

46-03

0.058 acre additional small "add on parcel" of land 15 feet in width.

The following is a correct boundary description of a newly surveyed strip of land being 15.00 feet in width to be added to adjoining parcel abutting herewith the common southeasterly boundary...said strip coming out of 51.844 acres currently carried as tax permanent parcel # 02-00334.000, presently part of aerial parcel number 120 in VMS 12014, Darby Civil Township, Madison County, Ohio which land is at the present time owned by Vernon L. Hostetler filed in Deed Book 230 at Page 137 fronting along the middle ( in part ) of Lafayette-Plain City Road ( County Road No. 5 )...said strip being bounded and more particularly described as follows:

Commence for a point of starting reference with a buried steel pin found in the middle of Converse Huff where it intersects with the middle of Plain City Pike now known as Lafayette-Plain City Road ( County Road # 5 )....go then along the alignment centerline of Lafayette-Plain City Road N 45 deg 00 min 00 sec E 1974.094 feet to a found steel mag spike at the easterly corner of 1.348 acres owned by Valentine Yutzy and Anne Yutzy recorded O.R. 152 Pg. 1033; then at a right angle leaving the roadway ( passing a steel pin in concrete found at 25.00 feet ) go along the north-easterly line of said Yutzy N 45 deg 00 min 00 sec W 224.000 feet to another steel pin found in concrete at Yutzy's northerly corner; ( This is a reference point only );

Then go along the northwesterly property boundary of Donna A. Sidenstricker's 1.00 acre recorded in O.R. 115 at Pg. 2469 ( aerial parcel # 629, P.P.N. 02-00335.001 ) N 45 deg 00 min 00 sec E 194.466 feet to a 3/4 inch pipe found ( loose ) at the base of a 30 inch diameter tree at the northerly corner of said Sidenstricker and being the most westerly corner of 0.52 acre described in O.R. 98 at Pg. 2077 in the name of Russell D. Yoder and Teri Yoder aerial parcel # 439; this pipe being the true point of beginning;

Thence: At a right angle go then N 45 deg 00 min 00 sec W 15.000 feet to a set rebar ( capped );

Thence: Parallel with said Yoder's northwesterly boundary go N 45 deg 00 min 00 sec E 166.431 feet to a set rebar ( capped ) on the northwesterly boundary of the Grantor ( Vernon L. Hostetler );

Thence: With the northerly boundary of Hostetler go S 60 deg 32 min 00 sec E along evidence of a former fence line ( now removed ) a distance of 15.569 feet to a found 5/8 inch rod at the northerly corner of 0.52 acre parcel of record in O.R. 98 at Pg. 2077..Russell D. Yoder and Teri Yoder;

Thence: Following said Yoder's northwesterly boundary ( two parcels 0.52 acre each ) S 45 deg 00 min 00 sec W ( passing a steel pin at 70.00 feet ) a total distance of 170.600 feet to the true point of beginning.

Containing within said bounds 0.058 acre.

Bearings derived from road course cited in D.B. 220 Pg. 364 and D.B. 160 at Pg. 246 called for S 45 deg 00 min 00 sec W.

Field markers set are steel rebar with caps stamped Baker S-5539.

This property is not in a flood plain and has been surveyed for the purpose of adding additional area to the adjoining property.

This description is based on a current field survey made during March year 2003 by William Troy Barton and Rodger Irwin Baker...Ohio license # S-005539.



March 31 st., 2003

Rodger Irwin Baker P.S. & L.L.S. ( Ohio registration # S-005539 )  
P.O.Box 315 West Jefferson, Ohio 43162 Phone: 614-879-6004



0.067+ acre of land being 15 feet in width and 194.460 feet in length.

The following is a correct boundary description of a newly surveyed strip of land being 15.00 feet in width to be added to adjoining parcel abutting herewith the common southeasterly boundary...said strip coming out of 51.844 acres currently carried as tax permanent parcel # 02-00334.000, presently part of aerial parcel number 120 in VMS 12014, Darby Civil Township, Madison County, Ohio which land is at the present time owned by Vernon L. Hostetler filed in Deed Book 230 at Page 137 fronting along the middle ( in part ) of Lafayette-Plain City Road ( County Road No. 5 )...said strip being bounded and more particularly described as follows:

Commence for a point of starting reference with a buried steel pin found in the middle of Converse Huff where it intersects with the middle of Plain City Pike now known as Lafayette-Plain City Road ( County Road # 5 )....go then along the alignment centerline of Lafayette-Plain City Road N 45 deg 00 min 00 sec E 1974.094 feet to a found steel mag spike at the easterly corner of 1.348 acres owned by Valentine Yutzy and Anne Yutzy recorded O.R. 152 Pg. 1033; then at a right angle leaving the roadway ( passing a steel pin in concrete found at 25.00 feet ) go along the north-easterly line of said Yutzy N 45 deg 00 min 00 sec W 224.000 feet to another steel pin found in concrete at Yutzy's northerly corner; ( a reference point only );

Then continue with the northwesterly boundary of said Yutzy ( the northwesterly boundary thereof ) S 45 deg 00 min 00 sec W 263.611 feet to a found steel pin at the base of a post and being the northerly corner of 1.000 acre owned by Royle Napier and Peggy L. Napier as per deed filed in D.B. 271 at Pg. 115...said steel pin being the true point of beginning

Thence: Following Napier's northwesterly boundary go S 45 deg 00 min 00 sec W a distance of 194.46 ( 194.460 ) feet to a found 3/4 inch pipe ( loose ) marking Napier's most westerly property corner;

Thence: At a right angle go then N 45 deg 00 min 00 sec W 15.000 feet to a found disturbed steel pin and reset with a rebar ( capped );

Thence: Parallel with the first call herein go parallel with Napier's boundary N 45 deg 00 min 00 sec E 194.460 feet to a set rebar ( capped );

Thence: Running perpendicular therefrom go S 45 deg 00 min 00 sec E 15.000 feet to the true point of beginning.

