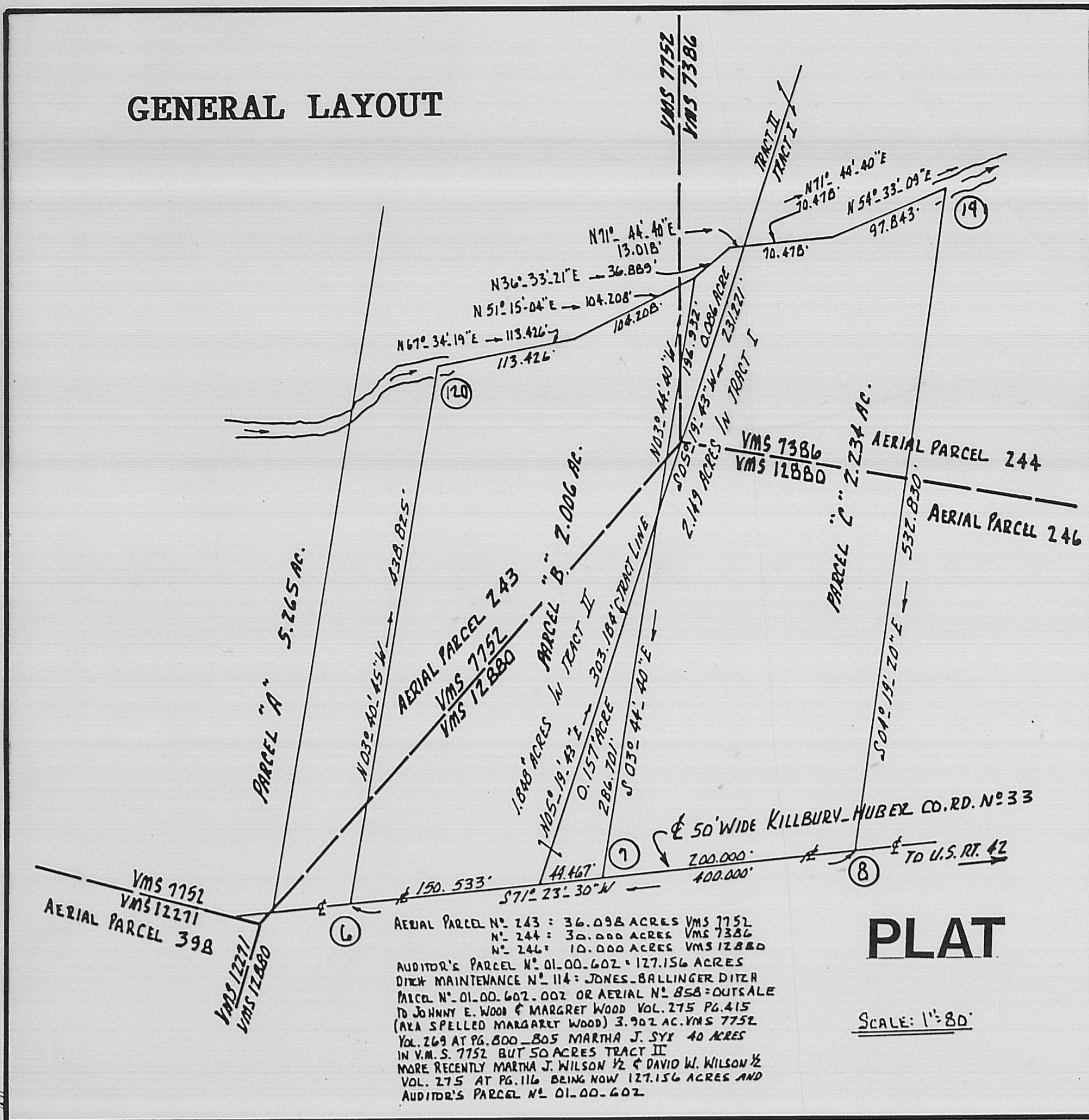


**GENERAL LAYOUT**



**PLAT**

SCALE: 1"=80'

