

236 Cecil & Opal Flannery
D.B. 288, p. 749

2183
O.R. 71, p. 1087
10.267 ac.

original tract line (10.267 ac.)
(7.442 ac.)

1301
D.B. 277, p. 341
7.442 ac.

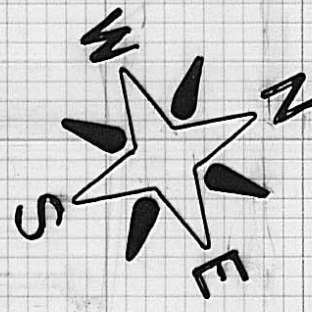
8926
V.M.S. 8927
9391

836/837
Matthias Toebben
D.B. 233, p. 88
6.696 ac.

V.M.S. 12918

17.709 acres

R/W
30' 05'
N67°02'54"W 348.12'
STATE ROUTE 29 - 60'R/W
30'
N67°09'57"W 350.00'



00 100 200 300
SCALE IN FEET
1" = 100'

● = 3/4" Iron pipe found

1-70
State of Ohio
Parcel 38WL
D.B. 185, p. 57

GRANTOR:

Menno H. & Karen L. Eby
Deed Book 277, p. 341
Official Record 71, p. 1087
Jefferson Twp., Madison Co.
Ohio



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

William W. Browning
William W. Browning P.S. 7377
MAY - 1998

42-03

S26°18'13"W 1296.57'

N82°10'17"E

495.92'

N82°15'47"E
58.34'

N78°40'13"E
300.67'

N82°29'04"E
59.08'

N22°50'04"E 812.20'

17.709 ACRES

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 12918, 8926, 8927 & 9391 and being all of a 7.4423 acre tract recorded in the name of Menno H. and Karen L. Eby in Deed Book 277, page 341 and all of a 10.267 acre tract recorded in the name of Menno H. and Karen L. Eby in Official Record 71, page 1087, said parcel being more particularly described as follows:

Beginning at a point on the centerline of State Route 29(60'R/W), said point being the southeast corner of said 7.4423 acre tract and the northeast corner of a 6.696 acre tract as recorded in the name of Matthias Toeppen in Deed Book 233, page 88;

Thence, with the centerline of State Route 29, N 67°09'57" W 350.00 feet to a point, said point bearing N 22°50'04" E 30.00 feet from a found iron pipe in the southerly right-of-way of State Route 29;

Thence, continuing with said centerline, N 67°02'54" W 348.12 feet to a point, said point being the northeast corner of said 10.267 acre tract and in the northerly line of an original 101.07 acre tract recorded in the name of Cecil and Opal Flannery in Deed Book 288, page 749;

Thence, with the line between said Flannery and Eby, S 26°18'13" W, passing a found iron pipe at 30.05 feet a total distance of 1296.57 feet to a found iron pipe in the north right-of-way of Interstate 70; as recorded in the Name of the State of Ohio, as Parcel 38WL , in Deed Book 185, page 57;

Thence, with said right-of-way, N 82°10'17" E 495.92 feet to a found iron pin;

Thence, continuing with said right-of-way, N 82°15'47" E 58.34, N 78°40'13" E 300.67 feet and N 82°29'04" E 59.08 feet to a found iron pipe at the southwest corner of the abovementioned 7.4423 acre tract and the northwest corner of said 6.696 acre tract;

Thence, with the line between the aforesaid tracts, N 22°50'04" E, passing a found iron pin at 782.20 feet, a total distance of 812.20 feet to the point of beginning.

The above described parcel contains 17.709 acres. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning in May of 1998.