

THOMAS L. BUTTS
458.35 AC.
O.R. 61, PG. 588
91

MARVIN J. & KAREN L. BOERGER
ORIG. 40 AC. SECOND TRACT
D.B. 219, PG. 355 (UN. 1/7 INT.)
D.B. 219, PG. 358 (UN. 1/7 INT.)
D.B. 219, PG. 361 (UN. 5/7 INT.)
23

MICHAEL L. & ELIZABETH G. ADAMS
88.154 AC.
D.B. 283, PG. 552
105

MICHAEL L. & ELIZABETH G. ADAMS
87.7 AC.
D.B. 283, PG. 552
106

NORMAN A. H. RAUSCH
64.06 AC.
D.B. 255, PG. 353
219

RAYMOND C. & SUSIE P. RAUSCH
ORIG. 66.1 AC. TRACT II
D.B. 215, PG. 35
215

CARL L. & LUELLA F. DRUMM, TRUSTEES
104.1 AC. PARCEL FOUR, TRACT #1
O.R. 294, PG. 81
147

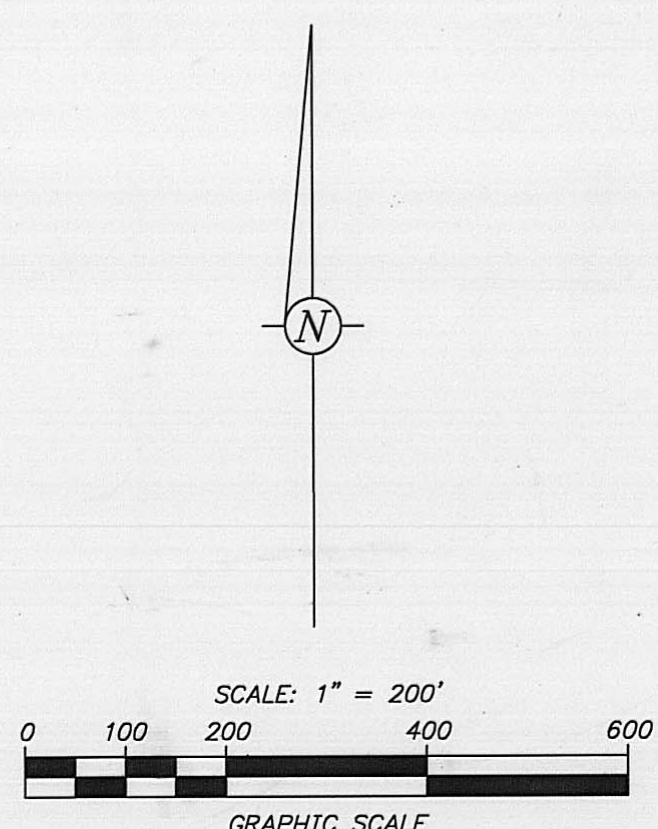
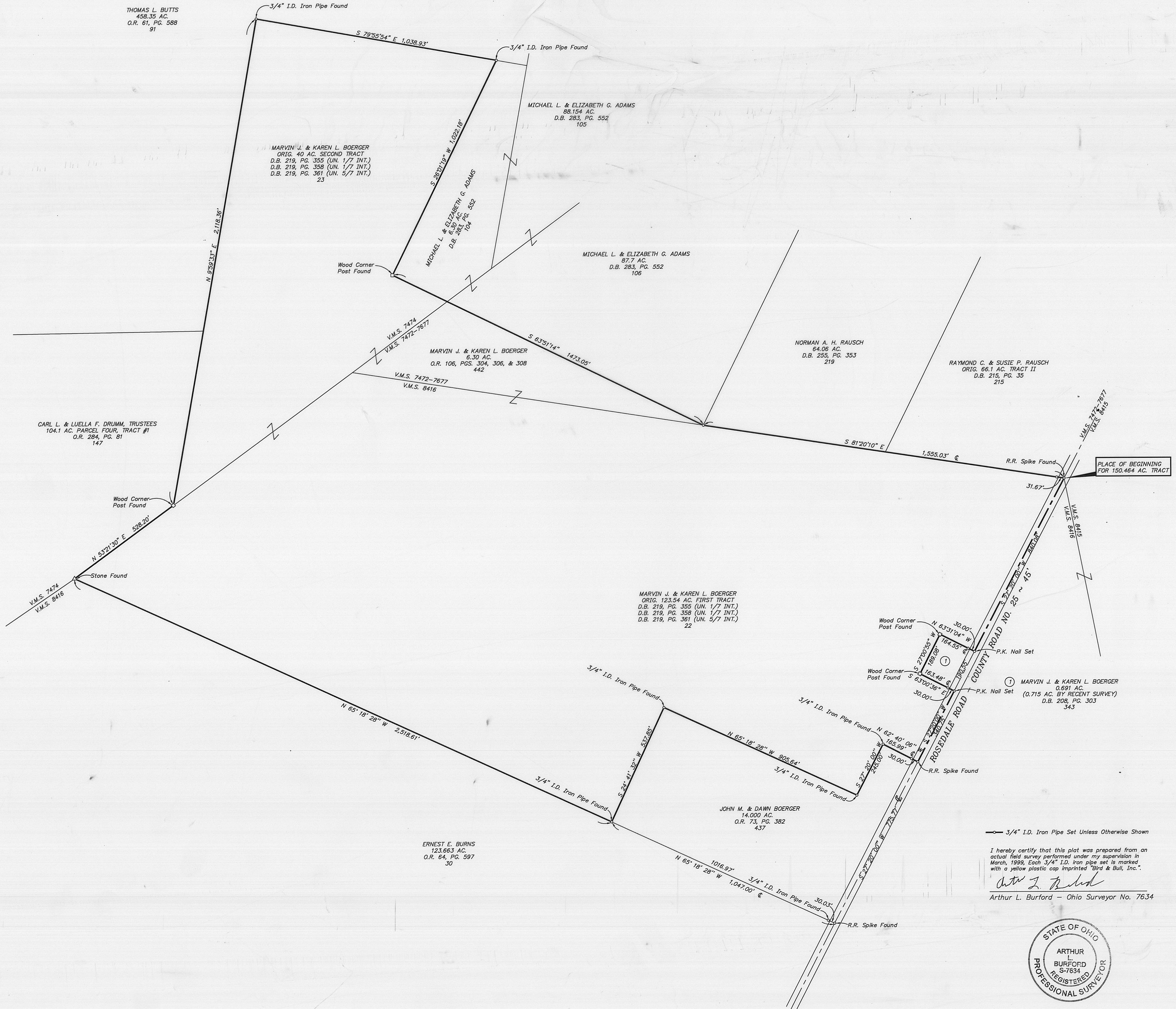
MARVIN J. & KAREN L. BOERGER
6.30 AC.
O.R. 106, PGS. 304, 306, & 308
442

