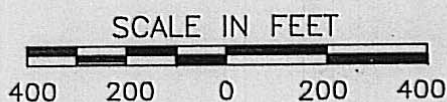


# SURVEY FOR: GLADYS NICHOL

STATE OF OHIO, COUNTY OF MADISON  
TOWNSHIP OF DARBY, COUNTY OF UNION  
TOWNSHIP OF DARBY, V.M.S. 10987 - 12170,  
V.M.S. 12270,  
V.M.S. 8586-8698, BEING ALL OF  
GLADYS D. NICHOLS' 173.796 ACRE  
TRACT DESCRIBED IN DEED VOLUME  
198, PAGE 551 SPLIT INTO THREE  
TRACTS OF 33.172 ACRES,  
98.763 ACRES AND 38.972 ACRES

LELAND AND BARBARA A. NICOL'S  
ORIG. 90.9 ACRE TRACT,  
D.V. 206, PG. 173, UNION COUNTY  
D.V. 158, PG. 683, MADISON COUNTY  
UNION COUNTY 40.176 AC.  
MADISON COUNTY 11.0170 AC.



- RAILROAD SPIKE FOUND
- PK NAIL FOUND
- RAILROAD SPIKE SET
- T IRON "T" BAR FOUND
- 2" IRON POST FOUND
- 2" IRON PIPE FOUND
- ▲ STONE MONUMENT FOUND
- 3/4" IRON PIPE FOUND WITH  
CAP MARKED "BIRD & BULL INC"
- STONE COUNTY LINE MARKER FOUND
- 5/8" IRON PIN SET WITH CAP  
MARKED "CLAPSADDLE RS #6140"

ROBERT & DEBRA  
A. KLEIBER, 65.65  
AC. 293/773

JAMES R. SCHEIDERER  
44.7 ACRES, 253/338

GLADYS PAULINE NICHOLS  
56.47 ACRES, 149/187

GERALDINE D. PORSCHE'S 53.03 AC.  
D.V. 152, PG. 364

GERALDINE D. PORSCHE'S 82.46 AC.  
D.V. 152, PG. 364

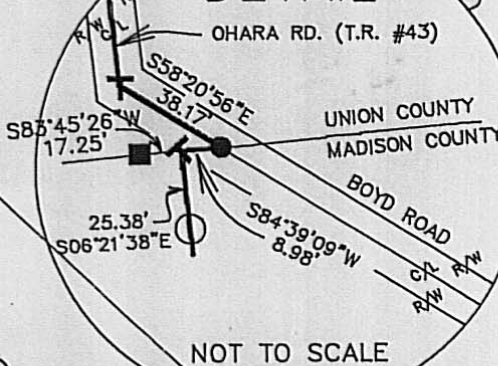
SARAH H. AND KATIE A. YUTZY'S  
98.78 AC., D.V. 195, PG. 273

ROBERT W. AND JANE E. D.  
YOUNG'S 14.740 ACRE TRACT  
REFERENCED IN D.V. 205, PG. 63  
SHOWN AS MADISON CO. TRACT "A"  
ON MAD. CO. ENG. SURVEY 100

PLACE OF BEGINNING  
FOR 33.172 ACRE TRACT  
REFERENCE BEGINNING  
FOR 98.763 ACRE TRACT  
AND 38.972 ACRE TRACT

PLACE OF BEGINNING  
FOR 98.763 ACRE TRACT

## DETAIL



NOT TO SCALE

98.763 ACRES

PART OF GLADYS D. NICHOLS  
173.796 ACRE TRACT DESCRIBED  
IN UNION COUNTY DEED VOLUME  
198, PAGE 551, MADISON COUNTY  
DEED VOLUME 152, PAGE 363

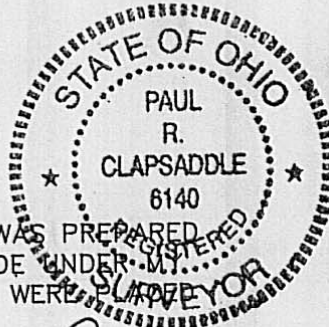
38.972 ACRES

PART OF GLADYS D. NICHOLS  
173.796 ACRE TRACT DESCRIBED  
IN UNION COUNTY DEED VOLUME  
198, PAGE 551, MADISON COUNTY  
DEED VOLUME 152, PAGE 363

*Creates 2nd tract w/no  
frontage approved transfer  
w parcel 512*

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED  
FROM AN ACTUAL FIELD SURVEY MADE UNDER MY  
SUPERVISION AND THAT MONUMENTS WERE PLACED  
AS INDICATED.

