

TIMOTHY L. & TRACI E. KRONK  
D.B. 273 PG. 582  
30.413 ACRES

MARJORIE VALLEY et.al.  
D.B. 284 PG. 596  
77.459 AC.



BEARINGS BASED ON THE  $\bar{C}$  OF M.V. HIGH ROAD  
(N 86°37'00\"/>



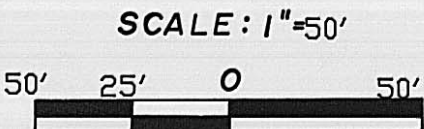
LEGEND

- T 3/4\"/>

JAMES R. COTTRILL P.S.  
8256 S.R.207 N.E. MT.STERLING, OHIO 43143 PH.(614) 869-3811

PLAT OF  
2.5091 ACRES, VMS 12743,  
CANAAN TOWNSHIP, MADISON  
COUNTY, OHIO.

DATE:  
3-23-92



71-92



Description of 2.5091 Acre Tract

Situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 12743 and being part of a 30.413 acre tract conveyed to Timothy L. and Traci E. Kronk by Deed Book 273 Page 582 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of M.V. High Road (40 foot right-of-way) said railroad spike is at the Southwest corner of said 30.413 acre tract and the Southeast corner of 77.459 acre tract conveyed to Marjorie Walley, Etal. by Deed Book 284 Page 596;

Thence, with the line between said 77.459 acre and 30.413 acre tracts North 5 deg. 30 min. 00 sec. East passing a 3/4 inch T bar found at 18.00 feet a total distance of 400.00 feet to an iron pin and cap set in said line;

Thence, with the following two new lines across said 30.413 acre tract:

1) South 86 deg. 37 min. 53 sec. East a distance of 272.38 feet to an iron pin and cap set

2) South 5 deg. 12 min. 20 sec. West passing an iron pin and cap set at 375.55 feet a total distance of 400.00 feet to a PK nail set in said M.V. High Road;

Thence, with the centerline of M.V. High Road North 86 deg. 37 min. 00 sec. West a distance of 274.43 feet to the point of beginning containing 2.5091 acres more or less.

Bearings are based on the centerline of M.V. High Road (North 86 deg. 37 min. 00 sec. West) as described in Deed Book 273 Page 582.

All as shown on the plat attached and made a part hereof.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill #6858."

This description is based on a field survey performed Mar. 23 1992 by James R. Cottrill Registration #6858.

  
James R. Cottrill, P.S.  
Registration #6858