



**TITLE: PROPERTY BOUNDARY FIELD SURVEY PLAT, FEB. 1982**  
 5.00004 ACRES IN VIRGINIA MILITARY SURVEY No. 9530  
 BEING THE EASTERLY HALF OF 10.0001 AC. RECORDED VOL. 245 PG. 140  
 FRONTING ALONG AMITY PIKE NORTH, AKA MAD. CO. RD. No. 36  
 LOCATED IN THE CIVIL TOWNSHIP OF CANAAN, MADISON COUNTY  
 JONATHAN ALDER SCHOOL DISTRICT — STATE OF OHIO  
 SURVEYED BY: RODGER IRWIN BAKER — OHIO REG. No. S-05539  
 REQUESTED BY: JACOB S. HELMUTH AND OTHERS — PLAIN CITY, OHIO

Note: The Auditor and Engineer's reference made herein are to the Hackney Parcel of 10.0001 acres and the address that will be assigned to the herein described 5.00004 acres is unknown to me at this time.

The following is a correct property boundary description of a parcel of ground which will contain 217,802 square feet or 5.00004 acres and is the easterly portion of a certain 10.0001 acre tract conveyed by Abe Garver and Mattie Garver by Warranty Deed Instrument # 94643 to Jack Hackney and Diana Sue Hackney as found of record in Madison County Deed Volume 245 at Pages 140 and 141...which Deed was received for record at 2:06 P.M. the 11 th. day of September, 1978 and made of official record on September 13 th., 1978.

The above instrument was prepared by Todd Hoopes, Attorney at Law, whose address was reported at 112 West 5 th. Street...Marysville, Ohio 43040.

Being situated in the State of Ohio, County of Madison and in the civil Township of Canaan...being a portion of Virginia Military Survey # 9530 bounded and more particularly described as follows:

For a starting reference: Starting with a concrete spike found at the middle of Plain City-Georgesville Road ( aka East Pike and County Road number 7 ) and the centerline of Amity Pike North ( County Road number 36 ) in the Township of Canaan...which spike is the southeasterly corner to a 35.44 acre tract as found of record in Deed Volume # 150 at Page #644 ).....go then with the centerline of Amity Pike North..S 54 deg 23 min 12 sec W 359.55 feet to a concrete spike found.....then again with aforesaid roadway centerline go S 68 deg 21 min 12 sec W 407.22 feet to a railroad spike found at the southeasterly corner of the herein described and being the true point of beginning:

Thence: With the centerline of Amity Pike North go with the frontage herewith...S 68 deg 21 min 12 sec W 38.13 feet to a railroad spike found;

Thence: Again with the aforesaid centerline and frontage herewith...go S 86 deg 13 min 16 sec W 106.00 feet to a railroad spike found;

Thence: Again with the centerline and final frontage course...go N 82 deg 09 min 21 sec W a distance of 90.21 feet to the southwesterly corner of the herein described...marked with a P.K.Nail set;

Thence: Leaving the centerline and following the westerly boundary of this surveyed 5.00004 acres...go N 08 deg 22 min 13 sec W 917.40 feet to a 1 Inch diameter pipe set;

Thence: With the rear boundary line go with a fence and tree row...N 77 deg 11 min 18 sec E 230.11 feet to a 1 Inch diameter pipe found;

Thence: With the easterly boundary line go S 08 deg 22 min 13 sec E a total distance of 960.14 feet to the true point of beginning;

Leaving a residue of 5.00006 acres out of the original 10.0001 acres and is currently shown on County Engineer's Aerial Map # 7-107 as parcel # 723.

Carried on the County Auditor's Tax Duplicate as 1-295 9530 Parcel #1-0061.51 at 8230 Amity Pike NE, Plain City, Ohio 43064 in Jonathan Alder Sch.Dist.

Bearings adapted to the Hackney Deed of Record in Vol.245 Pg.140 and based on a current field survey by Rodger Irwin Baker, Registered surveyor # S-05539 whose address is 105 North Oak Street, London, Ohio...43140 Tel:852-0347

**Know All Men by These Presents**

That Abe Garver and Mattie Garver, husband and wife of Madison County, Ohio, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION to them in hand paid by Jack Hackney and Diana Sue Hackney, husband and wife whose address is 8230 Amity Pike NE, Plain City, Ohio do hereby Grant, Bargain Sell and Convey to the said Jack Hackney and Diana Sue Hackney their heirs and assigns forever, the following described Real Estate,"

BEING situated in the State of Ohio, County of Madison, Township of Canaan, V. M. S. No. 9530, and being 10.0001 acres off the west end of the present Abe Garver and Mattie Garver 35.44 acre parcel (Ref. Deed Vol. 150, page 664) and being further described as follows:

From a cement nail marking the intersection of the centerlines of Plain City-Georgesville Road (County Route #7) and Amity Pike (North) (County Route #3) proceed S. 54° 23' 12" W. along said centerline of Amity Pike 359.55 feet to a cement nail; thence S. 68° 21' 12" W. continuing along said centerline of Amity Pike 407.22 feet to a railroad spike, the true point of beginning; thence continue with said centerline of Amity Pike for three (3) calls, S. 68° 21' 12" W. 38.13 feet to a railroad spike; S. 86° 13' 16" W. 106.00 feet to a railroad spike; N. 82° 09' 21" W. 350.55 feet to a railroad spike; thence N. 08° 22' 13" W. 825.29 feet to an iron pin, passing an iron pin at 20.64 feet; thence N. 77° 11' 18" E. 480.83 feet to an iron pin; thence S. 08° 22' 13" E. 960.14 feet to the true point of beginning, passing an iron pin at 939.58 feet, containing 10.0001 acres, as surveyed by John Circle, Surveyor 4340, of Worthington, Ohio on August 1, 1978.

Last Transfer: Vol. 105, Page 664

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PG. 140

**TRANSFERRED**  
Date SEP 11 1978  
RAYMOND M. WEIMER, Auditor  
MADISON COUNTY, OHIO  
By [Signature] Deputy

The Conveyance has been examined and the Grantor has certified with Serial 318222 of the Revised Code.  
FILE [Signature]  
RAYMOND M. WEIMER, County Auditor



**Rodger Irwin Baker**  
105 N. OAK ST. LONDON, O.  
TEL: 614-852-0347