

RETRACEMENT SURVEY

BEING A PART OF VIRGINIA MILITARY SURVEY 9023, MADISON TOWNSHIP, CLARK COUNTY, OHIO AND PART OF VIRGINIA MILITARY SURVEY 9023, PAINT TOWNSHIP, MADISON COUNTY, OHIO.

CLARK COUNTY & MADISON COUNTY ENGINEER'S REVISED RECORD OF LAND SURVEYS

SURVEY VOL. _____, PAGE _____

JOHN I. BLAIN, REBECCA K. CRESS,
LINDA J. WOOD & GARY L. BLAIN
O.R. BK. 305, PG. 142 &
O.R. BK. 338, PG. 1847
271.130 ACRES
PPN: 14-00017.000

REFERENCES USED:
O.R. BOOKS & PAGES AS SHOWN.
MADISON COUNTY SURVEY PA-16B
MADISON COUNTY SURVEY 49-17
SURVEY BY HENRY L. KUNZE P.L.S. 5219 DATED: 10/16/1972
ENGINEERS SURVEY VOL. 28, PG. 42-A-F
COUNTY TAX MAPS.

PAUL HAZLETT
O.R. BK. 1467, PG. 360
49.13 ACRES
PPN: 16001609023000059

ROBERT A. & ANNE HUNTER
CO-TRUSTEES
O.R. BK. 280, PG. 685
180.245 ACRES
PPN: 14-00151-00

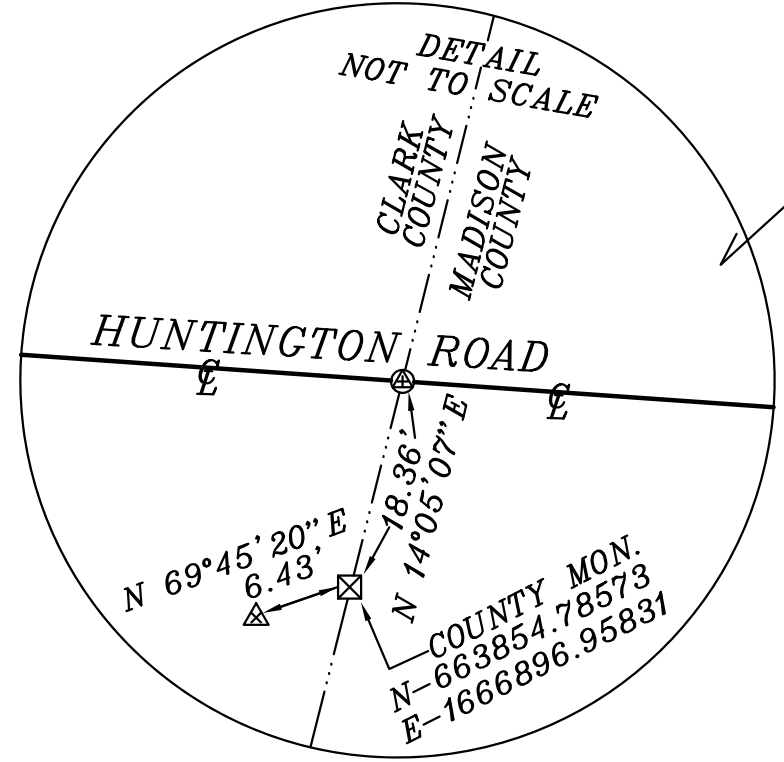
- LEGEND**
- ⊠ DOUGLE ANGLE IRON POST FOUND
 - ⊠ CONCRETE COUNTY MONUMENT FOUND
 - ⊠ RAILROAD RAIL POST (aka RAILBAR) FOUND
 - ⊠ RAILROAD SPIKE FOUND
 - ⊠ GPS MONUMENT CLARK 63
 - ⊠ 1/2" PIPE FOUND
 - ⊠ CENTERLINE OF ROAD
 - ⊠ PINS SET ARE 5/8" X 30" REBAR WITH PLASTIC CAPS LABELED R.E. HANKISON P.L.S. #7409
- ALL MONUMENTATION FOUND IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.

COWDEN FAMILY FARM, LLC.
O.R. BK. 2117, PG. 585 &
O.R. BK. 2117, PG. 609
CLARK COUNTY, RECORDER
105.937 ACRES
PPN: 1601609023000076

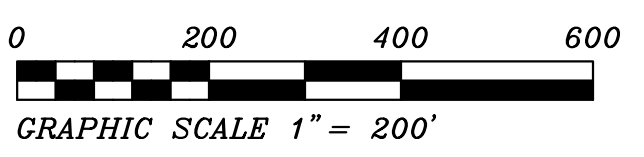
COWDEN FAMILY FARM, LLC.
O.R. BK. 2117, PG. 585 &
O.R. BK. 2117, PG. 609
CLARK COUNTY, RECORDER
27.230 ACRES
PPN: 1601609023000017
PART OF THE 48.82 ACRE TRACT