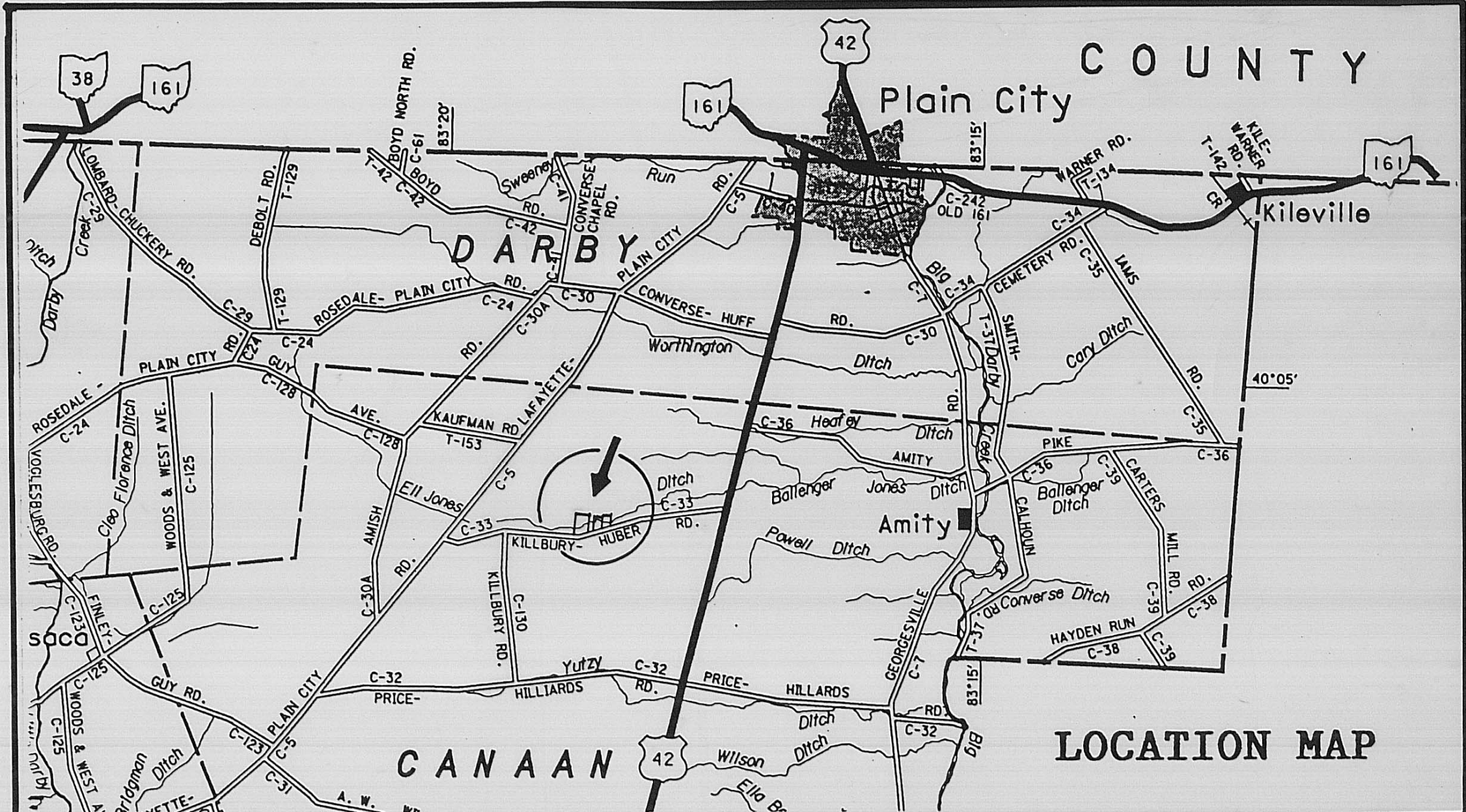
AERIAL PARCEL NO. 243 = 36.098 ACRES VMS 7152  
 NO. 244 = 35.000 ACRES VMS 7386  
 NO. 246 = 10.000 ACRES VMS 12880  
 AUDITOR'S PARCEL NO. 01.00.602 = 127.156 ACRES  
 DITCH MAINTENANCE NO. 114 = JONES-BALLINGER DITCH  
 MICO. NO. 01.00.602.007 OR AERIAL NO. 858-DITCHALE  
 TO JOHNNY E. WOOD & MARGARET WOOD VOL. 275 PG. 415  
 (ARE SPelled MARGARET WOOD) 3.902 AC. VMS 7752  
 VOL. 269 AT PG. 800-805 MARTHA J. WILSON 40 ACRES  
 IN V.M.S. 7752 BUT 50 ACRES TRACT II  
 MORE RECENTLY MARTHA J. WILSON & DAVID W. WILSON 1/2  
 VOL. 275 AT PG. 116 BEING NOW 127.156 ACRES AND  
 AUDITOR'S PARCEL NO. 01.00.602

