



STATE ROUTE 29

S54°14'59"E 84.41' S64°12'17"E 65.84'

(30.03')

R/W

1997

LOT 5

Country View Addition
Slide 588

1278

Steve & Joyce Durban
D.B. 269, p. 207

0.927 acres

281.86'

289.98'

N34°30'00"E

S34°23'27"W

N55°30'00"W 150.00'

(158.02')

8926
V.M.S. 8927
9391

Grantor: Cecil E. & Opal I. Flannery
Deed Book 288, p. 749
Jefferson Twp., Madison County
Ohio

00 40 80 120



SCALE IN FEET

1" = 40'

○ - Iron pin found

⬡ - iron spike found

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

William W. Browning

William W. Browning P.S. 7377 - Feb. 1997



The following description is for a parcel of land, located in the Township of Jefferson, in the County of Madison, State of Ohio, V.M.S numbers 9391, 8926 & 8927 and being part of an original 101.07 acre tract recorded in the name of Cecil E. and Opal I. Flannery in Deed Book 288, page 749, said parcel being more particularly described as follows:

Beginning at a found iron spike on the centerline of State Route 29(60'R/W), said point being the northwest corner of a 13.255 acre tract recorded in the name of Steven E. and Joyce C. Durban in Deed Book 269, page 207 and a northerly corner of the abovementioned 101.07 acre tract;

Thence, with the line between said Flannery and Durban, S 34°23'27" W 289.98 feet to a found iron pin;

Thence N 55°30'00" W 150.00 feet to a found iron pin, said pin being the southeasterly corner of Lot 5 of the Country View Addition as recorded on slide 588 in the Madison County Recorders Office;

Thence, with the east line of said Lot 5, N 34°30'00" E, passing a found iron pin at 251.83, a total distance of 281.86 feet to a point on the centerline of State Route 29;

Thence, with said centerline and the northerly property line of the abovementioned Flannery, S 54°14'59" E 84.41 feet to a found iron spike;

Thence S 64°12'17" E 65.84 feet to the point of beginning.

The above described parcel contains 0.927 acres. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning in February of 1997.

