

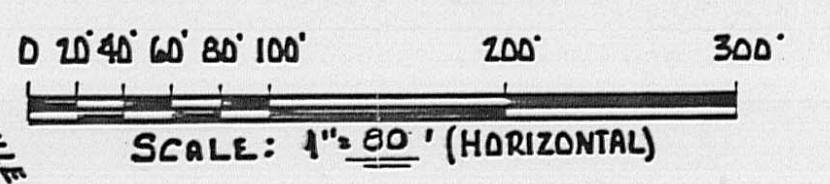
**TITLE:** 10.225 Acres of land located in VMS 5220, Range Civil Township, Madison County, State of Ohio, fronting along the northerly side of St. Rt. # 323 ( Federal Road )...Address being #2740 S.R.323 Southeast, Mt. Sterling, Ohio 43143 as surveyed for James M. Tope and Barbara L. Tope ( aka Barbara C. Tope ). Being part of Aerial parcel # 671 and is a portion of Tax parcel # 21-00293.000

Scale: As Shown

# PLAT FIELD SURVEY

NOTE: VOL. 232 PG. 143 SHOWS BARBARA C. TOPE NOT BARBARA L. TOPE  
VOL. 263 PG. 326 SHOWS BARBARA C. TOPE NOT BARBARA L. TOPE  
VOL. 177 PG. 364 SHOWS BARBARA L. TOPE NOT BARBARA C. TOPE  
BARBARA IS WIFE OF JAMES M. TOPE (AKA JIM TOPE)

CONTAINS 10.225 ACRES OF LAND  
OR 445,419.75 SQUARE FEET  
BEING PART OF 151.307 ACRES AS DESCRIBED  
IN D.B. 177 PG. 364-365 & 366 TRACT 1  
COUNTY AUDITOR SHOWS 151.310 AC.  
TAX PARCEL NO. 21-00293.000  
VMS 5220  
JAMES M. TOPE AND BARBARA L. TOPE  
TRANSFERRED FEB. 28, 1967  
2740 ST. RT. 323 SE (RANGE TWP.)  
MT. STERLING, OHIO 43143  
PART OF AERIAL PARCEL #671



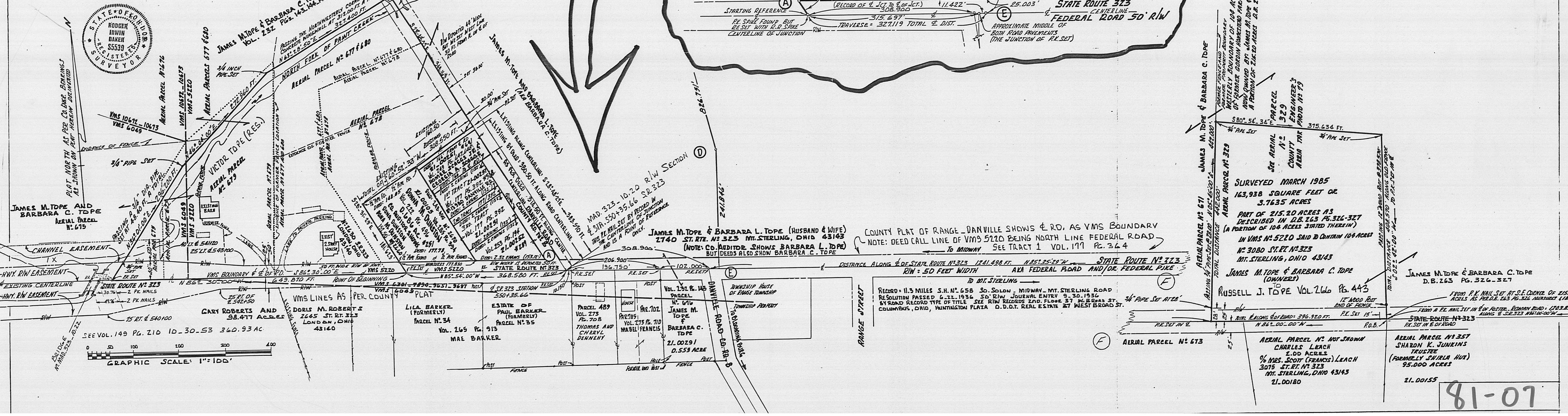
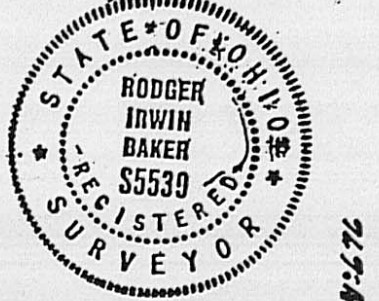
I certify that this plat of 10.225 acres has been prepared by me as a result of a field survey made in April, 1991 as requested by Mr. James M. Tope and others. Markers (as delineated) have been found or set as noted hereon. Portions of the data platted was surveyed in 1985 and some of such evidence set or found at that time was recovered in the newly conducted field survey for said 10.225 acres. Bearings as shown have been compiled from a base established by old road records and 7 or subsequent misc. centerline settings stamped R.I. Baker S-5539. Pipes set are capped with stamped inserts stamped R.I. Baker S-5539. Some records indicate the VMS boundary of VMS 5220 to be in the middle of 50 feet wide State Route # 323 ( Federal Road ), certain deed descriptions call for said boundary to be common with the northerly line of said public roadway. The platted 10.225 acres contains a two story residence with outbuildings, well, septic system and is the farm home. The deed description for the 151.307 acres Tract # 1 as described in D.B. 177 at Pg. 364, 365 & 366 calls for the southerly boundary of VMS 5220 and the southerly boundary of said 151.307 acres to be along the northerly line of Federal Road. In my opinion this plat correctly depicts the field conditions ( survey ) as measured in April, 1991. This premise does not fall within a flood zone.