**LEGEND**

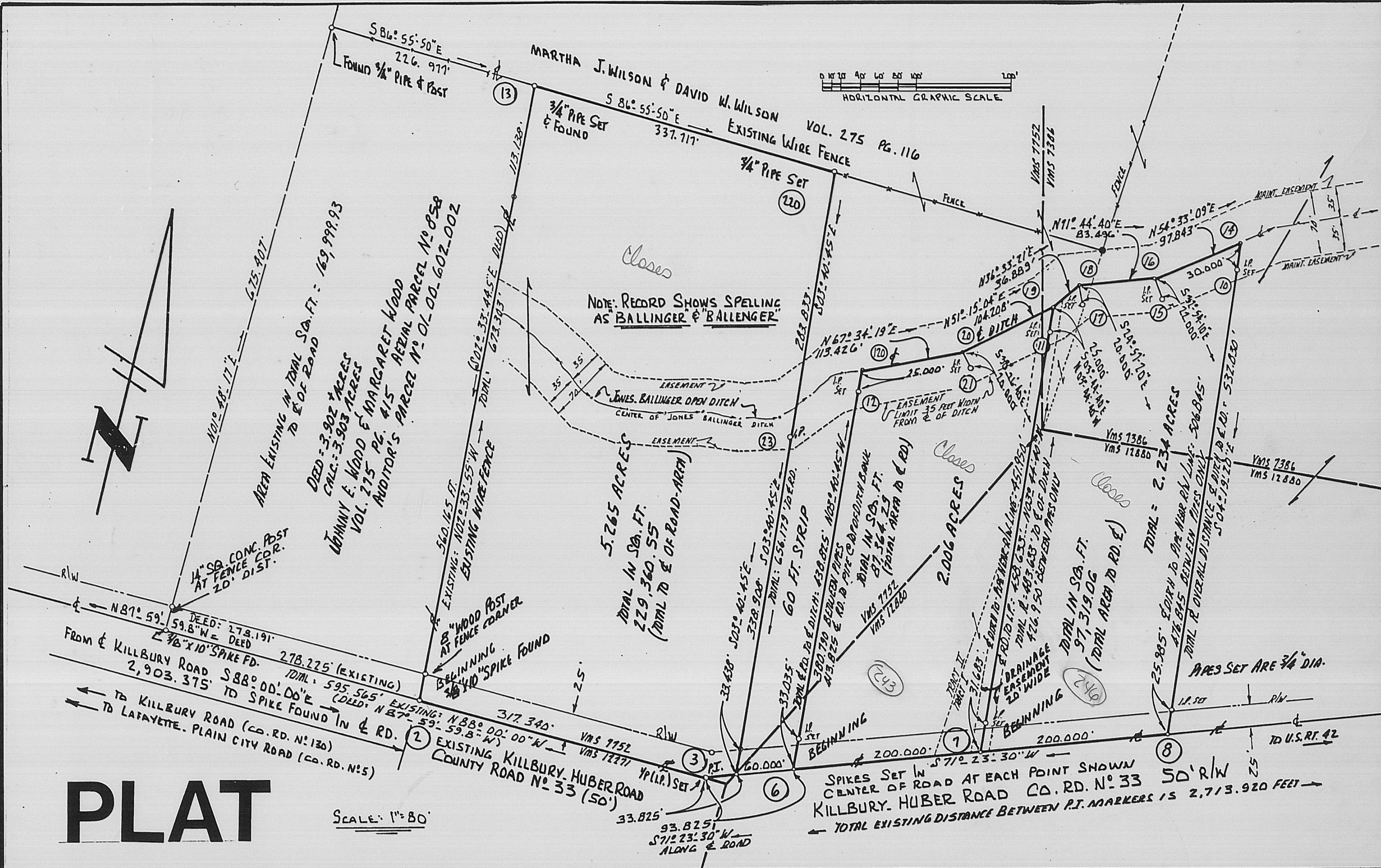
- R = PROPERTY LINE (BOUNDARY)
- o = 3/4" CAPPED IRON PIPE SET OR FOUND (AS MARKED)
- = DIRECTION OF STREAM FLOW
- = DIRECTION ALONG A LINE
- o = SPIKE SET OR FOUND AS MARKED
- o / // = DEGREES MINUTES SECONDS
- = WIRE FENCE EXISTING
- ↔ = LAND HOOK SAME OWNERSHIP
- 1.848 ± = ROUNDED TO NEAREST 3RD. DIGIT (ACREAGE)
- ± = CENTERLINE
- R/W = RIGHT OF WAY
- Ⓢ = CORNER OR TRAVERSE POINT IDENTIFICATION - SURVEY USE ONLY
- VMS = VIRGINIA MILITARY SURVEY NUMBER
- TRACT I & TRACT II = TRACTS DESCRIBED IN THE DEED
- - - = LIMITS OF (MINIMUM) RIGHTS TO MAINTAIN & MOW DITCH BANKS