Being a strip of land 15 feet in width lying adjacent to Napier...being contiguous with Napier's northwesterly property boundary.

Napier's present parcel carried as tax permanent parcel # 02-00075.000 and aerial parcel number 116, map 3 of 107.

Containing within said bounds 0.067+ acre.

Bearings derived from road course cited in D.B. 220 Pg. 364 and D.B. 160 at Pg. 246 called for S 45 deg 00 min 00 sec W.

Field markers set are steel rebar with caps stamped Baker S-5539.

This property is not in a flood plain and has been surveyed for the purpose of adding additional area to the adjoining property.

This description is based on a current field survey made during March year 2003 by William Troy Barton and Rodger Irwin Baker...Ohio license # S-005539.

*Rodger Irwin Baker*

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0.067 acre area...a strip of land 15 feet in width and 194.466 feet in length.

The following is a correct boundary description of a newly surveyed strip of land being 15.00 feet in width to be added to adjoining parcel abutting herewith the common southeasterly boundary...said strip coming out of 51.844 acres currently carried as tax permanent parcel # 02-00334.000, presently part of aerial parcel number 120 in VMS 12014, Darby Civil Township, Madison County, Ohio which land is at the present time owned by Vernon L. Hostetler filed in Deed Book 230 at Page 137 fronting along the middle ( in part ) of Lafayette-Plain City Road ( County Road No. 5 )...said strip being bounded and more particularly described as follows:

Commence for a point of starting reference with a buried steel pin found in the middle of Converse Huff where it intersects with the middle of Plain City Pike now known as Lafayette-Plain City Road ( County Road # 5 )...go then along the alignment centerline of Lafayette-Plain City Road N 45 deg 00 min 00 sec E 1974.094 feet to a found steel mag spike at the easterly corner of 1.348 acres owned by Valentine Yutzy and Anne Yutzy recorded O.R. 152 Pg. 1033; then at a right angle leaving the roadway ( passing a steel pin in concrete found at 25.00 feet ) go along the north-easterly line of said Yutzy N 45 deg 00 min 00 sec W 224.000 feet to another steel pin found in concrete at Yutzy's northerly corner;

This steel pin being the true point of beginning;

Thence: Continue N 45 deg 00 min 00 sec W 15.000 feet to a set rebar capped;

Thence: Parallel with Lafayette-Plain City Road N 45 deg 00 min 00 sec E a distance of 194.466 feet to a set rebar(capped);

Thence: S 45 deg 00 min 00 sec E 15.000 feet to an existing 3/4 inch pipe at the northerly corner of 1.000 acre belonging to Donna A. Sidenstricker on record in O.R. 115 at Pg. 2469, P.P.N. 02-00335.001, aerial parcel number 629;

Thence: With the northwesterly boundary of said Sidenstricker go S 45 deg 00 min 00 sec W 194.466 feet to the true point of beginning.

Containing within said bounds 0.067+ acre.

This small additional parcel is adjacent to said Sidenstricker ( contiguous with Sidenstricker's northwesterly property boundary ).

Bearings derived from road course cited in D.B. 220 Pg. 364 and D.B. 160 at Pg. 246 called for S 45 deg 00 min 00 sec W.

Field markers set are steel rebar with caps stamped Baker S-5539.

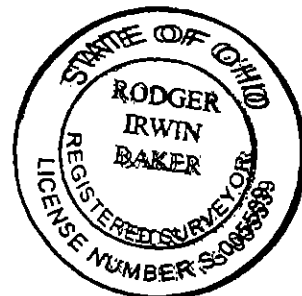
This property is not in a flood plain and has been surveyed for the purpose of adding additional area to the adjoining property.

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0.0907 acre being 15 feet wide by 263.611 feet length.

The following is a correct boundary description of a newly surveyed strip of land being 15.00 feet in width to be added to adjoining parcel abutting herewith the common southeasterly boundary...said strip coming out of 51.844 acres currently carried as tax permanent parcel # 02-00334.000, presently part of aerial parcel number 120 in VMS 12014, Darby Civil Township, Madison County, Ohio which land is at the present time owned by Vernon L. Hostetler filed in Deed Book 230 at Page 137 fronting along the middle ( in part ) of Lafayette-Plain City Road ( County Road No. 5 )...said strip being bounded and more particularly described as follows:

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Thence: With the northwesterly line of said Yutzy .... S 45 deg 00 min 00 sec W a distance of 263.611 feet to a found steel pin at a post existing;

Thence: Go N 45 deg 00 min 00 sec W 15.000 feet to a set rebar ( capped );

Thence: Parallel with the first call go N 45 deg 00 min 00 sec E 263.611 feet to a set rebar ( capped );

Thence: Perpendicular therefrom go S 45 deg 00 min 00 sec E 15.000 feet to the steel pin found incased by concrete..the point of beginning.

This parcel lies adjacent to and contiguous with the present northwesterly boundary of said 1.348 acres belonging to Valentine Yutzy and Anne Yutzy as per O.R. 036 Pg 223 and subsequently recorded in O.R. 152 at Pg. 1033.

Containg an area of 0.0907 acre.

Bearings derived from road course cited in D.B. 220 Pg. 364 and D.B. 160 at Pg. 246 called for S 45 deg 00 min oo sec W.

Field markers set are steel rebar with caps stamped Baker S-5539.

This property is not in a flood plain and has been surveyed for the purpose of adding additional area to the adjoining property.

This description is based on a current field survey made during March year 2003 by William Troy Barton and Rodger Irwin Baker...Ohio license # S-005539.

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