

EAST LINE VMS 5195 WEST LINE VMS 5652

NW CORNER 28.00 ACRES STATE ROUTE 142

DEER CREEK FARMS, INC.
DEED BOOK 189 PAGE 270
TRACT 1C

EARL EMERSON & BETTY A. WISE
D.B. 181 PG. 247, 248, 249
D.B. 182 PG. 84, 85, 86
28.0 ACRES

ALL IRON PINS SET ARE 5/8" X 30"
RE-BARS WITH YELLOW PLASTIC CAPS.



201.46'
27.26'
155.00'
24.00'
50.00'
26.00'
300.64'
102.62'

FD. I.P. N 68° 58' 30" E
202.22'

0.695 ACRES.

FD. I.P. N 68° 58' 30" E
202.22'

0.224 ACRES.

202.22' N 68° 58' 30" E

1.331 ACRES.

200.45' N 66° 56' 34" E

FD. I.P.

155.00'

FD. I.P.

SET I.P.

S 36° 01' 00" E

293.28'

SET I.P.

RIGHT OF WAY

WIRE WOVEN FENCE LINE

CENTER OF NORTH TRACK, CENTER LINE OF 100' ROW.
CONRAIL

RIGHT OF WAY

PLAT OF SURVEY
DF
A 0.224 ACRE AND A 1.331 ACRE TRACTS
FOR
PAUL KEETON
DEER CREEK TWP, MADISON CO. OHIO
AUGUST 1985 642-85 SCALE 1"=80'
THE THOMAS ENGINEERING & SURVEYING CO.

Nelson C. McLarkey
NELSON C. McLARKEY
REGISTERED SURVEYOR #6976

SITUATE in the State of Ohio, County of Madison, Township of Deer Creek, being a part of Virginia Military Survey No. 5652, also being a part of the 28 acre tract known as the Second Tract in a Certificate for Transfer of Real Estate and a Warranty Deed; said Certificate for Transfer being recorded on October 31, 1967, in Volume 181, Pages 247, 248, and 249, Recorder's Office, Madison County, Ohio, said Warranty Deed being recorded on December 20, 1967, in Volume 182, Pages 84, 85 and 86 in said Recorder's Office, and being more particularly described as follows:

Beginning for reference in the centerline of State Route 142 at the intersection of Gregg Road, said point also being the northwest corner of said 28 acre tract, said point also being in the west line of said V.M.S. No. 5652; thence with the centerline of said Gregg Road, the west line of said V.M.S. No. 5652 and the west line of said 28 acre tract South 36 degrees, 01 minutes, 00 seconds East 356.46 feet to a set P.K. Nail, the true point of beginning, said true point of beginning also being North 36 degrees, 01 minutes, 00 seconds West 453.26 feet along the centerline of said Gregg Road and the west line of said V.M.S. No. 5652 from a found railroad spike in the south right-of-way line of the C.C.C. and St. L. Railroad (now Conrail), said true point of beginning also being a corner of a 0.695 acre tract; thence leaving the centerline of said Gregg Road, the west line of said V.M.S. No. 5652 and the west line of said 28 acre tract and with the south line of a 0.695 acre tract and crossing said 28 acre tract.

North 68 degrees, 58 minutes, 30 seconds East 202.22 feet to a found Iron Pin at the southeast corner of said 0.695 acre tract, passing a found Iron Pin at 26.00 feet; thence leaving said 0.695 acre tract and continuing across said 28 acre tract and parallel to the centerline of said Gregg Road, the west line of said 28 acre tract and the west line of said V.M.S. No. 5652.

South 36 degrees, 01 minutes, 00 seconds East 50.00 feet to a set Iron Pin at a corner of a 1.331 acre tract; thence with a north line of said 1.331 acre tract and continuing across said 28 acre tract.

South 68 degrees, 58 minutes, 30 seconds West 202.22 feet to a set P.K. Nail in the centerline of said Gregg Road, the west line of said 28 acre tract and the west line of said V.M.S. No. 5652, passing a set Iron Pin at 176.22 feet; thence with the centerline of said Gregg Road, the west line of said 28 acre tract and the west line of said V.M.S. No. 5652.

North 36 degrees, 01 minutes, 00 seconds West 50.00 feet, more or less, to the point of beginning, containing 0.224 acres, more or less, subject, however to all legal rights-of-way and easements.

The above mentioned set Iron Pins are 5/8 inch by 30 inch re - bar capped with a yellow plastic cap with the name Thomas Engr. and Surveying Co. imprinted thereon.

Surveyed by Nelson C. McLarkey, Registered Surveyor #6976, August, 1985.

A non-building site.

Situate in the State of Ohio, County of Madison, Township of Deer Creek, being a part of Virginia Military Survey No. 5652, also being a part of the 28 acre tract known as the Second Tract in a Certificate for Transfer of Real Estate and a Warranty Deed; said Certificate for Transfer being recorded on October 31, 1967, in Volume 181, Pages 247, 248 and 249, Recorder's Office, Madison County Ohio, said Warranty Deed being recorded on December 20, 1967, in Volume 182, Pages 84, 85 and 86 in said Recorder's Office, and being more particularly described as follows:

Beginning for reference in the centerline of State Route 142 at the intersection of Gregg Road, said point also being the northwest corner of said 28 acre tract, said point also being in the west line of said V.M.S. No. 5652; thence with the centerline of said Gregg Road, the west line of said V.M.S. No. 5652 and the west line of said 28 acre tract South 36 degrees, 01 minutes, 00 seconds East 406.46 feet to a set P.K. Nail, the true point of beginning, said true point of beginning also being North 36 degrees, 01 minutes, 00 seconds West 406.46 feet along the centerline of said Gregg Road and the west line of said V.M.S. No. 5652 from a found railroad spike in the south right-of-way line of the C.C.C. and St. L. Railroad (now Conrail) said true point of beginning also being the southwesterly corner of a 0.224 acre tract thence leaving the centerline of said Gregg Road, the west line of said V.M.S. No. 5652 and the west line of said 28 acre tract with the south line of a 0.224 acre tract and crossing said 28 acre tract.

North 68 degrees, 58 minutes, 30 seconds, East 202.22 feet to a set Iron Pin at the southeasterly corner of said 0.224 acre tract, passing a set Iron Pin at 26.00 feet; thence leaving the south line of said 0.224 acre tract and continuing across said 28 acre tract and parallel to the centerline of said Gregg Road, the west line of said 28 acre tract and the west line of said V.M.S. No. 5652.

South 36 degrees, 01 minute, 00 seconds East 293.28 feet to a set Iron Pin in the north right-of-way line of the C.C.C. and St. L. Railroad (now Conrail); thence with the north right-of-way line of said C.C.C. and St. L. Railroad (Conrail).

South 66 degrees, 56 minutes, 34 seconds West 200.45 feet to a set Railroad Spike in the centerline of said Gregg Road, on the west line of said 28 acre tract and on the west line of said V.M.S. No. 5652, passing a set Iron Pin at 174.45 feet; thence leaving the north right-of-way line of said C.C.C. and St. L. Railroad (Conrail) and with the centerline of said Gregg Road, the west line of said 28 acre tract and the west line of said V.M.S. No. 5652.

North 36 degrees, 01 minutes, 00 seconds West 300.64 feet to the point of beginning, containing 1.331 acres, more or less, subject, however to all legal rights-of-way and easements.

The above mentioned set Iron Pins are 5/8 inch by 30 inch re - bar capped with a yellow plastic caps with the name Thomas Engr. & Surveying Co. imprinted thereon.

Surveyed by Nelson C. McLarkey, Registered Surveyor #6976, August, 1985.