



1" = 200'

State Route 39
R/W 60' R/W
S 06° 19' 51" W 896.89'
post
P.O.B.

EAST LINE
PROPOSED 2.837 AC.
N 76° 39' 43" W 574.00'
S 06° 19' 51" W 217.00'
N 76° 39' 43" W 1553.77'

V.M.S. 10789
V.M.S. 10791

177

FRANK O'DONNELL
265.81 AC.
D.B. 154, p. 376

215

LELA M. PURDUM
131.00 AC.
D.B. 118, p. 135

PHYLISS JUSTUS
6.7774 AC.
D.B. 277, p. 346

422

150.313 ACRES

V.M.S. 9368

S 86° 39' 14" W 2289.86'

S 76° 30' 00" E 4054.73'

N 76° 28' 08" E 1243.55'

N 20° 26' 21" W 444.19'

TRUSTEES NORMAN E. WATSON
TRUST AGREEMENT
214.99 AC.
D.B. 288, p. 238

390



I hereby certify that the hereon platted property was prepared from an actual survey.

William W. Browning
William W. Browning P.S. 7377

LELA M. PURDUM
0.50 AC.

217

MARK A. & LYNDA D.
WATSON
D.B. 296, p. 177

N 21° 00' 26" W 242.84'
N 68° 59' 34" E 206.49'

post

post

N 75° 02' 47" E 836.42'

N 14° 01' 25" W 1038.32'

V.M.S. 5747

BROWNING SURVEYING
4444 S.R. 187
LONDON, OHIO
(614) 852-4444

GRANTOR: EMMA JEAN CAVENDER
DEED BOOK 287, page 78
MONROE TWP, MADISON CO., OHIO

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Monroe, Virginia Military Survey Numbers 10789, 10791, 9368 and 5747 and is part of a 152.46 acre tract recorded in the name of Emma Jean Cavender in Volume 287, page 78, said parcel being more particularly described as follows:

Beginning at a wooden post found in the east line of State Route 38 (60' R/W), said wooden post being the southwesterly corner of said Cavender and the northwesterly corner of a 265.81 acre tract recorded in the name of Frank O'Donnel in Deed Book 154, page 376; Thence, with the line between said O'Donnel and Cavender, S. 76°30'00" E. (reference bearing in accordance with Deed Book 287, page 78) 4054.73 feet to a corner stone found at the northeast corner of said O'Donnel and in the westerly line of 214.99 acre tract recorded in the name of Trustees of The Norman E. Watson Trust Agreement in Volume 288, page 238;

Thence N. 20°26'21" W. 444.19 feet to a set iron pipe in the middle of a run; Thence N. 76°28'08" E. 1243.55 feet to a corner stone found;

Thence N. 14°01'25" W. 1038.32 feet to a corner stone found; Thence N. 75°02'47" E. 836.42 feet to a wooden corner post in the northerly line of said Watson and the southeasterly corner of a 25.51 acre tract recorded in the name of Mark A. and Lynda D. Watson in Volume 296, page 177;

Thence N. 21°00'26" W. 242.84 feet to a wooden corner post; Thence N. 68°59'34" E. 206.49 feet to a set iron pipe; Thence N. 21°52'09" W. 392.32 feet to a set iron pipe at the northeast corner of the abovementioned Cavender and the southeasterly corner of a 131.00 acre tract recorded in the name of Lela M. Purdam in Deed Book 118, page 135;

Thence, with the line between Cavender and Purdam, S. 75°25'27" W. 1225.62 feet to a corner stone found, S. 14°30'06" E. 609.74 feet to a corner stone found and S. 86°39'14" W. 2289.86 feet to a 1" iron pipe found at a southwesterly corner of said Purdam and the southeasterly corner of a 6.774 acre tract recorded in the name of Phyliss Justus in Volume 277, page 346;

Thence N. 76°39'43" W. 1553.77 feet to a found iron pipe at the northeast corner of a proposed 2.837 acre tract; Thence S. 06°19'51" W. 217.00 feet to a found iron pipe; Thence N. 76°39'43" W. 574.00 feet to a found iron pipe in the easterly line of State Route 38; Thence, with said easterly line, S. 06°19'51" W. 896.89 feet to point of beginning.

The above described parcel contains 150.313 acres. Iron pipes set are 3/4 in diameter and 30 inches in length with caps stamped P.S. 7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S. 7377, during December of 1994.

The same being subject to all easements, legal highways, zoning and to all conditions and restrictions of record.