

BEING A SURVEY OF A PART OF LOT 38 OF TOM WOOD COLONY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 284, IN THE MADISON COUNTY PLAT RECORDS.

THE BEARINGS OF THIS PLAT ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF STATE OF OHIO ROAD AS N 79°46'00" W.

LEGEND

○ - IRON PIN TO BE SET

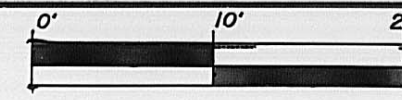
I HEREBY CERTIFY THAT AN ACTUAL WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED 5/4/92

DENNIS P. HAGAN, P.S.  
OHIO REGISTERED SURVEYOR NO. 6917

PREPARED FOR  
TANNER, MATHEWSON & HANSGEN  
2 SOUTH MAIN ST.  
LONDON, OHIO 43140

PROPERTY LOCATION  
SITUATED IN THE TOWNSHIP OF UNION, COUNTY OF MADISON, STATE OF OHIO, AND BEING A PART OF VIRGINIA MILITARY SURVEY NO. 3844.



SCALE 1" = 10'

ALL IRON PINS SET ARE 5/8" o.d. REINFORCING BARS WITH YELLOW CAPS LABELED DENNIS P. HAGAN.

PREPARED BY  
D.P.H. SURVEYING, INC.  
P.O. BOX 429  
THORNVILLE, OHIO 43076

Situated in the Township of Union, County of Madison, State of Ohio, Virginia Military Survey No. 3844, and being a part of Lot 38 of Tom Wood Colony Subdivision, as recorded in Plat Book 1, Page 284, in the Madison County Plat records, and being more particularly described as follows:

Commencing at an iron pin to be set on the north right of way line of State of Ohio Road (40 feet wide) marking the southwest corner of Lot 39, the same being the southeast corner of Lot 38, and being the southeast corner of a 1251 square foot parcel conveyed to Dorthy Ward, as recorded in Deed Volume 285, Page 539, in the Madison County Deed Volumes;

Thence, N 79 deg. 46'00" W. 13.00 feet with said right of way line of State of Ohio Road, the same being the south line of Lot 38 and the south line of said 1251 square foot parcel, to an iron pin to be set marking the southwest corner of said 1251 square foot parcel;

Thence, N. 01 deg 19'06" W. 62.45 feet leaving said right of way line with the west line of said 1251 square foot parcel across Lot 38 to a point on an existing house, and being the principle place of beginning of the tract herein to be described;

Thence, N 03 deg 15'17" W. 64.12 feet with the west wall of said house across Lot 38 to a corner;

Thence, N 86 deg. 44'43" E 2.17 feet with a north wall of said house to a point on the west line of said 1251 square foot parcel conveyed to Ward;

Thence, S 01 deg. 19'06" E 64.16 feet with the west line of said 1251 square foot parcel conveyed to Ward, to the place of beginning, and containing 69.45 square feet, more or less, and is subject to all legal easements and right of ways of record.

The intention of the above described 69.45 square foot parcel is to convey that protion of an existing house which is encroaching onto others.

The bearings of the above description are based on the north right of way line of State of Ohio Road as N 79 deg. 46'00" W.

All iron pins set are 5/8" O.D. reinforcing bars with yellow caps labeled "Dennis P. Hagan #6917".

The above description was based on an actual field survey by D.P.H. Surveying, Inc., under the supervision of Dennis P. Hagan, Ohio Registered Surveyor #6917, in the fall of 1989.