

**REFERENCES:**

1. Current Owner  
Richard M. Baughn and Susan Y. Baughn  
O.R. 208, Pg. 1180  
50 Ac.

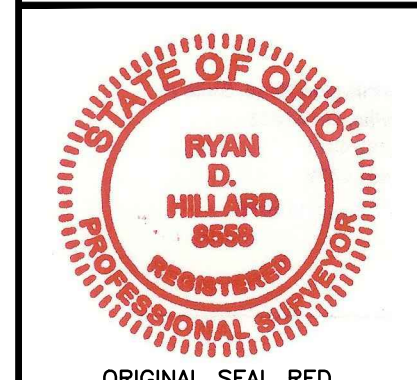
**NOTES:**

1. Basis of Bearings is Grid North, State Plane Coordinate System, NAD 83 (2011), Ohio South Zone
2. [Bracketed] calls refer to deed or survey references.

**LEGEND**

- 5/8" Dia. Re-Bar w/Plastic Cap (Set)
- ▲ Stamped "HILLARD P.S. 8558"
- ▲ Railroad Spike (Set)
- ▲ Railroad Spike (fd)
- Stone (fd), As Noted
- Monument (fd), As Noted
- ⊕ County GPS Monument
- U.C. Unmonumented Corner
- AG At Grade or Above Grade
- BG Below Grade

PLAT OF SURVEY  
LANDS OF  
**Richard M. Baughn and Susan Y. Baughn**  
Parcel 14-00023.00 and 29-00066.001  
Part of V.M.S. 4387  
Paint Township and Union Township, Madison County, OH  
June 28, 2017



*Ryan D. Hillard*  
Ryan D. Hillard P.S. 8558

**Hillard Engineering and Surveying, LLC.**  
7667 State Route 55  
Urbana, Ohio 43078  
(937) 244-8835

DWG. BY: RDH	ACAD FILE: 170603-Baughn-POS.dwg	FB/PG: n/a
	PLOT FILE: HES	PROJECT: 170603

ORIGINAL SEAL RED

Richard M. Baughn and Susan  
Y. Baughn  
Tract 1 – 29.137 Acres  
Pt. V.M.S. 4387  
August 16, 2017

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

Situate in the State of Ohio, County of Madison, the townships of Union and Paint and being part of Virginia Military Survey 4387 and being part of the 15-acre Second Tract (parcel # 14-00023.000) and all of a 20-acre Third Tract (parcel # 29-00066.001 and 14-00023.000) of the land conveyed to Richard M. Baughn and Susan Y. Baughn in O.R. 208, Page 1180 of the Official Records of Madison County Ohio, and being being more particularly described as follows:

Beginning for reference at a 5/8" iron pin (fd) at the intersection of Old Xenia Road and Roberts Mill Road, thence with the centerline of Roberts Mill Road, N 04° 52' 09" E, 2842.24 feet to a railroad spike (set) at the TRUE POINT OF BEGINNING of the tract herein described;

Thence continuing with said centerline, N 04° 52' 09" E, 944.25 feet to a railroad spike (fd) at the southwest corner of a 5.005 acre parcel conveyed to Hauns S. Creamer in O.R. 288, Page 1788;

Thence with said 5.005 acre tract the following 2 courses:

S 84° 38' 25" E, 297.00 feet to a 5/8" rebar w/plastic cap (set), passing an iron pin (fd) at 19.00 feet,

N 06° 12' 00" E, 84.50 feet to an iron pin (fd),

Thence with said 5.005 acre tract and the south line of a 72.62 acre tract conveyed to Steven L. Creamer and Nancy K. Creamer in D.V. 292, Page 789, S 85° 51' 10" E, 1025.64 feet to a broke double angle iron fence post in concrete at the northwest corner of a 7.66 acre parcel conveyed to Steven L. Creamer and Nancy K. Creamer in O.R. 229, Page 353, Parcel Two;

Thence with said 7.66 acre tract and the west line of a 214.2459 acre tract conveyed to Steven L. Creamer and Nancy K. Creamer in O.R. 229, Page 353, Parcel Two, S 05° 21' 56" W, 915.35 feet to a 5/8" rebar w/plastic cap (set), passing the common corner to said Second and Third Tracts at 663.38 feet;

