

FOUND 1.75, 4" DEEP, PROJECTED

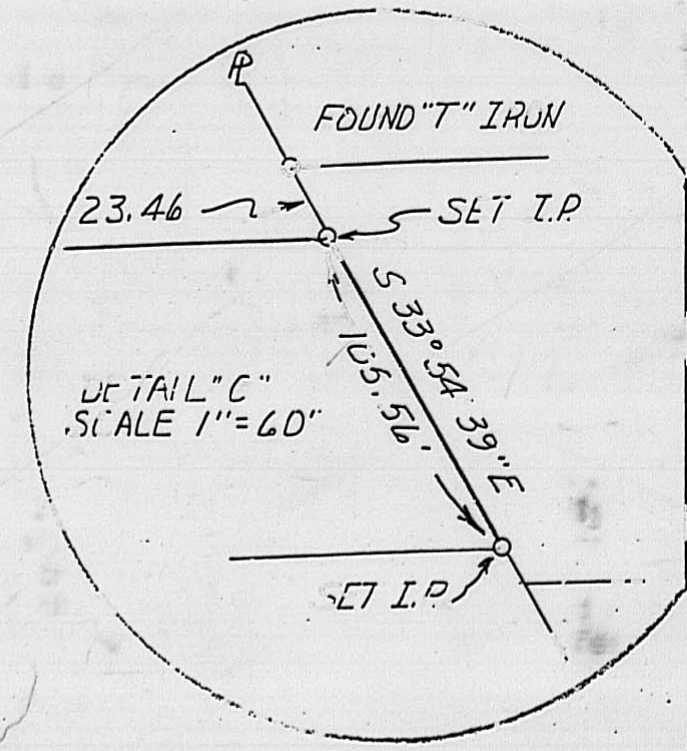
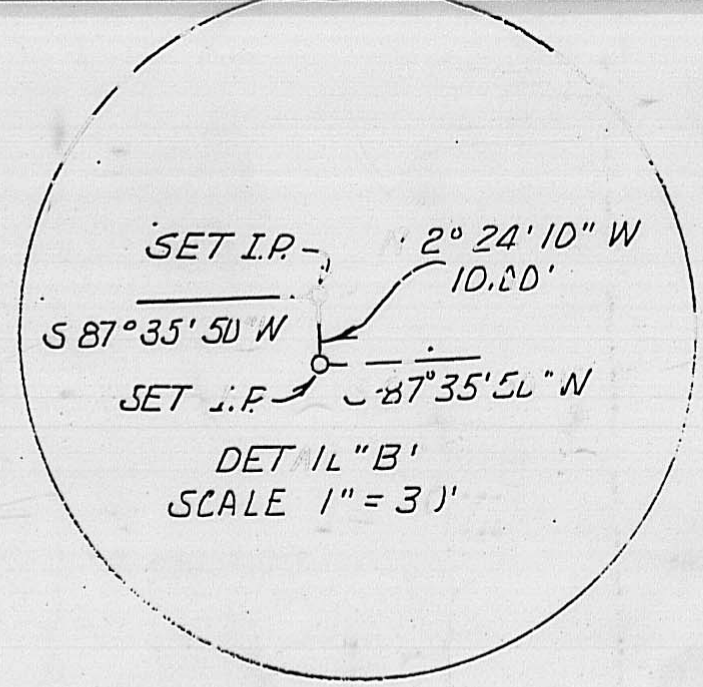
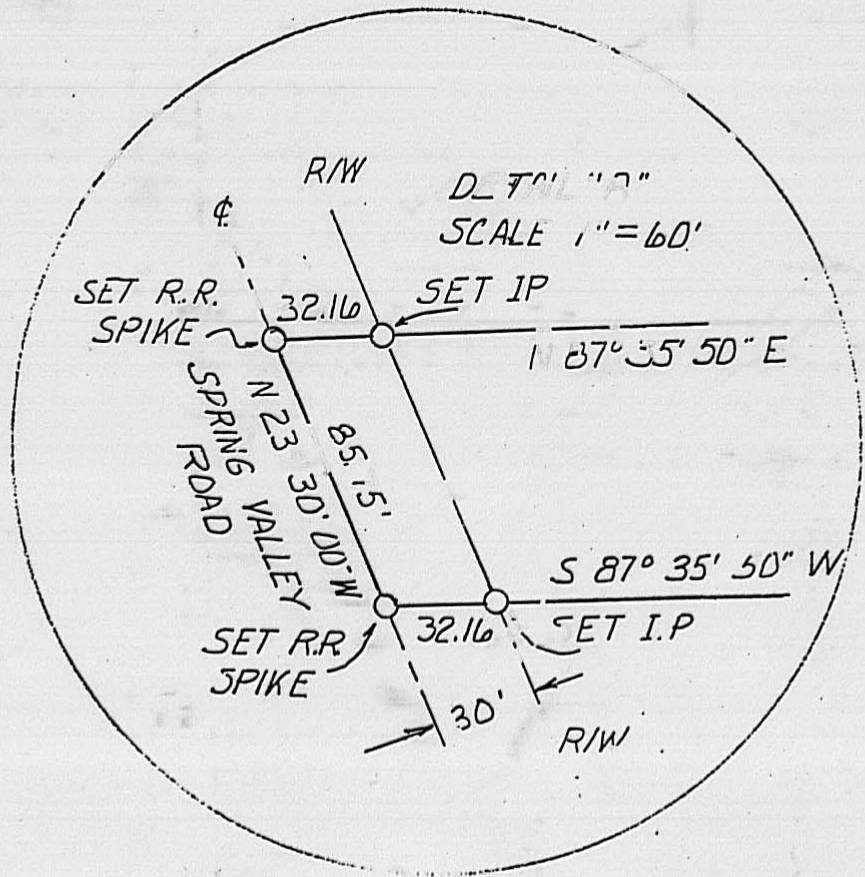
DEERCREEK TOWNSHIP
UNION TOWNSHIP

