

STATE OF OHIO  
 COUNTY OF MADISON  
 TOWNSHIPS OF STOKES AND RANGE  
 VMS 7899

BEARINGS ARE BASED ON CENTERLINE  
 OF STATE ROUTE 38 FROM DEED BOOK  
 268, PAGE 76 BEING S4°00'00"E



SELSOR MOON ROAD

50' R/W

IRON PIN CALLED FOR

GAMBILL, JAMES E. & KATHY J  
 VOL. 0030 PAGE 0521-0522  
 4.5411 ACRES

STOKES TOWNSHIP  
 39.97 ACRES

RANGE TOWNSHIP  
 107.095 ACRES

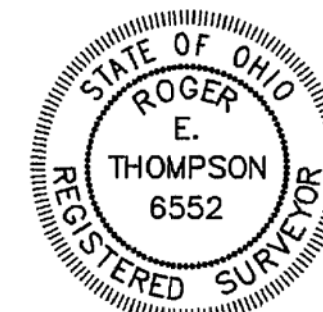
LEGEND

- IRON PIPE SET RET 6552
- △ IRON PIN FOUND
- R R SPIKE SET
- MAG NAIL FOUND
- 3 INCH SQUARE IRON POST FOUND
- ⊠ IRON PIN CALLED FOR

GRAPHIC SCALE



( IN FEET )  
 1 inch = 200 ft.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL  
 FIELD SURVEY DONE BY ROGER E. THOMPSON P. S. # 6552

*Roger E. Thompson* 6552 6/4/00  
 REGISTERED SURVEYOR NO. DATE

VALLERY, JOHN R. & CLAUDIA K. FAMILY TRUST  
 OR 181, PAGE 1519  
 100.00 ACRES

N03°29'27"E  
 2716.26'

STATE ROUTE 38 60' R/W

IRON PIN IN CENTERLINE  
 MONUMENT BOX FOUND

CRAWFORD ROAD

FORMER PARCEL 2  
 0.171 ACRES

TOTAL ACREAGE  
 147.065 ACRES  
 VMS 7899

IRON PIN FOUND  
 @ 29.00'

POINT OF BEGINNING

3 INCH SQUARE IRON  
 POST FOUND

COUGHLIN RE1, LLC  
 DEED BOOK 236, PAGES 151-154  
 296.251 ACRES

N86°12'20"W  
 2590.07'

122.37'

45.08

TFE ENGINEERING & SURVEYING  
 11566 S. R. 729 JEFFERSONVILLE, OHIO 43128

SURVEY OF 147.065 ACRES  
 FOR  
 LOUIS McFADDEN ESTATE

Situated in the State of Ohio, County of Madison, Townships of Range and Stokes, VMS 7899 and being all of three parcels in the name of Lois McFadden, Life Estate, Deed Book 268, Page 76, excepting out of Parcel # 1, 4.5411 acres by previous survey in 1996;

Beginning at a mag nail found in the centerline of SR 38, said nail being the northeast corner of a 296.251 acre tract in the name of Coughlin REI, LLC, Deed Book 236, Pages 151-154; the southeast corner of a 100 acre tract in the name of Lois McFadden, Life Estate, Deed Book 268, Page 76 and being S 4° 00' 00" E, 843.53 feet from an iron pin centerline monument found at the centerline intersection of SR 38 and Crawford Road, thence along the line between McFadden and Coughlin, N 86° 12' 20" W, passing the Stokes/Range Township line at about 2,468 feet, 2,590.07 feet to a found 3" square iron post being the southwest corner of Parcel # 3 in the name of Lois McFadden, Life Estate, Deed Book 268, Page 76 and the southeast corner of a 30 acre tract in the name of John R. & Claudia K. Vallery, Trustees, OR 181, Page 1510;

Thence along the line between McFadden and Vallery, N 3° 29' 27" E, 2,716.26 feet to a railroad spike set in the centerline of Selsor-Moon Road;

Thence with the centerline of Selsor-Moon Road, S 87° 27' 04" E, passing the Stokes/Range Township line at about 1,159 feet, 1756.21 feet to a found PK nail, said nail being the northwest corner of a 4.5411 acre tract in the name of James E. & Cathy J. Gambill, OR 0030, Pages 0521-0522;

Thence along the following two lines between McFadden and Gambill (1) S 00° 33' 07" E, passing a found iron pin at 24.68 feet, 409.94 feet to a found iron pin (was found damaged and pin was re-set) and (2) S 87° 25' 14" E, passing a found iron pin (was found damaged and was re-set), 495.19 feet to a point in the centerline of SR 38;

Thence with the centerline of SR 38, S 4° 00' 00" E, passing the aforementioned centerline monument at Crawford Road at 1,534.58 feet, 2,378.11 feet to the point of beginning. The herein described parcel contains 147.065 acres which contains all of Parcel # 1 (excepting 4.5411 acres by previous survey), all of Parcel # 2 and all of Parcel # 3 of Lois McFadden, Life Estate, Deed Book 268, Page 76. There are 39.97 acres in Stokes Township and 107.095 acres in Range Township.

The reference bearing for this description is S 4° 00' 00" E, the centerline bearing for SR 38 listed in Parcel # 1 of McFadden. Pins listed as re-set are ½" x 30" re-bar with a plastic cap marked "RET 6552". This survey is based on an actual field survey done in April, 2008 by Roger E. Thompson, PS 6552.

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Roger E. Thompson