

John H. Yoder, et al.
148.49 Acres
Deed Book 151, Page 306

V.M.S. 3245

CONCRETE POST

S 56°24'45" W 776.71'

S 55°44'49" W 1568.16'

CONCRETE POST AT 1468.36', 0.41' S.E. OF LINE

FOUND IRON "T" BAR (DAMAGED)

S 56°39'51" W 1557.23' FROM "T" BAR TO R.R. SPIKE

Cemetery Pike

FOUND IRON STAKE AT 1503.44'

FOUND R.R. SPIKE

3824.70' TO FOUND COUNTY STONE TIPPED 0.57' SOUTH OF LINE (N 28,891.6294, E 30,715.9019) & 4754.06' TO FOUND COUNTY STONE (N 28,886.7940, E 31,645.2463)

William M. & Dorothy L. Thomas
74.80 Acres
Deed Book 153, Page 409

V.M.S. 5167

E.N. Orr & Margaret E. Orr
Original 106.31 Ac.
Deed Bk. 151, Page 329
Tax Map Shows 31.51 Acres Remaining
NEW SURVEY SHOWS
31.5366 ACRES
9.2189 Ac. in Madison Cty.
22.3177 Ac. in Union Cty.

1761.08'

S 34°11'50" E

(Reference Bearing)
N 89°40'00" W 944.54'
2737.20 to Pt. at Warner Rd.

1768.91'

S 34°18'20" E

MADISON UNION COUNTY COUNTY

V.M.S. 3743

89.9831 ACRES

73.2480 ACRES
16.7351 ACRES

N 81°46'39" W
CH=591.86'
L=592.45'
R=3819.72'
Δ=08°53'12"

S.R. 161

John E. & Norma J. Adams
5.853 Acres
Deed Bk. 162, Page 30.

SEE STATE OF OHIO RIGHT-OF-WAY PLANS S.H. 242 SEC. ABC, PAGES 4 AND 5. PLAIN CITY (PT.)

CONCRETE POST BEARING N 04°41'05" E AT 40.08'

45' Right-of-Way Warner Road

1153.83'

NOTE: ALL DEED BK. & PAGE NUMBERS GIVEN ARE RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE, MADISON CTY., OHIO.

N 56°59'04" E 1759.83 TO A FOUND IRON MONUMENT
IN WESTERLY R.O.W. OF N.Y.C. RAILROAD.

CONCRETE POST AT 23.23'

60' Right-of-Way

CONCRETE POST AT 25.69'

Unknown Right-of-Way

N 56°59'04" E 780.17'

N 56°52'36" E

Warner Road

6903.09' TO FOUND COUNTY STONE AT BUTLER AVE. (N 28,970.5510, E 17,251.1427)

860.62'

2335.84'



○ INDICATES IRON PIPE SET 3/4" IN DIA. BY 30" IN LENGTH WITH CAPS MARKED P.S. 5969.

PLAT SHOWING A SURVEY OF A 95.40 ACRE TRACT (NOT PREVIOUSLY DESCRIBED BY METES AND BOUNDS) RECORDED IN DEED BOOK 153, PAGE 259 IN THE NAME OF EDGAR N. ORR. NEW PERIMETER SURVEY SHOWS A TOTAL OF 89.9831 ACRES, 73.2480 ACRES IN DARBY TOWNSHIP, MADISON COUNTY, OHIO AND 16.7351 ACRES IN JEROME TOWNSHIP, MADISON COUNTY, OHIO. V.M.S. 3743.


BABB ENGINEERING & SURVEYING
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DRAWN BY: JRS	DATE: 4/22/83	CHECKED BY: ND	DATE: 5/1/83
I HEREBY CERTIFY THAT THE HEREON PLATTED PROPERTY WAS SURVEYED TO ACCEPTABLE STANDARDS.			
NEIL BABB		P.S. 5969	DATE: 25 Oct 1983
JOB NO. SV-03183, FIELD BK. 16			23-83

The following description is for a parcel of land in the State of Ohio, Darby Township in Madison County and Jerome Township in Union County, V.M.S. 5167, and is part of a 106.31 acre tract recorded in deed book 151, page 329 in Madison County and deed book 193, page 175 in Union County, said parcel being more particularly described as follows:

Beginning at a set iron spike on the centerline of the Warner Road (Township Road No. 134 in Madison County and Township Road No. 6 in Union County) at the northwesterly corner of the aforementioned 106.31 acre tract and the northeasterly corner of a 89.9831 acre tract surveyed during this particular field survey, said set iron spike also being in the easterly line of V.M.S. 3743 and the westerly line of V.M.S. 5167; thence along the centerline of Warner Road N 56°59'04" E 780.17 feet to a found iron monument, and being on line with a found iron monument in the westerly right-of-way line of the N.Y.C. Railroad at 1759.83 ft.; thence with a westerly line of a 74.80 acre tract recorded in Madison County in deed book 153, page 409 in the name of William M. and Dorothy L. Thomas, S 34°11'50" E 1761.08 feet to a concrete post in the northerly line of John H. Yoder's 148.49 acre tract as recorded in deed book 151, page 306 in Madison County, and passing the Madison and Union County Line at 1507.83 feet; thence along Yoder's northerly line S 56°24'45" W 776.71 feet to a concrete post at the southeasterly corner of the aforementioned 89.9831 acre survey, and also in the easterly line of V.M.S. 3743 and the westerly line of V.M.S. 5167; thence along the said V.M.S. lines and the easterly line of the 89.9831 acre tract N 34°18'20" W 1768.91 feet to the point of beginning, passing the Madison and Union County Line at 780.40 feet and a concrete post at 1743.22 feet.

The above described parcel contains 31.5366 acres, with 9.2189 acres in Madison County and 22.3177 acres in Union County. The reference bearing is N 89°40'00" W, which is the bearing of the County Line (by original records). The original plat of this survey, showing the found original County Stones and other found monuments, is on permanent file in the Madison County Plat Map Department. Surveyed by Neil Babb, P.S. 5969, during April of 1983.


Neil Babb P.S. 5969