

PLAT OF SURVEY FOR MARIE LOWRY

DIVISION OF 5.46 ACRE TRACT, PAYNE THOMPSON ROAD



Note 1
There is -11.5' difference in elevation from the surface of the ground at the beginning of the subsurface easement on the east line of the 2.652 acre tract to the flow line of the creek at the east edge of the 2.817 acre tract.

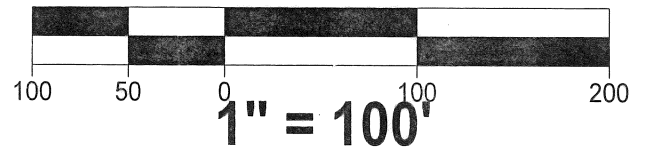
Legend

● IRON PIN FOUND	---	PARENT TRACT OR ADJOINERS
⊗ EXISTING STL PST	---	Payne Thompson Road Township Rd -101
⊕ FOUND H/W CL REF MONUMENT	[]	RECORD INFORMATION IN ITALICS OR BRACKETS
⊙ IRON PIPE FOUND	---	BOUNDARY HEREIN DESCRIBED
○ IRON PIN SET	---	POB POINT OF BEGINNING
3/4"X30" W/ ID Cap	---	Centerline of Creek
⊕ SET STL FNC PST	---	GAS GAS LINE R/W
⊗ FOUND STONE	---	ELECTRIC POWER LINE
⊗ FD FENCE POST	---	
⊗ UNDRD TELEPHONE	---	
⊗ TP TELEPHONE	---	

BASIS OF BEARING

BEARINGS ARE BASED ON RECORDED INFORMATION FOUND IN "OR" BOOK 98, PAGE 825. THE COURSE BEARING NORTH 80° 05' WEST BETWEEN FOUND IRON PIPES WAS USED FOR CONTROL

SCALE



DESCRIPTION

Situated in the Township of Union, County of Madison, State of Ohio, being a part of Virginia Military Survey No. 7976, also a part of the 34.46 acre tract conveyed to Wayne F. Lowry, et al, as recorded in Volume 228, Page 326, and being the division of the 5.46 acre tract standing in the name of Marie Lowry as recorded in Original Record Volume 98, Page 825.

128-06

2.817 Acres

Situated in the Township of Union, County of Madison, State of Ohio, being a part of Virginia Military Survey No. 7976, also a part of the 34.46 acre tract conveyed to Wayne F. Lowry, et al, as recorded in Volume 228, Page 326, and being the east part of the division of the 5.46 acre tract standing in the name of Marie Lowry as recorded in Original Record Volume 98, Page 825, further identified by Tax Parcel # 29-00361.000.

Beginning for reference at the centerline intersection of Spring Valley Road (County Road 71) and Payne Thompson Road (Union Township Road 101), thence westerly along the centerline of Payne Thompson Road 2,408' to a point; thence north 20' to the iron pipe found in the north right of way line of said road and at the southeast corner of the 5.46 acre parent tract, said iron pipe found also the southwest corner of the 68.837 acre tract standing in the name of Ned J. Speasmaker as recorded in Volume 108, Page 2250 and the TRUE POINT OF BEGINNING for the tract herein described.

THENCE, with aforementioned north right of way line, North 80°05'00" West, a distance of 200.02' to an iron pin set;

THENCE, severing the parent tract North 00°36'57" West, a distance of 604.74' to an iron pin set in the north property line of the parent tract, and common with the 20.41 acre tract standing in the name of Kevin Birchfield as recorded in Volume 03, Page 691;

THENCE, with the north line of the parent tract, North 89°26'57" East, a distance of 197.26' to the iron pipe found at the northeast corner of said parent tract and in the west line of the 68.837 acre tract, said iron pipe found bears South 00° 33' 41" East 800.82' from the iron pipe found at the northeast corner of the aforementioned 20.41 Acre tract;

THENCE, with the west boundary of the 68.837 acre tract, South 00°33'41" East, a distance of 641.08' to the TRUE POINT OF BEGINNING; said described tract containing 2.817 Acres, more or less.

Excepting from the above parcel, an easement 20' in width for subsurface drainage and located as described below:

Beginning for reference at the southwest corner of the above described 2.817 acre tract; thence north 325' along the west line of said tract to the Point of Beginning for the easement herein described;

Thence, South 59°22'22" East 230.27' to a point in the east property line of said 2.817 acre tract where the free flowing creek exits the parent 5.46 acre tract.

Parent Tax Parcel # 29-00361.000

Bearings are based on Record Information found in Original Record Volume 98, Page 825. The course bearing North 80°05'00" West 400' between found iron pipes was used for control.

This deed description was prepared by John Cookman, PS#7497 and is based on a field survey completed November 18, 2006.

2.652 Acres

Situated in the Township of Union, County of Madison, State of Ohio, being a part of Virginia Military Survey No. 7976, also a part of the 34.46 acre tract conveyed to Wayne F. Lowry, et al, as recorded in Volume 228, Page 326, and being the west part of the division of the 5.46 acre tract standing in the name of Marie Lowry as recorded in Original Record Volume 98, Page 825, further identified by Tax Parcel # 29-00361.000.

Beginning for reference at the centerline intersection of Spring Valley Road (County Road 71) and Payne Thompson Road (Union Township Road 101), thence westerly along the centerline of Payne Thompson Road 2,808' to a point; thence north 20' to the iron pipe found in the north right of way line of said road and at the southwest corner of the 5.46 acre parent tract, said iron pipe found also the southeast corner of the 3.43 acre tract standing in the name of Joseph J. Martin as recorded in Volume 220, Page 963 and the TRUE POINT OF BEGINNING for the tract herein described.

THENCE, with the west line of the parent tract North 00°40'49" West, a distance of 568.41' to the iron pipe found at the northwest corner of the parent tract, said pipe also a common corner with aforementioned 3.43 acre tract and the 20.41 acre tract standing in the name of Kevin Birchfield as recorded in Volume 03, Page 691.

THENCE, with the line common to the 20.41 acre tract and the parent 5.46 acre tract, North 89°26'57" East, a distance of 197.27' to an iron pin set;

THENCE, severing the parent tract, South 00°36'57" East, a distance of 604.74' to an iron pin set in the north Right of Way line of Payne Thompson Road;

THENCE, with said Right of Way line North 80°05'00" West, a distance of 200.00' to the iron pipe found at the TRUE POINT OF BEGINNING; said described tract containing 2.652 Acres, more or less.

Also included, an easement 20' in width for subsurface drainage and located as described below:

Beginning for reference at the southeast corner of the above described 2.652 acre tract; thence north 325' along the east line of said tract to the Point of Beginning for the easement herein described;

Thence, South 59°22'22" East 230.27' to a point in the east property line of the 2.817 acre tract where the free flowing creek exits the parent 5.46 acre tract.

Parent Tax Parcel # 29-00361.000

Bearings are based on Record Information found in Original Record Volume 98, Page 825. The course bearing North 80°05'00" West 400' between found iron pipes was used for control.

This deed description was prepared by John Cookman, PS#7497 and is based on a field survey completed November 18, 2006.