**BREAKOUT DIVISION - ROUNDED**

VMS 7152	1.075 AC.	PAR. 243
VMS 7386	0.008 AC.	PAR. 244
VMS 12880	0.923 AC.	PAR. 246
<b>TOTAL</b>	<b>2.006 ACRES</b>	<b>BEING SURVEYED PARCEL "B"</b>
VMS 7152	0.008 AC.	PAR. 243
VMS 12880	1.433 AC.	PAR. 246
VMS 7386	0.793 AC.	PAR. 244
<b>TOTAL</b>	<b>2.234 ACRES</b>	<b>BEING SURVEYED PARCEL "C"</b>



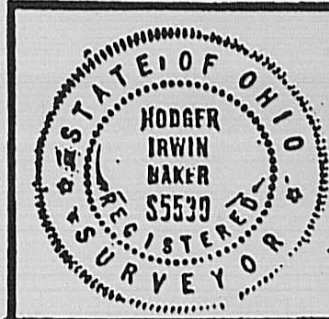
**LOCATION MAP**



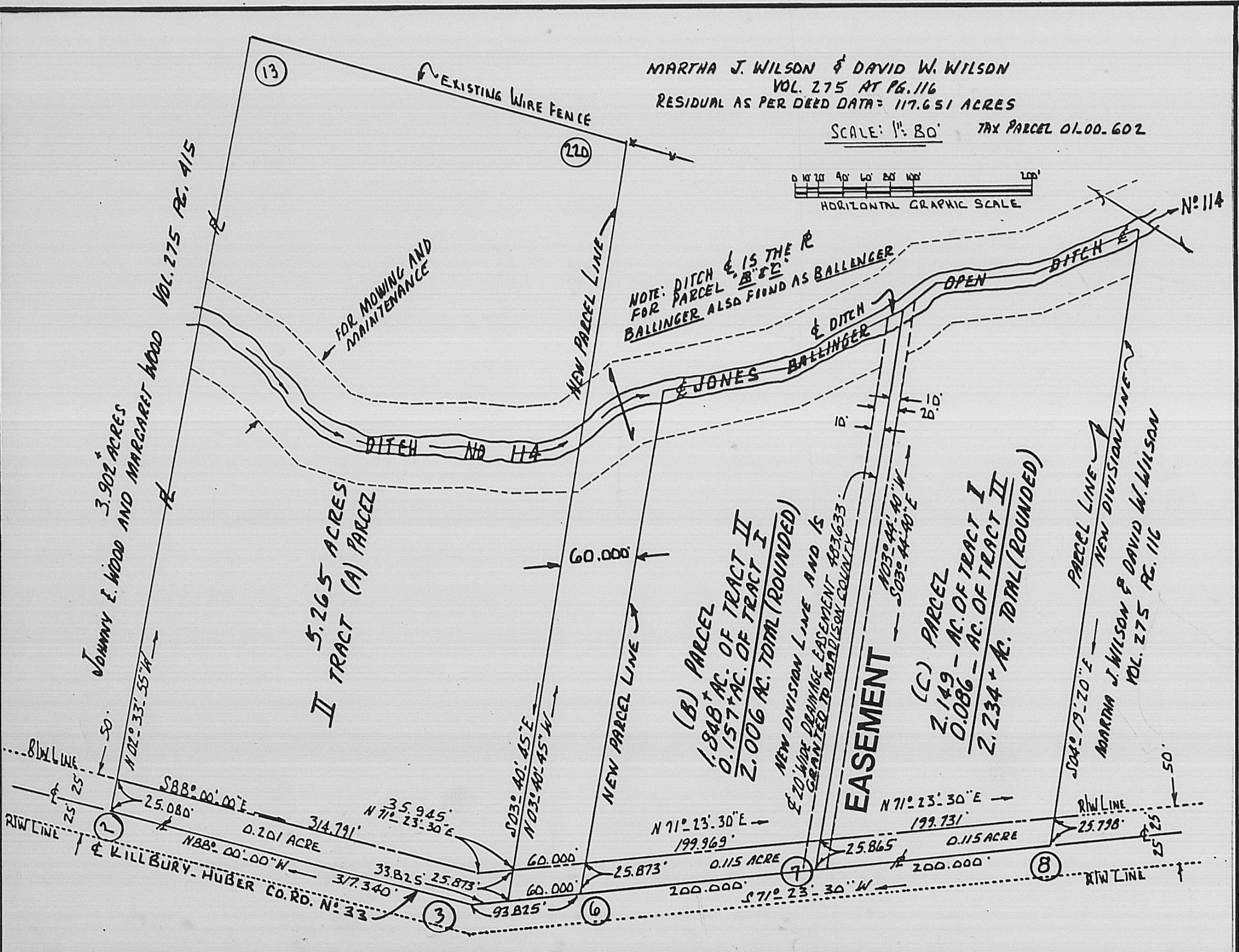
**PLAT**

SCALE: 1"=80'

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM A FIELD SURVEY MADE IN 1994 OF THE 5.265 ACRES, THE 2.006 ACRES AND THE 2.234 ACRES, AS PLATTED. PIPES & SPIKES ARE EITHER SET OR FOUND AS DELIMITED. PIPES ARE 3/4" DIAMETER WITH PLASTIC CAPS STAMPED R.I. BAKER S. 5530. BASIS FOR BEARINGS ADAPTED TO VOL. 268 AT PAGES 800 THROUGH 805 ALONG ROAD SHOWN OF TRACT II AS N 88° W. (ACREAGE IS ROUNDED)  
 Rodger I. Baker AUGUST 09, 1994 P.S. NO. S-005533 OHIO  
 RODGER I. BAKER, 1300 PLAIN CITY - GEORGESVILLE ROAD (SOUTH) GALLOWAY, OHIO 43119



