

SELSOR - MOON ROAD

EDWIN L. VALLERY *et. al.*
107.541 AC.
D.B. 264, PG. 885

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE FEBRUARY 8, 1994
SCALE 1" = 100'
DEED REFERENCE
DEED BOOK 207 PAGE 189
TOWNSHIP: STOKES
MILITARY SURVEY NUMBER 1238

FRALICK ROAD (45')

DEED REFERENCE:
KENNETH E. BUMGARNER
450.459 AC.
D.B. 207, PG. 189

SURVEY FOR
KENNETH E. BUMGARNER

V.M.S. 1238
STOKES TOWNSHIP
MADISON COUNTY, OHIO

Mc McCARTY ASSOCIATES
Engineers - Surveyors - Architects
213 N. High Street Hillsboro, Ohio 45133 (513) 393-9971
222 N. Oakland Avenue Washington C.H., Ohio 43160 (614) 335-3816

DATE	SCALE	DRAWING NO.
FEB. 1994	1" = 100'	93-748



I HEREBY CERTIFY THIS TO BE A
PLAT OF A SURVEY MADE UNDER MY
DIRECTION IN 2-8-94

Ronald L. Linton
RONALD L. LINTON, P. S. 6106

70-94

25.366 AC. *Closes*

9.010 AC. *Closes*

REFERENCE BEARING

S. 03°08'00"W. - THE CENTERLINE OF FRALICK RD.
AS PER THE 107.541 AC. TRACT.

A DRAINAGE EASEMENT FOR 9.010 AC. TRACT TO BE PROVIDED
BY OWNER OF 25.366 AC. TRACT FROM SOUTHWEST CORNER
OF 9.010 AC. TRACT TO PAINT CREEK.
NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED
AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG
PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE INDICATED.

DOES NOT FOLLOW FENCE.....

18.366 AC.

7.000 AC.

PAINT CREEK

- LEGEND
- = 1/2" IRON PIPE (Found).
 - △ = 5/8" IRON PIPE (Found).
 - = 5/8" IRON ROD (Set) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES."
 - = P.K. NAIL (Set) IN TOP OF 8" WOOD POST.
 - = P.K. NAIL (Set) IN TOP OF 12" WOOD POST.
 - ⊗ = P.K. NAIL (Set).

0' 50' 100' 200' 300'

Situated in Stokes Township, Madison County, State of Ohio and described as follows:

The following described real estate situates in Military Survey 1238, Stokes Township, Madison County, Ohio and is a part of the 450.459 acre tract conveyed to Kenneth E. Bumgarner, as described in Deed Book 207, Page 189, Madison County Recorder's Office:

Commencing at the centerline of intersection of Fralick Road and Selsor-Moon Road; Thence with the centerline of Fralick Road the following 2 calls;

Thence: S. 03 deg. 08' 00" W. a distance of 1207.67 feet to a 5/8" iron pipe (found);

Thence: S. 03' 04" 17" W. a distance of 975.24 feet to a 5/8" iron pipe (found) at the southeast corner of a 107.541 acre tract conveyed to Edwin L. Vallery et al. (Deed Book 264, Page 885) and True Place of Beginning; Thence continuing with the centerline of Fralick Road the following 2 calls;

Thence: S. 03 deg. 01' 53" W. a distance of 397.82 feet to a 5/8" iron pipe (found);

Thence: S. 03 deg. 05' 00" W., a distance of 264.04 feet to a P.K. nail (set) at the northeast corner of a 9.010 acre tract; Thence with said 9.010 acre tract the following 2 calls;

Thence: N. 88 deg. 53' 40" W. , passing iron rods (set) at 19.82 feet and 1022.48 feet and 1197.74 feet, a distance of 1253.32 feet;

Thence: S. 03 deg. 05' 00" W. a distance of 313.33 feet to an iron rod (set);

Thence: N. 88 deg. 53' 40" W., Thence thru said 450.459 acre tract and crossing Paint Creek, a distance of 374.22 feet to a point in a woven wire fence; Thence with said fence the following 5 calls;

Thence: N. 09 deg. 12' 32" E. a distance of 128.66 feet to a P.K. nail (set) in the top of 12" wood post;

Thence N. 13 deg. 43' 03" E. a distance of 420.65 feet to an iron rod (set) at a corner of said 107.541 acre tract; Thence with said 107.541 acre tract the following 3 calls;

thence N. 13 deg. 54' 59" E. a distance of 340.27 feet to a P.K. nail (set) in the top of an 8" wood post;

Thence: N. 60 deg. 13' 28" E. a distance of 204.47 feet to a P.K. nail (set) in the top of an 8" wood post;

Thence: S. 88 deg. 53' 40" E., crossing Paint Creek again, a distance of 1299.91 feet to the place of beginning CONTAINING 25.366 ACRES and subject to all legal highways and easements of record and to title examination.

All iron rods (set) are 5/8 inch diameter with 1-1/4 inch diameter plastic cap stamped "McCarty ASSOCIATES".

Reference Bearing: S. 03 deg. 08' 00" W. the centerline of Fralick Road as per the 107.541 acre tract;

Prior deed reference: Deed Book 207, Page 189, Madison County Recorder's Office.

This Description is based upon a new survey under the direction of Ronald L. Linton, Registered Professional Surveyor No. 6106. This survey is on file as No. 93-748 at McCarty Associates, Washington C.H., Ohio and dated February 14, 1994

Situated in Stokes Township, Madison County, State of Ohio, being described as follows:

The following described real estate situates in Military Survey 1238, Stokes township, Madison County, Ohio and is part of the 450.459 acre tract conveyed to Kenneth E. Bumgarner, as described in Deed Book 207, Page 189, Madison County Recorder's Office:

Commencing at the centerline intersection of Fralick Road and Selsor-Moon Road: Thence with Fralick Road the following 4 calls;

Thence: S. 63 deg. 08'-00" W. a distance of 1207.67 feet to a 5/8" iron pipe (found);

Thence: S. 03 deg. 04' 17" W. a distance of 975.24 feet to a 5/8" iron pipe (found) marking the corner of a 107.541 acre tract conveyed to Edwin L. Vallery et al. (Deed Book 264, Page 885);

Thence: S. 03 deg. 01' 53" W. a distance of 397.82 feet to a 5/8" iron pipe (found);

Thence: S 03 deg. 05' 00" W. a distance of 264.04 feet to a P.K. nail (set) and True Place of Beginning;

Thence: S. 03 deg. 05' 00" W. with said Fralick Road a distance of 313.33 feet to a 1/2" iron pipe (found); Thence thru said 450.459 acre tract with the following 3 calls;

Thence: N. 88 deg. 53' 40" W., passing an iron rod (set) at 20.10 feet, a distance of 1253.32 feet to an iron rod (set);

Thence : N. 03 deg. 05' 00" E. a distance of 313.33 feet;

Thence: S. 88 deg. 53' 40" E. passing iron rods (set) at 55.58 feet and 230.84 feet and 1233.50 feet, a distance of 1253.32 feet to the place of beginning CONTAINING 9.010 ACRES and subject to all legal highways and easements of record and to title examination. Together with a drainage easement to Paint Creek located by measuring from the northwest corner of the 9.010 acre tract S. 03 deg. 05' 00" W a distance of 60.00 feet to the True Place of Beginning; Thence West to Paint Creek;

All iron rods (set) are 5/8 inch diameter with 1-1/4 inch diameter plastic caps stamped "McCARTY ASSOCIATES".

Reference Bearing: S. 03 deg. 08' 00" W. the centerline of Fralick Road as per the 107.541 acre tract;