COWDEN FAMILY FARM, LLC.
O.R. BK. 329, PG. 659 &
O.R. BK. 329, PG. 667
MADISON COUNTY, RECORDER
21.590 ACRES
PPN: 14-00065-000
PART OF THE 48.82 ACRE TRACT

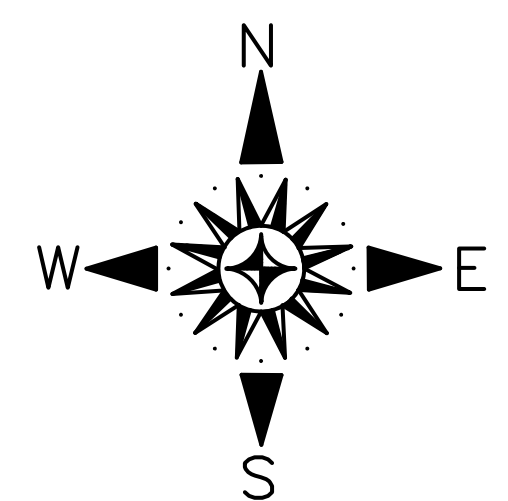
COUNTY MON.
N-660540.80943
E-1666065.45106



73.942 ACRES TOTAL
0.765 IN ROAD R/W TOTAL



FILE: CLARKLOI 2018539B
SURVEY FOR: LOIS J. CLARK



BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES SOUTH ZONE NAD 83 (2011) GEOD12B AND ARE FOR ANGULAR PURPOSES ONLY.

Richard E. Hankison
Richard E. Hankison
P.L.S. #7409
DATE: 12-27-2018



COPYRIGHT BY
RICHARD E. HANKISON
SURVEYING
P.O. BOX 1407
SPRINGFIELD, OHIO 45501
937-323-8505
FAX 937-323-7677
hanksurvey@bizwoh.rr.com

LEGAL DESCRIPTION

Situate in the State of Ohio, County of Clark, Township of Madison, & State of Ohio, County of Madison County, Paint Township. Being part of Virginia Military Survey 9023. Being the property of Lois J. Clark, Trustee of Official Record Book 2143, page 5660 of the Clark County Recorder and Official Record Book 339, page 1821 of the Madison County Recorder and being more particularly described as follows:

Beginning at a Railroad Spike found in the centerline of Huntington Road (40' R/W) and the west right-of-way line of Correll-Maxey Road (40' R/W), also being in the west line of a 271.130 acre parcel conveyed to John I. Blain, Rebecca K. Cress, Linda J. Wood and Gary L. Blain of Official Record Book 305, page 142 and Official Record Book 338, page 1847 of the Madison County Recorder;

Thence, with the west line of the Correll-Maxey Road, the property of John I. Blain, Rebecca K. Cress, Linda J. Wood and Gary L. Blain and the west line of a 180.245 acre parcel conveyed to Robert A. and Anne Hunter, Co-Trustees of Official Record Book 280, page 685 of the Madison County Recorder, S 07 degrees 21'06"W 1987.59 feet to a double angle iron post found;

Thence, leaving the Hunter property with a north line of a 48.820 acre parcel (21.590 acres in Madison County and 27.230 acres in Clark County conveyed to Cowden Family Farm, LLC. of Official Record Book 329, page 659 and Official Record Book 329, page 667 of the Madison County Recorder and Official Record Book 2117, page 585 and Official Record Book 2117, page 609 of the Clark County Recorder, N 85 degrees 25'46"W 1591.18 feet to a Railroad Rail Post found in an east line of a 105.937 acre parcel conveyed to Cowden Family Farm, LLC. of Official Record Book 2117, page 585 and Official Record Book 2117, page 609 of the Clark County Recorder;

Thence, with the east line of the 105.937 acre parcel and the east line of a 49.13 acre parcel conveyed to Paul Hazlett of Official Record Book 1467, page 360 of the Clark County Recorder, N 05 degrees 08'12"E 1968.28 feet to a half inch pipe found in the centerline of Huntington Road, passing a Railroad Rail Post found at 1948.34 feet;

Thence, with the centerline of Huntington Road, S 86 degrees 00'56"E 1668.26 feet to the place of beginning, passing a railroad spike found in the county line at 1215.37 feet.

Containing a total of 73.942 Acres, 47.977 acres in Clark County Permanent Parcel No. 1601609023000014 and 25.965 acres in Madison County Permanent Parcel No. 14-00231.000, a total of 0.765 acres in the road right-of-way, 0.558 acres in Clark County and 0.207 acres in Madison County and subject to all legal highways and easements of record.

Bearings are based on Ohio State Plane Coordinates South Zone NAD 83 (2011) GEOID12B and are for angular purposes only.

Pins set are 5/8" by 30" rebar with plastic caps labeled R.E. Hankison P.L.S. #7409.

The above description is based on an actual field survey performed by Richard E. Hankison P.L.S. #7409 on 12-31-2018



Richard E. Hankison
P.L.S. #7409
Date: 12-31-2018

