

PAR 325  
MAY 62 30-97

I certify that this survey shows the improvement or improvements as located on the premises described; that the improvement or improvements are entirely within lot lines and that there are no encroachments upon the premises described, by the improvement or improvements of adjoining premises. "

TRACT 3  
3.3396<sup>ac</sup>

TRACT 2  
0.9937 ac.

Tract 3 is a non-building lot.

TRACT 1  
0.9937<sup>ac.</sup>

Hand-drawn site plan of a property. The plan shows several structures and their dimensions:

- Top Left:** A rectangular structure labeled "Conc. Bk. garage and Storage" with dimensions 22' (width) and 30' (height). Below it is a "Drilled Water well" indicated by a circle with a cross.
- Top Right:** A dashed line labeled "Stone Driveway".
- Center:** A large rectangular structure labeled "2 Story Frame House # 7164" with dimensions 28.3' (width) and 30' (height). To its right is a smaller structure labeled "Conc Poreh" with dimensions 12' (width) and 12' (height).
- Bottom Left:** A rectangular structure labeled "Frame Storage shed" with dimensions 10' (width) and 10' (height).
- Bottom Right:** A rectangular structure labeled "Septic tank leach bed" with dimensions 8' (width) and 8' (height).
- Dimensions and Distances:**
  - Horizontal distances: 14' between the garage and house; 20' between the shed and house; 28.4' between the house and septic tank; 87' between the house and porch; 87.6' between the porch and septic tank.
  - Vertical distances: 20.0' between the garage and house; 20.0' between the shed and house; 20.0' between the house and septic tank.
  - Other dimensions: 22' (garage width), 30' (garage height), 28.3' (house width), 30' (house height), 12' (porch width), 12' (porch height), 10' (shed width), 10' (shed height), 8' (septic tank width), 8' (septic tank height).
- Bottom:** A dashed line labeled "Iron Pin".
- Bottom Left:** A large handwritten note: "95° 50' 00" W. 208.58'".

Note: Tracts 1 and 2 are Zoned R-1

Reference: Being part of a 5.3269 "Tract  
as conveyed to Dean and Faith Marshall  
as recorded in Deed Book 264, pg. 634

*Madison County, Ohio records.*

Certification, 'I hereby certify that no encroachments exist on or from these premises.  
J. K. Harvey, Registered Surveyor  
No. 2570

*A. K. Harvey*  
Registered Surveyor No. 2570  
Tel. (619) 877-3293

## SURVEY OF TRACTS 1, 2 & 3

VIRGINIA MILITARY SURVEY #8751  
OAK RUN TOWNSHIP MADISON COUNTY, OHIO

SCALE: 1"=50

APR. 1985

Surveyed for - Mr. Dean Marshal - owner A.P. 62

✓ A.P. 62

Map # 6

Parcel  
325  
into  
3 plots

mark  
TRACT 3  
as  
non-building  
give new  
numbers  
to  
TRACT 2  
TRACT + 3

TRACT ONE: Situated in Virginia Military Survey No. 8751, Township of Oak Run, County of Madison, State of Ohio. Being a part of a 5.3269 acre tract as conveyed to Dean and Faith Marshall as recorded in Deed Book 264, Page 634, Madison County, Ohio records and more particularly described as follows:

Beginning at an iron pin found in the center of Van Wagener Road at the Southeast corner of said 5.3269 acre tract.

Thence North 85 deg. 50' 00" West a distance of 288.58 feet along the South line of said 5.3269 acre tract to an iron pin, passing an iron pin at 30.00 feet.

Thence North 03 deg. 10' 49" East a distance of 150.00 feet to an iron pin.

Thence South 85 deg. 50' 00" East a distance of 288.58 feet to a Railroad spike in the center of said Van Wagener Road, passing an iron pin at 258.58 feet.

Thence South 03 deg. 10' 49" West a distance of 150.00 feet along the centerline of said Van Wagener Road to place of beginning containing 0.9937 acre. Known as 7164 Van Wagener Road.

TRACT TWO: Situated in Virginia Military Survey No. 8751, Township of Oak Run, County of Madison, State of Ohio. Being part of a 5.3269 acre tract as conveyed to Dean and Faith Marshall as recorded in Deed Book 264, Page 634, Madison County, Ohio records and more particularly described as follows:

Beginning at a Railroad spike in the center of Van Wagener Road at the Northeast corner of said 5.3269 acre tract. Thence South 03 deg. 10' 49" West a distance of 150.00 feet along the centerline of said Van Wagener Road to a Railroad spike.

Thence North 81 deg. 08' 40" West a distance of 290.00 feet to an iron pin, passing an iron pin at 30.12 feet.

Thence North 03 deg. 10' 49" East a distance of 150.00 feet to an iron pin on the North line of said 5.3269 acre tract.

Thence South 81 deg. 08' 40" East a distance of 290.00 feet passing an iron pin at 259.88 feet to place of beginning containing 0.9937 acre.

TRACT THREE: Situated in Virginia Military Survey No. 8751, Township of Oak Run, County of Madison, State of Ohio. Being a part of a 5.3269 acre tract as conveyed to Dean and Faith Marshall as recorded in Deed Book 264, Page 634, Madison County, Ohio records and more particularly described as follows:

Beginning at a Railroad spike in the center of Van Wagener Road, which is referenced as being South 03 deg. 10' 49" West a distance of 150.00 feet, measured along the centerline of said Van Wagener Road from a Railroad spike at the Northeast corner of said 5.3269 acre tract, Deed Book 264, Page 634.

Thence from said true point of beginning South 03 deg. 10' 49" West a distance of 31.00 feet along the centerline of said Van Wagener Road to a Railroad spike.

Thence North 85 deg. 50' 00" West a distance of 288.58 feet to an iron pin, passing an iron pin at 30.00 feet.

Thence South 03 deg. 10' 49" West a distance of 150.00 feet to an iron pin on the South line of said 5.3269 acre tract.

Thence North 85 deg. 50' 00" West a distance of 355.42 feet along the South line of said 5.3269 acre tract to an iron pin at the Southwest corner of said 5.3269 acre tract.

Thence North 01 deg. 43' 29" East a distance of 385.00 feet along the entire West line of said 5.3269 acre tract to an iron pin at the Northwest corner of said 5.3269 acre tract.

Thence South 81 deg. 08' 40" East a distance of 366.90 feet along the North line of said 5.3269 acre tract to an iron pin.

Thence South 03 deg. 10' 49" West a distance of 150.00 feet to an iron pin.

Thence South 81 deg. 08' 40" East a distance of 290.00 feet, passing an iron pin at 259.88 feet, to place of beginning containing 3.3396 acres.

Note: Tract Three is a non building site.

The above three tracts being a new survey by Francis K. Harvey, Registered Surveyor No. 2570, dated April 24, 1985.

The same being subject to all easements, legal highways, to zoning and to all conditions and restrictions of record.