**FIELD SURVEY**



MARTHA J. WILSON & DAVID W. WILSON  
 VOL. 275 AT PG. 116  
 RESIDUAL AS PER DEED DATA = 117.651 ACRES  
 SCALE: 1"=80' TAX PARCEL 01.00.602

HORIZONTAL GRAPHIC SCALE

NOTE: DITCH IS THE R FOR PARCEL "B" FOR PARCEL "C" BALLINGER ALSO FOUND AS BALLENGER

(A) PARCEL 5.265 ACRES  
 (B) PARCEL 2.006 AC. OF TRACT I  
 0.157 AC. OF TRACT II  
 2.006 AC. TOTAL (ROUNDED)  
 (C) PARCEL 2.149 AC. OF TRACT I  
 0.086 AC. OF TRACT II  
 2.234 AC. TOTAL (ROUNDED)

BEING A SURVEY OF THREE (3) PARCELS OF LAND IN CANAAN CIVIL TOWNSHIP, MADISON COUNTY, STATE OF OHIO FOR OWNERS MARTHA J. WILSON AND DAVID W. WILSON AND IS PART OF TRACT I AND PART OF TRACT II OF DEED RECORDED IN DEED VOLUME 275 AT PAGE 116 (PRIOR RECORD VOL. 268 PG. 800) BEING PART OF AUDITOR'S TAX PARCEL NO. 01.00.602, 127.156 ACRES LOCATED IN VMS 7152, 7386 AND 12880 (9.505 ACRES SURVEYED) BEING PORTIONS OF AERIAL PARCELS 243, 244 & 246 SEE AERIAL TAX MAP NO. 9 OF 107 (SUBJECT TO CO. DITCH NO. 114) FRONTING ALONG CENTER OF KILLBURY-HUBER CO. RD. N° 33 (50')



