

EXISTING WOOD POST (LEANING)  
AT WIRE FENCE CORNER

AERIAL PARCEL N° 92 D.B. 221 PG. 195  
LECKIE FARMS INC.

DB. 256  
PG. 827  
(OWNER)  
WILMA YODER

FD. BURIED I.P. RESET A  
MAG SPIKE AT ROAD  
PAYEMENT SURFACE  
AERIAL PARCEL N° 338

S 86° 56' 10" E 3232.647'

OLD FENCE LINE EXISTING  
0 100' 200' 300' 400' 500' 1000'

# FIELD SURVEY

42.997+ ACRES  
PART OF AERIAL PARCEL  
N° 407

## TOTAL AREA 57.95848 ACRES

PORTION OF TAX P.P.N. 01-00377.000  
JOHN G. ROBY INSTRUMENT N° 199900005975  
O.R. 102 PGS. 923-933-934

RESET CORNER  
CAPPED REBAR

WOOD END POST END OF  
FENCE @ RD. R/W LINE

14.961 ACRES  
PART OF AERIAL PARCEL  
N° 408

U.S. RTE. N° 42 FRONTAGE  
ALONG E. RD. 791.350'  
S 12° 39' 15" W

N 02° 10' 15" E  
611.212'  
OLD WIRE FENCE  
N 01° 45' 24" W  
210.024'  
866.908'  
SODDED STRIP

LEANING WOOD POST AT  
FENCE CORNER  
N 01° 45' 24" W  
210.024'

NEW PL CORNER  
REBAR SET MOST WESTERLY I.P.  
(CAPPED) @ FIELD LINE

2645.595'

NEW DIVISION LINE SURVEYED

428.300'

5/8" STEEL ROD SET ON LINE  
AT 0.76 FT. (REFERENCE ONLY)

N 87° 42' 59" W

SODDED FIELD LANE

### VMS 7070

PAR. # 682  
415.48'

#### LEGEND:

- PL = PROPERTY LINE
- CL = CENTERLINE
- R/W = RIGHT OF WAY
- ∟ = LAND HOOK
- VMS = VIRGINIA MILITARY SURVEY
- O.R. = OFFICIAL RECORD
- D.B. = DEED BOOK
- P.O.B. = POINT OF BEGINNING

AERIAL PARCEL N° 407  
P.P.N. 01-00377.000  
JOHN G. ROBY  
O.R. 102 PGS. 932, 933, 934

FOUND 1" STEEL PIN  
@ CORNER  
ALONG WOOD FENCE

2.000 ACRES CITED AS EXCEPTION  
O.R. 102 @ PG. 934 IN VMS 7070  
JOHN G. ROBY RESIDENCE  
7814 U.S. RTE. 42 NORTH  
PLAIN CITY, OHIO 43064  
TRANSFER 7.27.1999  
P.P.N. 01-00376.000  
(OR 102 PG. 924)

AERIAL PAR.  
N° 408  
P.P.N. 01-00377.000

# PLAT

AT FENCE LINE LARGE STONE  
IN EXISTING HOLE

SOUTHERLY BOUNDARY ROBY FARM

BASIS FOR  
BEARINGS  
N 13° 15' E  
FROM INT.  
PRICE HILLIARD ROAD  
4201.10'

FD. SPIKE RESET SMALL  
MAG SPIKE IN  
E. RD. @ P.O.B.  
TOTAL DIST. = 4411.26 FT.  
FROM INTERSECTION

## JOHN G. ROBY FIELD SURVEY, CANAAN TWP., MADISON CO.

#### AND ALSO EXCEPTING THE FOLLOWING:

Description of 57.95848 acres surveyed (rounded to 57.958 acres) in VMS 7070, Canaan Civil Township, Madison County, Ohio, being part of reported 235.52 acres described in O.R. 102 Pg. 932, 933 and 934, John G. Roby owner, 14.961 acres being part of aerial parcel # 408 and 42.977+ acres being part of aerial parcel #407, all 57.958 acres herein being part of tax parcel number 01-00377.000, fronting along the middle of U.S. Route # 42, being bounded and more particularly described as follows:

Commence for a point of starting reference with a steel pin in the center of intersection of Price-Hilliard Road and U.S. Route # 42 NE go then along the middle of U.S. Route # 42 N 13 deg 15 min 00 sec E (this call being the basis for bearing) a total distance of 4411.26 feet to the point of beginning (passing a buried spike at 4201.10 feet);

- Thence: Leaving said roadway go N 87 deg 29 min 00 sec W 428.300 feet to a set rebar capped;
- Thence: N 87 deg 42 min 59 sec W 2645.595 feet to a set rebar capped after passing a set 5/8 inch steel rod reference pin at 2644.835 feet;
- Thence: N 01 deg 45 min 24 sec W 210.024 feet to the middle of a leaning wooden corner post at a property boundary fence corner;
- Thence: With a broken down wire fence N 02 deg 10 min 15 sec E a distance of 611.212 feet to the middle of a leaning wooden corner post at a fence corner and property corner;
- Thence: Following a downed wire fence with wild growth and northerly property boundary of the herein described 57.958 acres, go S 86 deg 56 min 10 sec E 3232.647 feet to a found buried pin and reset mag spike in the middle of U.S. Route #42 NE;
- Thence: With the centerline thereto go S 12 deg 39 min 15 sec W 791.350 feet to the point of beginning.

Containing within said bounds a total of 57.95848 acres rounded to 57.958 acres in Canaan Civil Township. This description is based on a current field survey made by Wm. Troy Barton, Remo D. Mancini and Rodger Irwin Baker during June year 2005. Requested by John G. Roby.

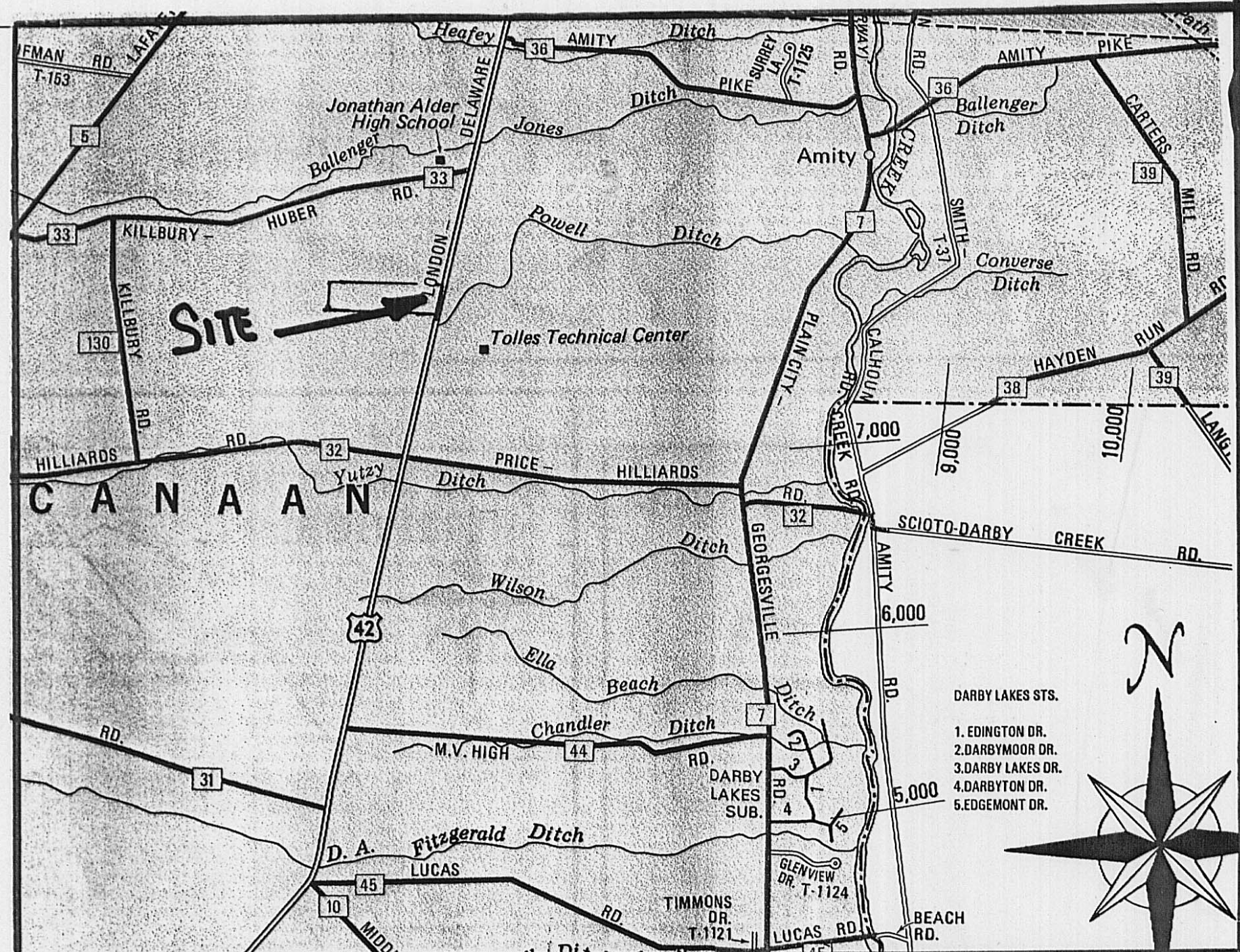
Steel rebars set are capped and stamped R.I. Baker S-5539.