*Paul R. Clapsaddle*  
PAUL R. CLAPSADDLE, R.S. #6140



**Paul R. Clapsaddle  
and Associates**

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(513) 747-2599  
(800) 745-2599

Paul R. Clapsaddle, P.E., P.S.

FILE NAME: NICOL594  
SCALE: 1" = 400'  
5/17/94  
F.B. 13, PG. 4

The following described tract of land is situated in the State of Ohio, County of Union, Township of Darby, County of Madison, Township of Darby, V.M.S. 12270, V.M.S. 10987-12170, being part of Gladys D. Nichols 173.796 acre tract described in Union County deed volume 198, page 551, and in Madison County deed volume 152, page 363, being more particularly described as follows:

Beginning for reference at a PK nail found at the intersection of the centerline of State Route #161 (60 feet wide) with the centerline of O'Hara Road (Union County Darby Township Road #43, 40 feet wide), said PK nail marking the northeast corner of said 173.796 acre tract;

thence South 12° 36' 00" East (assumed bearing) 780.59 feet, following the centerline of O'Hara Road and an east line of said 173.796 acre tract, to a railroad spike found in the south line of V.M.S. 8586-8698;

thence South 6° 27' 13" East 518.19 feet, continuing along the centerline of O'Hara Road and an east line of said 173.796 acre tract, to a railroad spike set and marking the place of beginning;

thence South 6° 27' 13" East 271.67 feet, continuing along the centerline of O'Hara Road and an east line of said 173.796 acre tract, to an iron "T" bar found;

thence South 58° 20' 56" East 38.17 feet, continuing along the centerline of O'Hara Road and an east line of said 173.796 acre tract, to a railroad spike found in the south line of Union County and in the north line of Madison County, at an angle point in the east line of said 173.796 acre tract, and in the north line of Robert W. and Jane E. D. Young's 14.740 acre tract referenced in Madison County deed volume 205, page 63, and shown as Madison County Tract "A" on Madison County Engineer survey record 10D Darby Township;

thence South 84° 39' 09" West 8.98 feet, departing from the centerline of O'Hara Road, following the south line of Union County and the north line of Madison County, a north line of said 14.740 acre tract, and a segment of the east line of said 173.796 acre tract, to an iron "T" bar found;

thence South 6° 21' 38" East 1320.45 feet, following the west line of said 14.740 acre tract and an east line of said 173.796 acre tract, passing at 25.38 feet an iron pin set, to a stone found at the southwest corner of said 14.740 acre tract and at the northwest corner of Sarah H. and Katie A. Yutzy's 98.78 acre tract described in deed volume 195, page 273;

thence South 3° 49' 00" West 1092.28 feet, following the west line of said 98.78 acre tract and an east line of said 173.796 acre tract, to an iron pin set;

thence South 84° 00' 22" West 1614.03 feet, departing from the west line of said 98.78 acre tract and crossing said 173.796 acre tract, passing at 1612.03 feet an iron pin set for reference, to a stone found at the northeast corner of Gladys Pauline Nichols' 56.47 acre tract described in deed volume 149, page 187, at the southeast corner of James R. Scheiderer's 44.7 acre tract described in deed volume 253, page 338, and in a west line of said 173.796 acre tract;

thence North 2° 47' 36" East 1980.69 feet, following the east line of said 44.7 acre tract and a west line of said 173.796 acre tract, passing at 678.5 feet (deed distance) a point at the northeast corner of said 44.7 acre tract and at the southeast corner of Robert and Debra A. Kleiber's 65.65 acre tract described in deed volume 293, page 773, following the east line of said 65.65 acre tract thereafter, to a 2" iron pipe found at the northeast corner of said 65.65 acre tract and at the southeast corner of Leland and Barbara A. Nicol's original 90.9 acre tract described in Madison County deed volume 158, page 683, Union County deed volume 206, page 173;

thence North 2° 42' 32" East 938.30 feet, following the east line of said 90.9 acre tract and a west line of said 173.796 acre tract, to an iron pin set;

thence South 87° 41' 03" East 1337.77 feet, departing from the east line of said 90.9 acre tract and crossing said 173.796 acre tract, passing at 1317.77 feet an iron pin set, to the place of beginning, containing 98.763 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 98.763 acre tract, 12.396 acres is in Union County. Of this 12.396 acres, 4.273 acres is in V.M.S. 12270, and 8.123 acres is in V.M.S. 10987-12170. Also, of the above described 98.763 acre tract, 86.367 acres is in Madison County. Of this 86.367 acres, 46.962 acres is in V.M.S. 12270 and 39.405 acres is in V.M.S. 10987-12170.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of May, 1994. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE, R.S. #6140." Bearings indicated herein are based on an assumed meridian and are to denote angles only.