SPRING VALLEY ROAD
S 23° 30' 00" E 1905.76'
W 2671.21' JEANNE E SKYDOR
W 1171.24 AC. DB 231 P. 98

LONDON PARK, INC.
17.930 ACRES
DEED BOOK 25B-P.66

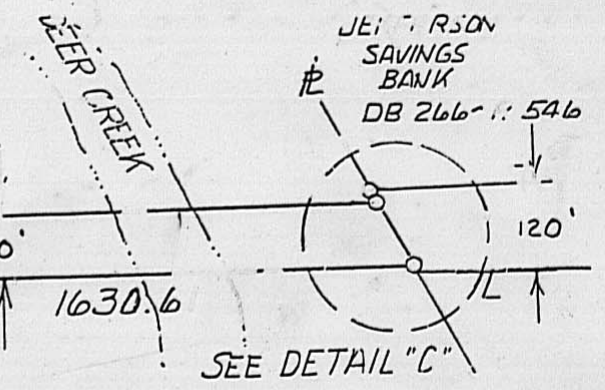
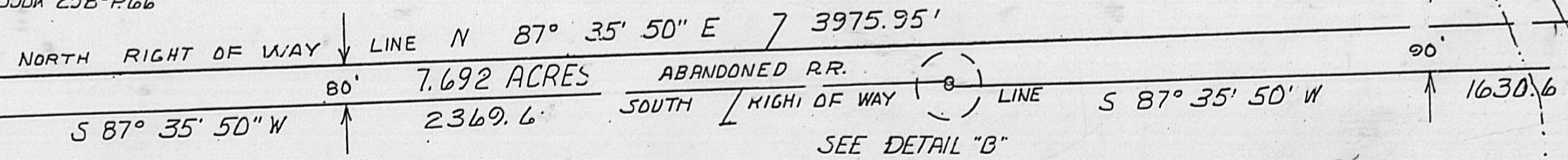
WILLIAM R. &
KATHERINE JOAN
WISEMAN 0.873 AC
DB 235, P. 2 Li

T RT 665



v. M.S. 553

INA T. CRABBE
147.48 AC
DB 15B P 159



SEE RIGHT OF WAY AND TRACK MAPS V. 112, 131/13
THE CLEVELAND, CINCINNATI, CHICAGO & ST. LOUIS R.R.
STA. 835 + 36 TO STA. 8455 + 96 &
STA. 8455 + 96 TO STA. 8561 + 56
DATED JAN 30, 1915

NOTE: BEARINGS ARE BASED ON THE BEARING
OF SPRING VALLEY AS GIVEN IN DEED
BOOK 158 PAGE 159

NOTE: ALL POINTS MARKED SET I.P. ARE
5/8" X 30" REELS WITH YELLOW
PLASTIC CAPS WITH NAME
THOMAS ENGR. & SURVEYING
IMPRESSED THEREON.