MARVIN J. & KAREN L. BOERGER
ORIG. 123.54 AC. FIRST TRACT
D.B. 219, PG. 355 (UN. 1/7 INT.)
D.B. 219, PG. 358 (UN. 1/7 INT.)
D.B. 219, PG. 361 (UN. 5/7 INT.)
22

MARVIN J. & KAREN L. BOERGER
0.691 AC.
(0.715 AC. BY RECENT SURVEY)
D.B. 208, PG. 303
343

JOHN M. & DAWN BOERGER
14.000 AC.
O.R. 73, PG. 382
437

ERNEST E. BURNS
123.663 AC.
O.R. 84, PG. 597
30



I hereby certify that this plat was prepared from an actual field survey performed under my supervision in March, 1999. Each 3/4\" I.D. iron pipe set is marked with a yellow plastic cap imprinted 'Bird & Bull, Inc.'.

Arthur L. Burford
Arthur L. Burford - Ohio Surveyor No. 7634



BASIS OF BEARINGS: ϵ ROSEDALE ROAD, BEING S 27° 20' 00\" W, AS SHOWN OF RECORD IN D.B. 219, PGS. 355, 358 & 361, RECORDER'S OFFICE, MADISON COUNTY, OHIO.

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2875 W. DUBLIN-GRANVILLE RD.
COLUMBUS, OHIO
MARVIN J. & KAREN L. BOERGER
D.B. 219, PGS. 355, 358 & 361 & O.R. 106, PGS. 304, 306 & 308

BOUNDARY SURVEY
ON ROSEDALE RD.
PIKE TWP., MADISON CO., OHIO

150.464 AC. IN V.M.S. 8416, 7474 & 7472-7677
SCALE: 1\" = 200'
DWN: TLR CKD: RJB DEC. 7, 1999 JOB NO. 98-004 1

Situated in the State of Ohio, County of Madison, Township of Pike, in Virginia Military Surveys Nos. 8416, 7474 and 7472-7677, and being all or portions of the following three (3) tracts of land conveyed to Marvin J. and Karen L. Boerger:

1. a portion of an original 123.54 acre tract conveyed as First Tract by deeds of record in Deed Book 219, Page 355 (undivided 1/7th interest), Page 358 (undivided 1/7th interest) and Page 361 (undivided 5/7th interest), Recorder's Office, Madison County, Ohio,
2. a portion of an original 40 acre tract conveyed as Second Tract by deeds of record in Deed Book 219, Page 355 (undivided 1/7th interest), Page 358 (undivided 1/7th interest) and Page 361 (undivided 5/7th interest), Recorder's Office, Madison County, Ohio, and
3. all of a 6.30 acre tract conveyed by Official Record 106, Pages 304, 306 and 308, Recorder's Office, Madison County, Ohio,

all bounded and described as follows:

Beginning at a railroad spike found in the centerline of Rosedale Road-County Road No. 25 (45 feet wide), at a corner of said Virginia Military Survey No. 8416, at the southeast corner of said Virginia Military Survey Nos. 7472-7677, at a corner of Virginia Military Survey No. 8415, at the northeast corner of said original 123.54 acre tract and at the southeast corner of an original 66.1 acre tract of land conveyed as Tract II to Raymond C. and Susie P. Rausch by deed of record in Deed Book 215, Page 35, Recorder's Office, Madison County, Ohio;

thence S 27° 20' 00" W along the centerline of Rosedale Road and along an east line of said original 123.54 acre tract a distance of 840.08 feet to a P.K. Nail set at a corner of said original 123.54 acre tract and at the northeast corner of a 0.691 acre tract of land (0.715 acre by recent survey) conveyed to Marvin J. and Karen L. Boerger by deed of record in Deed Book 208, Page 303, Recorder's Office, Madison County, Ohio;

thence N 63° 31' 04" W along a line of said original 123.54 acre tract and along the north line of said 0.715 acre tract a distance of 164.55 feet to a wood corner post found at a corner of said 123.54 acre tract and at the northwest corner of said 0.715 acre tract (passing a 3/4" iron pipe set at 30.00 feet);

thence S 27° 00' 55" W along an east line of said original 123.54 acre tract and along the west line of said 0.715 acre tract a distance of 189.08 feet to a wood corner post found at a corner of said 123.54 acre tract and at the southwest corner of said 0.715 acre tract;

thence S 63° 00' 36" E along a line of said original 123.54 acre tract and along the south line of said 0.715 acre tract a distance of 163.48 feet to a P.K. Nail set in the centerline of Rosedale Road, at a corner of said original 123.54 acre tract and at a corner of said 0.715 acre tract (passing a 3/4" iron pipe set at 133.48 feet);

thence S 27° 20' 00" W along the centerline of Rosedale Road and along a portion of an east line of said original 123.54 acre tract a distance of 340.75 feet to a railroad spike found at the northeast corner of a 14.000 acre tract of land conveyed out of said original 123.54 acre tract to John M. and Dawn Boerger by deed of record in Official Record 73, Page 382, Recorder's Office, Madison County, Ohio;

thence N 62° 40' 06" W along a north line of said 14.000 acre tract a distance of 165.99 feet to a 3/4-inch I.D. iron pipe found at a corner of said 14.000 acre tract (passing a 3/4-inch I.D. iron pipe found at 30.00 feet);

thence S 27° 20' 00" W along a west line of said 14.000 acre tract a distance of 245.00 feet to a 3/4-inch I.D. iron pipe found at a corner of said 14.000 acre tract;