The following described tract of land is situated in the State of Ohio, County of Madison, Township of Darby, V.M.S. 12270 and V.M.S. 10987-12170, being part of Gladys D. Nichols' 173.796 acre tract described in Madison County deed volume 152, page 363 and being more particularly described as follows:

Beginning for reference at a PK nail found at the intersection of the centerline of State Route #161 (60 feet wide) with the centerline of O'Hara Road (Union County Darby Township Road #43, 40 feet wide), said PK nail marking the northeast corner of said 173.796 acre tract;

thence South 12° 36' 00" East (assumed bearing) 780.59 feet, following the centerline of O'Hara Road and an east line of said 173.796 acre tract, to a railroad spike found;

thence South 6° 27' 13" East 789.86 feet, continuing along the centerline of O'Hara Road and an east line of said 173.796 acre tract, to an iron "T" bar found;

thence South 58° 20' 56" East 38.17 feet, continuing along the centerline of O'Hara Road and a segment of the east line of said 173.796 acre tract, to a railroad spike found in the south line of Union County, the north line of Madison County, and at an angle point in the east line of said 173.796 acre tract, in the north line of Robert W. and Jane E. D. Young's 14.740 acre tract referenced in Madison County deed volume 205, page 63 and shown as Madison County Tract "A" on Madison County Engineer survey record 10D Darby Township;

thence South 84° 39' 09" West 8.98 feet, departing from the centerline of O'Hara Road, following the south line of Union County and the north line of Madison County, a north line of said 14.740 acre tract and a segment of the east line of said 173.796 acre tract, to an iron "T" bar found;

thence South 6° 21' 38" East 1320.45 feet, following the west line of said 14.740 acre tract and an east line of said 173.796 acre tract, to a stone found at the southwest corner of said 14.740 acre tract and at the northwest corner of Sarah H. and Katie A. Yutzy's 98.78 acre tract described in deed volume 195, page 273;

thence South 3° 49' 00" West 1092.28 feet, following the west line of said 98.78 acre tract and an east line of said 173.796 acre tract, to an iron pin set and marking the place of beginning;

thence South 3° 49' 00" West 1076.33 feet, continuing along the west line of said 98.78 acre tract and an east line of said 173.796 acre tract, passing at 1026.33 feet an iron pin set for reference, to a point in the centerline of a ditch and at the southwest corner of said 98.78 acre tract and at the northeast corner of Geraldine D. Porschet's 82.46 acre tract described in deed volume 152, page 364;

thence South 84° 10' 52" West 1593.84 feet, following the centerline of said ditch, the north line of said 82.46 acre tract, and the south line of said 173.796 acre tract, to a point at the northwest corner of said 82.46 acre tract, the southeast corner of Gladys Pauline Nichols' 56.47 acre tract described in deed volume 149, page 187, and at the northeast corner of Geraldine D. Porschet's 53.03 acre tract described in deed volume 152, page 364;

thence North 2° 47' 36" East 1068.26 feet, departing from the centerline of said ditch, following the east line of said 56.47 acre tract and a west line of said 173.796 acre tract, passing at 20.00 feet an iron pin set, to a stone found at the northeast corner of said 56.47 acre tract and at the southeast corner of James R. Scheiderer's 44.7 acre tract described in deed volume 253, page 338;

thence North 84° 00' 22" East 1614.03 feet, crossing said 173.796 acre tract and passing at 2.00 feet an iron pin set, to the place of beginning, containing 38.972 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 38.972 acre tract, 30.926 acres is in V.M.S. 12270 and 8.046 acres is in V.M.S. 10987-12170.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of May, 1994. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE, R.S. #6140." Bearings indicated herein are based on an assumed meridian and are to denote angles only.