STATE OF OHIO
NELSON C. McLARKEY
S-6970
REGISTERED SURVEYOR #6976
NELSON C. McLARKEY

REVISIONS	REVISIONS		DATE	BY	THE THOMAS ENGINEERING AND SURVEYING CO. 3803 SULLIVANT AVE. COLUMBUS, OHIO, 43228
	DATE	BY			
DECIMAL	1				PLAT OF A 7.692 ACRE TRACT IN VMS 553, UNION TOWNSHIP, MADISON COUNTY, OHIO FOR JACK RAUB
±	2				
FRACTIONAL	3				DRAWN BY NCM SCALE 1"=300' MATERIAL
±	4				CHECK'D DATE OCT 1985 DRAWING NO.
ANGULAR	5				TR. CED APP'D 9-86

Being a part of Virginia Military Survey No. 553, and being 7.692 acres conveyed to the C.S. & C. Railroad by a Condemnation Suit of record in Volume 2, Page 580, Madison County Records, Madison County, Ohio, said 7.692 acre tract being more particularly described as follows:

Beginning at a set Railroad Spike in the centerline of Spring Valley Road (County Road No. 71), said Railroad Spike being South 23 degrees, 30 minutes, 00 seconds East 2671.20 feet from a found solid iron pin at the northeasterly corner of a 117.24 acre tract conveyed to Wayne R. and Jeanne Snyder by Deed of Record in Deed Book 251, Page 98, Recorder's Office, Madison County, Ohio, said Railroad Spike also being South 66 degrees, 30 minutes, 00 seconds West 10.75 feet perpendicular to the centerline of said Spring Valley Road from a found monument on the Deercreek-Union Township Line, and South 23 degrees, 30 minutes, 00 seconds East 1905.75 feet along said centerline from said found monument on the Deercreek-Union Township Line, said Railroad Spike also being a corner of the lands conveyed to London Park, Inc. by Deed of Record in Deed Book 258, Page 66, Recorder's Office, Madison County, Ohio, said Railroad Spike also being a corner of the lands conveyed to Ina T. Crabbe by Deed of Record in Deed Book 158, Page 159, Recorder's Office, Madison County, Ohio, said Spike also being in the northerly right of way line of said C.S. & C. Railroad; thence leaving the centerline of said Spring Valley Road (County Road 71), said Wayne R. and Jeanne Snyder corner, said London Park, Inc. corner and with a line of said Ina T. Crabbe tract and the northerly right of way line of said railroad.

North 87 degrees, 35 minutes, 50 seconds East 3975.95 feet to a set, solid iron pin with a yellow plastic cap and the westerly line of a tract owned by the Jefferson Savings Bank of record in Deed Book 266, Page 546, Recorder's Office, Madison County, Ohio and passing a set, solid iron pin with a yellow plastic cap at 32.16 feet; thence

leaving said Ina T. Crabbe boundary and with said Jefferson Savings Bank boundary and crossing said railroad right of way.

South 33 degrees, 54 minutes, 39 seconds East 105.56 feet to a set, solid iron pin with a yellow plastic cap in a north line of the Ina T. Crabbe tract and a southerly right of way line of said railroad; thence leaving the west line of said Jefferson Savings Bank tract and with said Ina T. Crabbe boundary and with the southerly right of way of said railroad.

South 87 degrees, 35 minutes, 50 seconds West 1630.61 feet to a set, solid iron pin with a yellow plastic cap; thence continuing with said Ina T. Crabbe boundary and with said right of way line.

North 2 degrees, 24 minutes, 10 seconds West 10.00 feet to a set, solid iron pin with a yellow plastic cap; thence continuing with said Ina T. Crabbe boundary and with said right of way line.

South 87 degrees, 35 minutes, 50 seconds West 2369.64 feet to a set Railroad Spike in the center of said Spring Valley Road (County Road 71) and a corner of the lands conveyed to William R. and Katherine Joan Wiseman by Deed of Record in the Deed Book 235, Page 201, Recorder's Office, Madison County, Ohio, said Railroad Spike also being a corner of the lands conveyed to London Park, Inc. by Deed of Record in Deed Book 258, Page 66, Recorder's Office, Madison County, Ohio, passing a set, solid iron pin with a yellow plastic cap at 2337.48 feet; thence leaving said Ina T. Crabbe boundary and said right of way line, said William R. and Katherine Joan Wiseman corner and with the centerline of said Spring Valley Road (County Road 71) and with said London Park, Inc. boundary and crossing said railroad right of way.

North 23 degrees, 30 minutes, 00 seconds West 85.75 feet to the point of beginning, containing 7.692 acres, more or less, subject however, to all legal rights of way and easements.

The bearings of this description are based on the bearing of the centerline of Spring Valley Road (County Road 71) as listed in the deed to Ina T. Crabbe of record in Deed Book 158, Page 159, Recorder's Office, Madison County, Ohio.

The above mentioned set, solid iron pins with yellow plastic caps are 5/8 inch by 30 inch rebars with yellow plastic caps with the name Thomas Engr. & Surveying impressed thereon.