Being a property boundary description of 5.265 acres of land situated in VMS 7752 in Canaan Civil Township, County of Madison, State of Ohio, being a portion of Tract II of record in the names of Martha J. Wilson and David W. Wilson as recorded in volume 275 at page 116, the total carried as 127.156 acres as per auditor's tax parcel # 01-00-602 and more specifically part of 36.098 acres shown as aerial parcel 243, said 5.265 acres ( 229,360.55 sq. ft. ) is bounded and more particularly described as follows: \_\_\_\_\_

Commence with a found spike in the centerline of Killbury Road; and in the middle of Killbury-Huber Road ( Co. Rd. # 33 ), then with the centerline of Killbury-Huber Road S 88 deg 00 min 00 sec E 2,903.375 feet to a found spike at the southeast corner of 3.902+ acres of record in volume 275 at page 415 which 3/8 inch by 10 inch found spike is at the true point of beginning;

Thence: With the easterly boundary of said 3.902+ acres ( owned by Johnny E. Wood and Margaret Wood and marked with a wire fence, passing a post at 20 feet and passing a pin at 560.165 feet ), N 02 deg 33 min 55 sec W a total distance of 673.303 feet to a found 3/4 inch capped iron pipe in a wire fence line;

Thence: With said fence S 86 deg 55 min 50 sec E 337.717 feet to a set 3/4 inch capped iron pipe;

Thence: Passing a set pipe at 283.833 feet and another set pipe at an additional 338.908 feet, S 03 deg 40 min 45 sec E a total of 656.179 feet to a set spike in the middle of Killbury-Huber Road;

Thence: With the centerline and tangent thereof S 71 deg 23 min 30 sec W 33.825 feet to a 3/4 inch pipe set at the P.I. of said road;

Thence: With the centerline tangent and following with the southerly line of VMS 7752, N 88 deg 00 min 00 sec W 317.340 feet to the true point of beginning.

Containing within said bounds 5.265 acres of land of which 0.201 acre is within the public roadway ( P.R.O. or public road occupancy )

Bearings are based on deed volume 268 at page 800, pipes set are 3/4 inch diameter with caps stamped R.I.Baker S-005539..

This parcel of land has an open ditch flowing through it known as Jones-Ballinger Ditch ( aka Jones-Ballenger County Ditch # 114 ).

Rodger I. Baker

August 09, 1994

Rodger Irwin Baker, Surveyor # S-005539 (Ohio)  
1300 Plain City-Georgesville Road (South)  
Galloway, Ohio 43119



Being a surveyed parcel of land containing 2.234 acres of an area of 97,319.06 square feet, situated in Canaan Civil Township, County of Madison, State of Ohio and being a portion of 127.156 acres carried as tax parcel # 01-00-602 in the name of Martha J. Wilson and David W. Wilson as per deed volume 275 at page 116, being portions of VMS 7752, 7386 and VMS 12880 and the same are portions of aerial tax map parcels 243, 244 and 246...said 2.234 acres is bounded and more particularly described as follows.

Commence for a starting reference with a found spike in the middle of Killbury Road and in the centerline of Killbury-Huber County Road # 33, then with the centerline of Killbury-Huber Road S 88 deg 00 min 00 sec E 2,903.375 feet to a found spike then again with the same centerline course of S 88 deg 00 min 00 sec E 317.340 feet to a set 3/4 inch pipe at the roadway P.I., then with the forward tangent and centerline thereof N 71 deg 23 min 30 sec E ( passing spikes set at 33.825 feet and at 93.825 feet ) a total distance of 293.825 feet to a set spike at the true point of beginning;

Thence: Passing a set 3/4 inch pipe at 31.683 feet and a 3/4 pipe set at 458.633 feet, N 03 deg 44 min 40 sec W a total distance of 483.633 feet to a point in the middle of Jones-Ballinger Ditch ( aka Ballenger );

Thence: Downstream with the middle of said open ditch N 36 deg 33 min 21 sec E 36.889 feet to a point which is referenced from a 3/4 inch pipe set that bears 20.000 feet S 24 deg 57 min 20 sec E therefrom;

