

JEFFREY & CYNTHIA A.
KEARFOTT 53.5138 AC
D.V. 296 PIBD

WILLIAM S. & CARDLYN S.
PAUGH 10.359 AC
D.V. 296 P79

JOHN W. PAULEY
145.95 AC
INST 200300001209

JEFFREY L. & CINDY A.
KEARFOTT 32.380 AC
D.V. 20 P.689

JOHN T. & JOANNA L.
MITCHELL

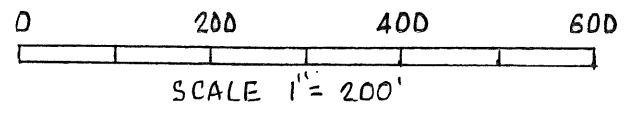
PLAT OF SURVEY AND
DIVISION OF 40.238 AC.

FOR
DENNIS ABDON
MARCH 2004 306-04
SOMERFORD TWP. MADISON CO. OH
VMS 4200

THE THOMAS ENGINEERING & SURVEYING CO.

Robert G. Watts
ROBERT G. WATTS RPLS#4138

BEARINGS ARE BASED ON THE BEARING OF N 83° 29' E FOR
THE 1949 DDOT CENTERLINE FOR U.S. ROUTE 40
SET IP'S ARE 5/8"x30" REBARS WITH YELLOW PLASTIC CAPS
EMBOSSED "THOMAS ENGR & SURVEYING"



57-05



THE *Thomas* ENGINEERING AND SURVEYING CO.
REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS
3803 SULLIVANT AVE., COLUMBUS, OHIO 43228 • : 614-276-2619

DESCRIPTION OF 20.117 ACRES
SOMERFORD TWP., MADISON COUNTY, OHIO
FOR
DENNIS ABDON
March 2004, 306-04

SITUATE in the State of Ohio County of Madison, Township of Somerford, Virginia Military Survey No. 4200 and being part of the 40.127 acre tract conveyed to Dennis J. & Naomi J. Abdon and Thomas W. & Sharon *D. HENRY* by deed of record in Instrument 2003000011243, Recorders Office, Madison County, Ohio, and being more particularly described as follows:

Beginning at a found iron pin at the northeast corner of said 40.127 acre tract on the south right of way of U.S. Route 40, 110.00 right of centerline station 22+35.27 as shown on sheet 2/13 of the 1949 Ohio Department of Highways Right of Way Plan for U.S. Route 40; thence with the east line of said 40.127 acre tract and the west line of a Jeffrey & Cynthia A. Kearfott 53.5138 acre tract of record in Deed Volume 296, Page 180,

South 07° 09' 59" East, a distance of 1056.08 feet to a set iron pin at the southeast corner of said 40.127 acre tract and the southwest corner of said 53.5138 acre tract, and the northeast corner of a Jeffrey L. & Cindy A. Kearfott 32.380 acre tract of record in Deed Volume 20, Page 689; thence with the south line of said 40.127 acre tract and the north line of said 32.380 acre tract,

South 62° 42' 34" West, a distance of 1144.50 feet to a set iron pin; thence across said 40.127 acre tract,

North 18° 14' 37" East, a distance of 1217.98 feet to a set iron pin, passing a set iron pin at 817.98 feet; thence continuing across said 40.127 acre tract,

North 07° 09' 59" West, a distance of 350.00 feet to a set iron pin on the north line of said 40.127 acre tract and said south right of way line of U.S. Route 40; thence with said south right of way line, and said north line,

North 82° 51' 54" East, a distance of 552.00 feet to the point of beginning containing 20.117 acres and being subject however to all legal easements of record.

