



1.250 acres

503

Paul & Ethel Wightman  
D.B. 283, p. 501  
37.00 ac.

MAP # 8  
# 1107

- = 3/4" iron pipe set
- = iron pipe found
- = iron spike found
- ▭ = tax map parcel

965

Canaan Township  
D.B. 289, p. 810  
2.50 ac.



GRANTOR: Paul R. & Ethel E. Wightman  
Deed Book 283, page 501  
Canaan Twp., Madison Co.  
Ohio, V.M.S. 8439

I hereby certify that the hereon platted property  
was prepared from an actual survey.  
William W. Browning  
William W. Browning P.S. 7377 Sept. - 1995

BROWNING SURVEYING  
4444 STATE ROUTE 187  
LONDON, OHIO 43140  
(614) 852-4444

Situated in the County of Madison in the State  
of Ohio and in the Township of Canaan and bounded and described as follows:

Virginia Military Survey Number 8439, and is part of a 39.50 acre tract recorded in the name of Paul R. and Ethel E. Wightman in Deed Book 283, page 501, said parcel being more particularly described as follows:

Beginning at an iron spike found in the centerline of U.S. Route 42 (60'R/W), said spike being a southwesterly corner of said 39.50 acre tract and the northwest corner of a 2.50 acre tract recorded in the name of Canaan Township in Deed Book 289, page 810;

Thence, with the line between said 39.50 acre tract and said 2.50 acre tract, S 87° 03' 45" E., passing a found iron pipe at 30.49 feet, a total distance of 276.75 feet to a set iron pipe;

Thence N 13° 15' 00" E. 200.00 feet to a set iron pipe;

Thence N 87° 03' 45" W., passing a set iron pipe at 246.26, a total distance of 276.75 feet to a point in the centerline of U.S. Route 42;

Thence, with said centerline, S 13° 15' 00" W. 200.00 feet to the point of beginning.

The above described parcel contains 1.250 acres. 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 September of 1995.

Subject to all legal highways, restrictions and easements of record and zoning ordinances and regulations.

DRAINAGE EASEMENT

The following description is for a drainage easement across a parcel of land in the State of Ohio, County of Madison, Township of Canaan, Virginia Military Survey Number 8439, and is part of a 39.50 acre tract recorded in the name of Paul R. and Ethel E. Wightman in Deed Book 283, page 501, said easement being 20 feet in width, 10 feet from and parallel with both sides of the following described centerline:

Beginning at a iron spike found in the centerline of U.S. Route 42 ( 60'R/W), said spike being a southwesterly corner of a proposed 1.250 acre tract and the northwest corner of a 2.50 acre tract recorded in the name of Canaan Township in Deed Book 289, page 810;

Thence, with the line between said proposed 1.250 acre tract and said 2.50 acre tract, S 87° 03' 45" E, passing a found iron pipe at 30.49 feet, a total distance of 276.75 feet to a set iron pipe;

Thence N 13° 15' 00" E 30.00 feet to a point in the easterly line of the above mentioned proposed 1.250 acre tract, said point also being the true point of beginning of said easement;

Thence S 87° 03' 45" E 1309.45 feet to the center of the Powell Ditch, Madison County Ditch Number 2;

The above described easement is for drainage purposes only. 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 September of 1995.