Bearings based on U.S. Route # 42 centerline course S 13 deg 15 min W or N 13 deg 15 min E as cited in deed recorded at O.R. 102 Pg. 934.

*Rodger I. Baker* JUNE 23, 2005  
LICENSE # S-005539



RODGER I. BAKER  
POST OFFICE BOX 315  
WEST JEFFERSON, OHIO 43162



SURVEYED JUNE 2005 FOR JOHN G. ROBY  
57.958+ ACRES IN VMS 7070  
U.S. RTE. 42 CANAAN TOWNSHIP  
MADISON COUNTY, OHIO

# 78-05

Description of 57.95848 acres surveyed (rounded to 57.958 acres) in VMS 7070, Canaan Civil Township, Madison County, Ohio, being part of reported 235.52 acres described in O.R. 102 Pg. 932, 933 and 934, John G. Roby owner, 14.961 acres being part of aerial parcel # 408 and 42.977+ acres being part of aerial parcel # 407, all 57.958 acres herein described being part of tax parcel number 01-00377.000, fronting along the middle of U.S.Route # 42, being bounded and more particularly described as follows:

Commence for a point of starting reference with a steel pin in the center of intersection of Price-Hillard Road and U.S.Route # 42 NE go then along the middle of U.S.Route # 42 N 13 deg 15 min 00 sec E ( this call being the basis for bearing ) a total distance of 4200.420 feet to the point of beginning ( passing a buried spike at 3990.260 feet );

- Thence: Leaving said roadway go N 87 deg 29 min 00 sec W 428.300 feet to a set rebar capped;
- Thence: N 87 deg 42 min 59 sec W 2645.595 feet to a set rebar capped after passing a set 5/8 inch steel rod reference pin at 2644.835 feet;
- Thence: N 01 deg 45 min 24 sec W 210.024 feet to the middle of a leaning wooden corner post at a property boundary fence corner;
- Thence: With a broken down wire fence N 02 deg 10 min 15 sec E a distance of 611.212 feet to the middle of a leaning wooden corner post at a fence corner and property corner;
- Thence: Following a downed wire fence with wild growth and northerly property boundary of the herein described 57.958 acres, go S 86 deg 56 min 10 sec E 3232.647 feet to a found buried pin and reset mag spike in the middle of U.S.Route # 42 NE;
- Thence: With the centerline thereto go S 12 deg 39 min 15 sec W 791.350 feet to the point of beginning.

Containing within said bounds a total of 57.95848 acres rounded to 57.958 acres in Canaan Civil Township. This description is based on a current field survey made by Wm. Troy Barton, Remo D. Mancini and Rodger Irwin Baker during June year 2005. Requested by John G. Roby.

Steel rebars set are capped and stamped R.I.Baker S-5539.

There are no buildings or improvements on this tract of land.

Bearings based on U.S.Route # 42 centerline course S 13 deg 15 min W or N 13 deg 15 min E as cited in deed recorded at O.R. 102 Pg. 934.

Rodger I. Baker

July 01 st., 2005

Rodger Irwin Baker P.S.License # S-005539  
P.O.Box 315 West Jefferson, Ohio 43162  
Phone: 614-879-6004