*Rodger Irwin Baker*  
April 29, 1991  
Rodger Irwin Baker Ohio Surveyor # S-05539  
1300 Plain City-Georgesville Road  
Galloway, Ohio 43119

## REFERENCES

Volume	Page
177	392
249	647
232	143
222	496
253	194
265	913
273	710
273	708
266	443
177	364

See Vol. 141 Pg. 435 2-10-1947  
29.48 AC.  
ROY TOPE & LILLIE I. TOPE



Description of 10.225 acres of land in VMS 5220 in Range Civil Township, Madison County, Ohio being a portion of P.P.N. 21-00293.000 belonging to James M. Tope and Barbara L. Tope being located at 2740 State Route # 323 S.E. Mt. Sterling, Ohio bounded and more particularly described as follows:

Commence with an existing P.K.Spike in the middle of State Route # 323 and the projection of the northerly section of Danville-Newport Road ( aka Danville Road County Road # 8.....centerlines );

Then with the projected centerline of Danville Road go N 28 deg 48 min 27 sec W 29.925 feet to a railroad spike at the true point of beginning:

Thence: With the centerline of Danville Road and going toward Newport N 28 deg 48 min 27 sec W 725.118 feet to a R.R. spike about 50 feet ( more or less ) beyond the middle of bridge over North Fork of Paint Creek;

Thence: Passing a 3/4 inch pipe at 40.060 feet go then N 54 deg 29 min 37.7 sec E 671.213 feet to a 1 inch diameter pipe next to a large rock on the northerly side of said creek;

Thence: S 11 deg 12 min 17.9 sec E 826.751 feet to a 1 inch pipe over a 3/4 inch pipe next to a large rock;

Thence: S 03 deg 40 min 50 sec W 241.846 feet to a steel pin on the northerly right of way line of State Route # 323 which line is also the southerly boundary of VMS 5220 and being 25.003 feet from the road centerline;

Thence: With said right of way line and the VMS line go N 85 deg 28 min 00.2 sec W 343.194 feet to the point of beginning.

Containing within said bounds 10.225 acres of land surveyed in April of year 1991 by Rodger Irwin Baker, Ohio surveyor # S-005539.

Bearings are based of Highway records Mad. 323-10.20 filed with O.D.O.T. in Delaware, Ohio.

Pipes are with caps stamped R.I.Baker S-5539.

Aerial parcel reference is number 671 ( Range Township ).

This parcel is a portion of 151.307 acres described in D.B. 177 at Pages 364, 365 and 366 of the Madison County deed records. It is noted that Barbara L. Tope is also of record as Barbara C. Tope.



October 29, 2007

Rodger I. Baker P.S. # S-005539 (Ohio)  
P.O.Box 315 West Jefferson, Ohio 43140  
Phone: 1-614-879-6004

DESCRIPTION of 163,938 square feet or 3.7635 acres situated within VMS 5220 in the civil township of Range, county of Madison, state of Ohio and being a portion of that certain 215.20 acres described in a General Warranty Deed conveying real property to James M. Tope and Barbara C. Tope...which Deed is recorded in Madison County Deed Records in Volume 263 at Pages 326 & 327....the herein newly surveyed premises is bounded and more particularly described as follows:

Commence as a point of starting reference with a P.K. Nail set in the centerline of Foster-Redman Road (aka Foster Road, aka County Road#74)...which P.K. Nail is also in the centerline of State Route #323 (aka Federal Pike and/or Federal Road) then with the centerline of State Route #323....North 86 deg. 00 min. 00 sec. West 20.00 feet to a P.K. Nail set at the southeasterly corner of aforesaid 215.20 acres... then again along the centerline of State Route #323...North 86 deg. 00 min. 00 sec. West 1,183.830 feet to a P.K. Nail set at the southeasterly corner of the herein 3.7635 acres being described and hereafter called the true point of beginning;

Thence: Again following the centerline of State Route #323....North 86 deg. 00 min. 00 sec. West 396.920 feet to a P.K. Nail set;

Thence: Leaving the aforementioned State Highway (State Route #323 or Federal Road) North 05 deg. 45 min. 00 sec. East (passing a 3/4 inch diameter steel pipe set at 28.000 feet) a total distance of 442.000 feet to a 3/4 inch diameter steel pipe set at the northwesterly corner herein;

Thence: With the northerly boundary hereto.... South 80 deg. 54 min. 34 sec East 375.634 feet to the northeasterly corner of the herein described tract of land and being marked with a 3/4 inch diameter steel pipe set;

Thence: Following the easterly boundary in part marked with portions of a wire fence and various trees....South 02 deg. 42 min. 00 sec West (passing a 12 inch diameter wood end post at 378.570 feet) a total distance of 408.570 feet to the true point of beginning;

Containing within said bounds an area of 163,938 square feet or 3.7635 acres and being a portion of that 104 acres reported in VMS 5220 as per the description appearing in Deed Volume 263 at Page 326.