



AREA SURVEYED
28.8418 AC.

PARCEL NO. 428
NED SPEASMAKER
20 AC. 215/109

PARCEL NO. 862
WAYNE & MARIE
LOWRY
243/234
5.46 ACRES

JOHN & CHARLENE
LAFLER
0.540 AC. 161/605
PARCEL NO. 237 NOTE:
THIS PARCEL WAS ORIGINALLY
SURVEYED TO THE CENTERLINE
INSTEAD OF THE NORTH
RIGHT-OF-WAY LINE

PAYNE THOMPSON RD.
TWP. RD. 101 40' RIGHT-OF-WAY
FORMERLY THE PAINE COUNTY ROAD
THE NORTHERLY RIGHT-OF-WAY IS THE PROPERTY LINE
TAX MAP PARCEL 497, ORIG. 771.49 AC.
J.L. WILCOX AND CO., 256/690

NOTE: THE REFERENCE BEARING IS THE NORTH SIDE OF THE ROAD N 78°31'21" W IN ACCORDANCE WITH O.B. 256, PAGE 690. (3) IS REFERENCED BY THE "T" BAR BEARING S 15°30'26" W AT 0.45' AND (11) BY A POST BEARING N 23°03'25" W AT 0.92'

PT. NO	BEARING AND DISTANCE
1-2	N 24°41'04" E 326.00'
2-3	N 23°22'01" E 994.06'
3-4	S 87°08'13" E 860.54'
4-5	S 01°00'39" W 802.01'
5-6	N 89°00'20" W 393.15'
6-7	S 01°01'17" W 568.24'
7-8	N 78°31'21" W 639.48'
8-9	N 15°27'48" E 160.33'
9-10	N 78°19'48" W 130.08'
10-11	S 15°25'22" W 160.76'
11-1	N 78°31'21" W 222.87'

OWNER STEVEN E. COLLIFLOWER, DEED BOOK 246, PAGE 178, ALL OF THE REMAINING PART OF A 55 ACRE TRACT

LOCATION UNION TWP. MADISON COUNTY OHIO
VIRGINIA MILITARY SURVEY 7976

ACREAGE 28.8418 ACRES

BABB ENGINEERING & SURVEYING
209 LAFAYETTE ST., P.O. BOX 374
LONDON, OHIO 43140
TELE. 614-852-4121

DRAWN BY NB DATE 25 Apr 84 CHECKED BY nb DATE 4/25/84

I HEREBY CERTIFY THAT THE HEREON PLATTED PROPERTY WAS SURVEYED TO ACCEPTABLE STANDARDS

NEIL BABB PS. 5969 DATE 25 Apr 84

JOB NO. SV-02584, FIELD BK.20 11-84

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Union, Virginia Military Survey Number 7976, and is all of the remaining part of an original 55 acre tract (29 acres remaining by deed) recorded in the Madison County Recorder's Office in deed book 246, page 178 in the name of Steven Colliflower, said parcel being more particularly described as follows:

Beginning at a found iron spike in the easterly line of a 138.65 acre tract recorded in deed book 198, page 239 in the name of Walter Lanigan, said spike also being at an angle point in the Payne-Thompson Road's (formerly the Paine County Road, Township road number 101, 40 feet apparent right-of-way) northerly right-of-way line, and the westerly line of V.M.S. 7976, and being referenced by a found 1 inch pipe bearing S 78°31'21" E at 1996.00 feet; thence with Lanigan's easterly line of the 138.65 acre tract (being an extension of Lanigan's easterly line) N 24°41'04" E 326.00 feet to a set iron pipe being 3/4 inches in diameter by 30 inches in length with a cap marked P.S. 5969; thence with an easterly line of a 153.59 acre tract recorded in deed book 247, page 713 in the name of Walter Lanigan and the westerly line of V.M.S. 7976 N 23°22'01" E 994.06 feet to a found stone; thence with a southerly line of a 90 acre tract recorded in deed book 215, page 109 in the name of Ned Speasmaker S 87°08'13" E 860.54 feet to a found 1 inch pipe; thence with the westerly side of a 20 acre tract also being in the name of Speasmaker and being on line with a found 3/4 inch pipe in the north line of the Payne-Thompson Road at 1443.02 feet S 01°00'39" W 802.01 feet to a found 3/4 inch pipe at a northeasterly corner of a 5.46 acre tract recorded in deed book 243, page 234 in the name of Wayne and Marie Lowry; thence with the north and west lines of said Lowry N 89°00'20" W 393.15 feet to a found 3/4 inch pipe and S 01°01'17" W 568.24 feet to a found 3/4 inch pipe in the north line of the Payne-Thompson Road; thence with the north line of the Road N 78°31'21" W 639.48 feet to the easterly side of a 0.540 acre tract recorded in deed book 161, page 605 in the name of John and Charlene Lafler, being referenced by a found "t" bar bearing S 15°30'26" W at 0.45 feet; thence with the easterly, northerly and westerly sides to the 0.540 acre tract N 15°27'48" E 160.33 feet to a found "t" bar, N 78°19'48" W 130.08 feet to a found "t" bar and S 15°25'22" W 160.76 feet to the north line of said Road, being referenced by a post bearing N 23°03'25" W at 0.92 feet; thence with the north line of the Payne-Thompson Road N 78°31'21" W 222.87 feet to the point of beginning.

The above described parcel contains 28.8418 acres. The reference bearing is the north line of the Payne-Thompson Road as described by the northerly line of an original 771.49 acre tract recorded in deed book 256, page 690 in the name of the J.L. Wilcox and Co., being N 78°31'21" W. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by Neil Babb, P.S. 5969, during April of 1984.

Neil Babb
Neil Babb

Neil Babb 25 April 1984
P.S. 5969