The above description was prepared from a March 2004 field survey by Robert G. Watts, Reg Prof Surveyor #4138. All Instruments and Deed Volumes mentioned are those found in the Recorders Office, Madison County, Ohio. Bearings are based on the bearing of North 83° 29' East for the 1949 centerline of U.S. Route 40 as shown on the aforementioned Ohio Department of Highways right of way plan. Set iron pins are 5/8"x30" rebars with yellow plastic caps embossed "Thomas Engr & Surveying"



Robert G. Watts
RPLS #4138



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DESCRIPTION OF 20.153 ACRES
SOMERFORD TWP., MADISON COUNTY, OHIO
FOR
DENNIS ABDON
March 2004, 306-04

SITUATE in the State of Ohio County of Madison, Township of Somerford, Virginia Military Survey No. 4200 and being part of the 40.127 acre tract conveyed to Dennis J. & Naomi J. Abdon and Thomas W. & Sharon *D. HENRY* by deed of record in Instrument 200300001243, Recorders Office, Madison County, Ohio, and being more particularly described as follows:

Beginning at a set iron pin at the northwest corner of said 40.127 acre tract on the south right of way of U.S. Route 40, 100.00 right of centerline station 11+24.42 as shown on sheet 1/13 of the 1949 Ohio Department of Highways Right of Way Plan for U.S. Route 40; thence with the north line of said 40.127 acre tract and said south right of way line,

North 83° 29' 00" East, a distance of 65.58 feet to a found broken off concrete right of way monument at a plan call station of 11+90; thence continuing with said north line of said 40.127 acre tract and said right of way line,

South 06° 31' 00" East, a distance of 25.26 feet to a found concrete right of way monument; thence continuing with said north line of said 40.127 acre tract and said right of way line,

South 88° 09' 29" East, a distance of 204.60 feet to a found concrete right of way monument at a plan call station of 13+90, at a call distance of 155 feet from the U.S. Route 40 Highway 1949 centerline; thence continuing with said north line of said 40.127 acre tract and said right of way line,

North 82° 51' 54" East, a distance of 283.25 feet to a set iron pin; thence across said 40.127 acre tract,

South 07° 09' 59" East, a distance of 350.00 feet to a set iron pin; thence continuing across said 40.127 acre tract,

South 18° 14' 37" West, a distance of 1217.98 feet to a set iron pin on the south line of said 40.127 acre tract and the north line of a Jeffrey L. & Cindy A. Kearfott 32.380 acre tract of record in Deed Volume 20, Page 689, passing a set iron pin at 400.00 feet; thence with said south line of said 40.127 acre tract and said north line of said 32.380 acre tract,

South 62° 42' 34" West, a distance of 221.87 feet to a large wood post set in concrete at the southwest corner of said 40.127 acre tract, and the northwest corner of said 32.380 acre tract on the east line of a John T. & Joanna L. Mitchell tract, said corner being witnessed by a drill hole in the concrete base South 38° 16' 55" East a distance of 1.00 foot from the center of said post and said corner; thence with the southwest line of said 40.127 acre tract, the northeast line of said Mitchell tract and the northeast line of a 145.95 acre John W. Pauley tract of record in Instrument 200300001209,

North 38° 16' 55" West, a distance of 876.84 feet to a set iron pin at the most westerly corner of said 40.127 acre tract and the southwest corner of a Denna M. Morgan tract of record in Official Record 121, Page 304, and the most westerly corner of a 10.359 acre tract conveyed to William S. & Carolyn S. Paugh of record in Deed Volume 296, Page 69; thence with a north line of said 40.127 acre tract and the south line of said 10.359 acre tract,

North 74° 50' 28" East, a distance of 552.98 feet to a set iron pin at an inside corner of said 40.127 acre tract and the southeast corner of said 10.359 acre tract; thence with the west line of said 40.127 acre tract and the east line of said 10.359 acre tract,

North 00° 41' 51" West, a distance of 761.96 feet to the point of beginning containing 20.153 acres and being subject however to all legal easements of record.

The above description was prepared from a March 2004 field survey by Robert G. Watts, Reg Prof Surveyor #4138. All Instruments, Official Records, and Deed Volumes mentioned are those found in the Recorders Office, Madison County, Ohio. Bearings are based on the bearing of North 83° 29' East for the 1949 centerline of U.S. Route 40 as shown on the aforementioned Ohio Department of Highways right of way plan. Set iron pins are 5/8"x30" rebars with yellow plastic caps embossed "Thomas Engr & Surveying"



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