

BASIS OF BEARINGS IS GRID NORTH, OHIO
STATE PLANE COORDINATE SYSTEM
SOUTH ZONE, 2011 ADJUSTMENT.

FRANCIS C. & DIANE L. FURBEE JT LIVES
265.0917 ACRES
O.R. 733 PAGE 689
AUDITORS ID # 29-00326.001

FRANCIS C. & DIANE L. FURBEE JT LIVES
265.0917 ACRES
O.R. 733 PAGE 689
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(A) KRISTIN L. & MATTHEW D. FURBEE JT LIVES
0.7823 ACRE
O.R. 223 PAGE 395
AUDITORS ID # 29-00326.002

(B) KRISTIN L. & MATTHEW D. FURBEE JT LIVES
0.868 ACRE
O.R. 223 PAGE 355
AUDITORS ID # 29-00326.000

LEGEND

- 5/8" IRON PIN SET RDH 8558
- MAG SPIKE SET
- △ RAILROAD SPIKE SET
- IRON PIN FOUND
- ⊙ WOODEN POST FOUND
- ▲ RAILROAD SPIKE FOUND
- PK OR MAG NAIL FOUND
- ⊙ BARN NAIL FOUND
- T BABBIT TEE FOUND



FRANCIS C. & DIANE L. FURBEE JT LIVES
265.0917 ACRES
O.R. 733 PAGE 689
AUDITORS ID # 29-00326.001

40.344 ACRES

PRIOR DEED REFERENCE:
M. RUTH PRICE
40.40 ACRES
O. R. 313 PAGE 1435
AUDITORS ID # 29-00487.000

ELIZABETH MADDEN ANSEL
93.08 ACRES
O.R. 261 PAGE 154
AUDITORS ID # 29-00256.000

BARN NAIL @ INTERSECTION
N - 663122.66
E - 1709527.54

BLUE SKY FARMS LLC
121.553 ACRES
O.R. 292 PAGE 1671
AUDITORS ID # 29-00397.000

GARY L. WOHNHAS
6.139 ACRES
O.R. 260 PAGE 1189
AUDITORS ID # 29-00626.000

(D) SHERRY BROWN
1.192 ACRES
O.R. 169 PAGE 705
AUDITORS ID # 29-00143.000

(E) JASON TARBERT
1.441 ACRES
O.R. 271 PAGE 2066
AUDITORS ID # 29-00143.001

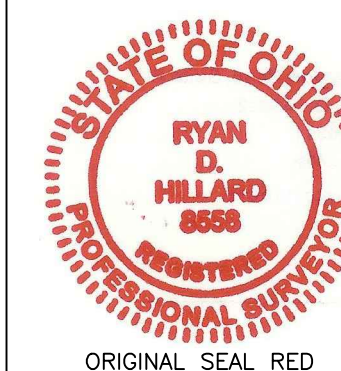
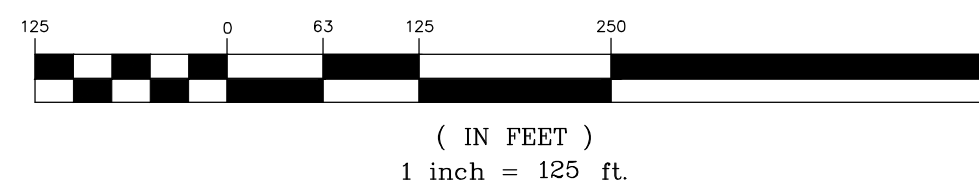
(F) MADELINE SIGREST
1.146 ACRES
O.R. 309 PAGE 800
AUDITORS ID # 29-00143.002

SURVEY PLOT 40.344 ACRES
FOR

M. RUTH PRICE

UNION TOWNSHIP
VMS # 7945
MADISON COUNTY, OHIO
JANUARY 4, 2017

GRAPHIC SCALE



Ryan D. Hillard
Ryan D. Hillard PS. No. 8558

Ryan Hillard P.E., P.S.
7667 State Route 55
Urbana, Ohio 43078
(937) 244-8835

DWG. BY: ACAD FILE: PRICE_MADDEN_HIGGINS FB/Pg: _____
VLC PLOT FILE: PRICE_MADDEN_HIGGINS PROJECT: price_2

ORIGINAL SEAL RED

M. RUTH PRICE
40.344 ACRES
JANUARY 4, 2017

**Hillard Engineering and
Surveying, LLC**
7667 State Route 55
Urbana, OH 43078
(937) 788-2814

Situated in the State of Ohio, County of Madison, Township of Union, and being all of a 40.40 acre tract in VMS 7945, conveyed to M. Ruth Price in O. R. 313, Page 1435, of the Deed Records of Madison County, Ohio and being described as follows:

Beginning at a barn nail found at the intersection of Armstrong Road and Madden Higgins Road;

Thence along centerline of Madden Higgins Road the following two courses:
North 79° 09' 17" West, 282.37 feet to a railroad spike found at an angle point in said road,
North 87° 21' 21" West for 1500.18 feet to a railroad spike found at an angle point in said road.

Thence with the east line of a 265.0917 acre tract conveyed to Francis C. & Diane L. Furbee Jt.-Lives in O.R. 733 Pg. 689, North 12° 13' 55" West, 918.76 feet to a 48 inch walnut tree (fd);

Thence with a south line of said 265.0197 acre tract and VMS 8880 and VMS 7945 line, North 82° 25' 32" East, 488.12 feet to a 8 inch wood post found at the corner of VMS 8880, VMS 5205 and VMS 7945.

Thence with a south line of said 265.0197 acre tract and VMS 8205 and VMS 7945 and a 0.7823 acre tract conveyed to Kristen L. & Matthew D. Furbee JT LIVES in O. R. 223, Page 395 and a 0.868 acre tract conveyed to Kristen L. & Matthew D. Furbee JT LIVES in O. R. 223, Page 355, South 86° 53' 13" East, 1380.88 feet to an iron pin found in the centerline of Armstrong Road passing an iron pin with plastic cap set at 1355.55 feet;

Thence with Armstrong Road, South 06° 05' 55" East, 1015.34 feet to the point of beginning and containing 40.344 acres more or less, subject however, to all rights-of-way, easements, and restrictions of record.

Being all of Auditors Parcel # 29-00487.000 (40.40 acres) in Union Township, Madison County, Ohio.

The above description is based on an actual field survey dated January 4, 2017 by Ryan D. Hillard, Professional Surveyor number 8558 pursuant to OAC 4733.37
Basis of bearings is Grid North, Ohio State Coordinate System, South Zone, 2011 adjustment.




Ryan D. Hillard, PS 8558