Thence with a new line through said Second Tract the following 3 courses:


N 86° 56' 11" W, 471.15 feet to a 5/8" rebar w/plastic cap (set);

S 23° 00' 10" W, 87.49 feet to a 5/8" rebar w/plastic cap (set);

N 86° 56' 11" W, 818.84 feet to the point of beginning, passing a 5/8" rebar w/plastic cap (set) at 798.83 feet and containing 29.137 acres, 0.433 acres in right-of-way, 13.404 acres in Union Township, 15.733 acres in Paint Township, 9.191 acre in said Second Tract, 19.946 acres in said Third Tract and, subject however, to all rights-of-way, easements, and restrictions of record.

The above description is based on an actual field survey dated August 16, 2017, by Ryan D. Hillard, Professional Surveyor 8558. Basis of bearings is Grid North, US State Plane Coordinate System, NAD1983 (2011 Adjustment), Ohio South Zone.



  
Ryan D. Hillard, PS 8558

Richard M. Baughn and Susan  
Y. Baughn  
Tract 2 – 20.742 Acres  
Pt. V.M.S. 4387  
August 16, 2017

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7667 State Route 55  
Urbana, OH 43078  
(937) 244-8835

Situate in the State of Ohio, County of Madison, the township Paint and being part of Virginia Military Survey 4387 and being part of a 15-acre Second Tract and all of a 15-acre First Tract (both tracts parcel # 14-00023.000) of the land conveyed to Richard M. Baughn and Susan Y. Baughn in O.R. 208, Page 1180 of the Official Records of Madison County Ohio, and being and being more particularly described as follows:

Beginning for reference at a 5/8" iron pin (fd) at the intersection of Old Xenia Road and Roberts Mill Road, thence with the centerline of Roberts Mill Road, N 04° 52' 09" E, 2184.60 feet to a railroad spike (set) at the TRUE POINT OF BEGINNING of the tract herein described;

Thence continuing with said centerline, N 04° 52' 09" E, 657.64 feet to a railroad spike (set) at the southwest corner of a new 29.137 acre parcel;

Thence with a new line through said Second Tract the following 3 courses:

S 86° 56' 11" E, 818.84 feet to a 5/8" rebar w/plastic cap (set), passing a 5/8" rebar w/plastic cap (set) at 20.01 feet,

N 23° 00' 10" E, 87.49 feet to a 5/8" rebar w/plastic cap (set),

S 86° 56' 11" E, 471.15 feet to a 5/8" rebar w/plastic cap (set) on the west line of a 214.2459 acre tract conveyed to Steven L. Creamer and Nancy K. Creamer in O.R. 229, Page 353, Parcel Two;

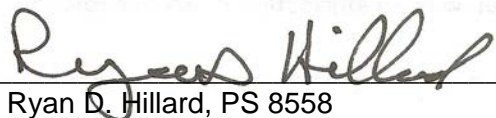
Thence with said 214.2459 acre tract, S 05° 21' 56" W, 252.99 feet to a wood fence post (fd), passing the corner common to said First Tract and Second Tract at 242.44 feet;

Thence continuing with said 214.2459 acre tract, S 05° 18' 04" W, 487.14 feet to a boulder stone (fd) at the northeast corner of a 220 acre parcel conveyed to Alinwood Farms, Inc. in D.V. 882, Page 362, Parcel No. 1;

Thence with said 220 acre parcel, N 86° 56' 11" W, 1311.37 feet to the place of beginning passing a double-angle iron fence post (fd) at 1295.35 feet and containing 20.742 acres, 0.302 acres in right-of-way, 14.992-acres in said First Tract, 5.748-acres in said Second Tract and subject however, to all rights-of-way, easements, and restrictions of record.

The above description is based on an actual field survey dated August 16, 2017, by Ryan D. Hillard, Professional Surveyor 8558. Basis of bearings is Grid North, US State Plane Coordinate System, NAD1983 (2011 Adjustment), Ohio South Zone.



  
Ryan D. Hillard, PS 8558