thence N 65° 18' 28" W along a north line of said 14.000 acre tract a distance of 905.64 feet to a 3/4-inch I.D. iron pipe found at the northwest corner of said 14.000 acre tract;

thence S 24° 41' 32" W along a west line of said 14.000 acre tract a distance of 537.85 feet to a 3/4-inch I.D. iron pipe found in the south line of said original 123.54 acre tract, at the southwest corner of said 14.000 acre tract and in the north line of a 123.663 acre tract of land conveyed to Ernest E. Burns by deed of record in Official Record 64, Page 597, Recorder's Office, Madison County, Ohio;

thence N 65° 18' 28" W along a portion of the south line of said original 123.54 acre tract and along a portion of the north line of said 123.663 acre tract a distance of 2,518.61 feet to a stone found in the northwest line of said Virginia Military Survey No. 8416, in the southeast line of said Virginia Military Survey No. 7474, at the southwest corner of said original 123.54 acre tract, at the northwest corner of said 123.663 acre tract and in the southeast line of a 104.1 acre tract of land conveyed as Parcel Four, Tract #1, to Carl L. and Luella F. Drumm, Trustees, by deed of record in Official Record 284, Page 81, Recorder's Office, Madison County, Ohio;

thence N 53° 21' 30" E along a portion of the northwest line of said Virginia Military Survey No. 8416, along a portion of the southeast line of said Virginia Military Survey No. 7474, along a portion of the northwest line of said original 123.54 acre tract and along a portion of the southeast line of said 104.1 acre tract a distance of 528.20 feet to a wood corner post found at the southernmost corner of said original 40 acre tract and at a corner of said 104.1 acre tract;

thence N 9° 59' 33" E along the west line of said original 40 acre tract, along the east line of said 104.1 acre tract and along an east line of a 458.35 acre tract of land conveyed to Thomas L. Butts by deed of record in Official Record 61, Page 588, Recorder's Office, Madison County, Ohio, a distance of 2,118.36 feet to a 3/4-inch I.D. iron pipe found at the northwest corner of said original 40 acre tract and at a corner of said 458.35 acre tract;

thence S 79° 55' 54" E along a portion of the north line of said original 40 acre tract and along a portion of a south line of said 458.35 acre tract a distance of 1,038.93 feet to a 3/4-inch I.D. iron pipe found at the northwest corner of a 6.30 acre tract of land conveyed out of said original 40 acre tract to Michael L. and Elizabeth G. Adams by deed of record in Deed Book 283, Page 552, Recorder's Office, Madison County, Ohio;


thence S 26° 01' 19" W along the west line of said Adams 6.30 acre tract a distance of 1,022.18 feet to a wood corner post found at the southwest corner of said Adams 6.30 acre tract;

thence S 63° 51' 14" E along the south line of said Adams 6.30 acre tract, along the north line of said Boerger 6.30 acre tract and along the south line of an 87.7 acre tract of land conveyed to Michael L. and Elizabeth G. Adams by deed of record in Deed Book 283, Page 552, Recorder's Office, Madison County, Ohio, a distance of 1,473.05 feet to a 3/4-inch I.D. iron pipe set at the easternmost corner of said Boerger 6.30 acre tract, in the north line of said original 123.54 acre tract, at the southeast corner of said 87.7 acre tract and at the southwest corner of a 64.06 acre tract of land conveyed to Norman A.H. Rausch by deed of record in Deed Book 255, Page 353, Recorder's Office, Madison County, Ohio;

thence S 81° 20' 10" E along a portion of the north line of said original 123.54 acre tract, along the south line of said 64.06 acre tract and along the south line of said original 66.1 acre tract a distance of 1,555.03 feet to the place of beginning (passing a 3/4" iron pipe set at 1523.36 feet);

containing 150.464 acres of land more or less and being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Arthur L. Burford, Ohio Surveyor No. 7634, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in March, 1999. Basis of bearings is the centerline of Rosedale Road, being S 27° 20' 00" W, as shown of record in Deed Book 219, Pages 355, 358 and 361, Recorder's Office, Madison County, Ohio.


Arthur L. Burford
Ohio Surveyor No. 7634