Thence: Continue downstream with the middle of said open ditch N 71 deg 44 min 40 sec E 83.496 feet to a point which is referenced from a set 3/4 inch pipe which bears S 32 deg 54 min 10 sec E 22.000 feet therefrom;

Thence: Again downstream with the middle of said open ditch N 54 deg 33 min 09 sec E 97.843 feet to a point;

Thence: Passing through a set 3/4 inch pipe at 30.000 feet and another set 3/4 inch pipe at 506.845 feet, S 04 deg 19 min 20 sec E a total distance of 532.830 feet to a spike set in the middle of Killbury-Huber Road;

Thence: With the centerline thereof S 71 deg 23 min 30 sec W 200.000 feet to the true point of beginning;

Containing within said bounds 2.234 acres of land of which 0.086-acre is within Tract II and 2.149- acres is within Tract I with 0.008 acres being a portion of aerial parcel # 243 VMS 7752, 0.793 acre is part of aerial parcel # 244 in VMS 7386, 1.433 acres is a portion of aerial parcel # 246 in VMS 12880.

This description is based on a current field survey, bearings are based on volume 268 at page 800, pipes set are 3/4 inch diameter with caps stamped R.I.Baker S-5539.

Subject to county ditch # 114 maintenance.

Subject to a subsurface tile drainage easement.

Rodger I. Baker August 10, 1994

Rodger Irwin Baker PS Ohio # S-005539  
1300 Plain City-Georgesville Road ( South )  
Galloway, Ohio 43119



Being a parcel of land recently surveyed and found to contain 87,364.29 square feet or 2.006 acres in Canaan Civil Township, Madison County, State of Ohio, of which 0.157 acre is within Tract I and 1.848+ acres are within Tract II of that certain tax parcel # 01-00-602 now carried as 127.156 acres in the names of Martha J. Wilson and David W. Wilson which deed is found recorded in volume 275 at page 116 said parcel is within VMS 7752, VMS 12880 and VMS 7386 and is bounded and more particularly described as follows:

From the middle of junction of Killbury Road and the Killbury-Huber County Road # 33 go then with the middle of Killbury-Huber Road S 88 deg 00 min 00 sec E ( passing spikes found at 2,625.15 feet and at 2,903.375 feet ) a total distance of 3,220.715 feet to a set 3/4 inch pipe at the P.I. of said roadway; then with the forward centerline tangent (passing a spike set at 33.825 feet) N 71 deg 23 min 30 sec E 93.825 feet to a spike set at the true point of beginning;

Thence: Passing a 3/4 inch pipe set at 33.035 feet and a pipe set at 413.825 feet, N 03 deg 40 min 45 sec W a total distance of 438.825 feet to a point in the middle of Jones-Ballinger Open Ditch ( aka Ballenger );

Thence: With the middle<sup>of</sup>/said open ditch downstream N 67 deg 34 min 19 sec E 113.426 feet to a point referenced from a set 3/4 inch pipe which bears S 38 deg 26 min 40 sec E 20.000 feet therefrom;

Thence: Downstream again in the middle of ditch N 51 deg 15 min 04 sec E 104.208 feet to a point;

Thence: Passing a set pipe at 25.000 feet and passing another set 3/4 inch pipe at 451.950 feet, S 03 deg 44 min 40 sec E a total distance of 483.633 feet to a spike set in the centerline of Killbury-Huber Road;

Thence: Following the centerline thereof S 71 deg 23 min 30 sec W 200.000 feet to the true point of beginning.

Containing within said bounds 2.006 acres of land of which 0.923 acre is within aerial parcel 246 of VMS 12880, 0.008 acre is in aerial parcel 244 in VMS 7386 and 1.075 acres are in aerial parcel 243 in VMS 7752. ( acreage is rounded to nearest 3rd. digit )

Subject to county ditch # 114 maintenance and subject to an underground tile drainage easement.

Bearings derived from volume 268 at page 800 and volume 275 at page 116. Pipes set are 3/4 inch diameter with caps stamped R.I. Baker S-005539.

*Rodger Irwin Baker*

August 10, 1994

Rodger Irwin Baker PS # S-005539 (Ohio)  
1300 Plain City-Georgesville Road (South)  
Galloway, Ohio 43119

