

- - Iron pipe set
- △ - P.K. nail set
- ▲ - P.K. nail found
- - Wood corner post
- - Iron pipe found

V.M.S. 7055

V.M.S. 6306

V.M.S. 12022

811/812

124.231 acres

813  
David D. Thomas  
D.B. 208, p. 475  
59.37 ac.

822  
Ralph L. Sr. & Ralph L. Parsons Jr.  
D.B. 297, p. 257  
50.00 ac.

579

725

Jefferson Twp. (35.936 ac.)  
Fairfield Twp. (88.295 ac.)

S30°10'20"E  
553.82'

N64°03'40"E  
366.28'

823  
34.35 ac.

N62°54'21"E  
486.10'

518/519

N27°05'39"W  
404.20'

V.M.S. 6570

520

**GRANTOR:**

Edward P. Sidner  
Official Record 186, page 2462  
124.231 acres, Tract IV, parcels 1, 2, 3  
Jefferson Twp., Fairfield Twp.  
Madison County, Ohio

580  
6.65 ac.

S28°22'10"E 1075.56'

N30°09'55"W  
62.15'

S63°04'09"W 1195.28'

S66°42'45"W 2912.51'

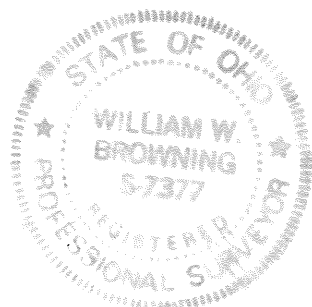
212  
Willis C. & Faith Godden  
D.B. 155, p. 161  
73.037 ac.

767  
Mary C. Murphy Trustee  
O.R. 200, p. 1374  
68.96 ac.

(assumed brng.)  
N16°22'09"W 201.42'  
433.09'  
N70°47'57"E  
N20°18'20"W 130.00'

P.O.B. S74°51'42"W 230.06'  
N16°09'31"W 276.50'

West Jefferson - Kiousville Road 45' R/W  
310.00'  
253  
Laura A. Francis  
O.R. 109, p. 611  
1.53 ac.



I hereby certify that the hereon plated property was prepared from an actual survey.  
William W. Browning  
William W. Browning P.S. 7377 March - 2006  
4444 State Route 187  
London, Ohio 43140  
740.852.4444 - 740.852.5325 Fax

25-06

**Sidner -124.231 acres**

The following description is for a parcel of land in the State of Ohio, County of Madison, Townships of Jefferson and Fairfield, Virginia Military Survey Numbers 7055 and V.M.S. 6570, and is part of a 66.75acre tract, part of a 62.00 acre tract and all of a 30.00 acre tract, Tract IV, parcels 1, 2 & 3, recorded in the name of Edward P. Sidner Trustee in Official Record 186, page 2462, and said parcel being more particularly described as follows:

Beginning at a P.K. nail found in the centerline of West Jefferson - Kiousville Road (45' right-of-way), said nail being the northwest corner of a 1.53 acre tract recorded in Deed Book 109, page 611 in the name of Laura Ann Francis and a southwesterly of the above mentioned Sidner;

Thence, with said centerline, N 16° 22' 09" W 201.42 feet to a set P.K. nail;

Thence, with a new division line of said Sidner, N 70° 47' 57" E, passing a set iron pipe at 22.53 feet, a total distance of 433.09 feet to a set iron pipe;

Thence N 20° 18; 20' W 130.00 feet to a set iron pipe;

Thence N 66° 00' 52" E 825.00 feet to a set iron pipe;

Thence N 27° 05' 39" W 404.20 feet to set iron pipe at in the south line of a 158.39 acre tract recorded in Deed Book 208, page 475 in the name of David D. Thomas and in a north line of said Sidner;

Thence, with the line between said Sidner and Thomas N 62° 54' 21" E 486.10 feet to a set iron pipe;

Thence, continuing with said line, N 08° 25' 53" W 1083.16 feet to set iron pipe;

Thence, continuing with the line between the aforesaid Sidner and Thomas, N 82° 00' 39" E 1819.30 feet to a set iron pipe in the west line of a 50 acre tract recorded in Deed Book 291, page 257 in the name of Ralph L. Parsons Sr. and Ralph L. Parsons Jr.;

Thence, with the line between said Parsons and Sidner, S 30° 10' 20" E 553.82 feet to a set iron pipe;

Thence, continuing with said line, N 64° 03' 40" E 366.28 feet to a set iron pipe at the north corner of the abovementioned 30.00 acre tract and the west corner of a 41.00 acre tract recorded in Deed Book 291, page 257 in the name of Ralph L. Parsons Sr. and Ralph L. Parsons Jr.;

Thence, with the line between said 30.00 acre tract and said 41.00 acre tract, S 28° 22' 10" E 1075.56 feet to Wood corner post, said post being a common corner between said 30.00 acre tract, 41.00 acre tract and a 68.96 acre tract

recorded in Official Record 200, page 1374 in the name of Mary C. Murphy Trustee;

Thence, with the line between said Murphy and Sidner, S 63° 04' 09" W 1195.28 feet to a wood corner post in the east line of a 73.037 acre tract recorded in Deed Book 155, page 161 in the name of Willis C. and Faith Godden;

Thence, with the line between said Godden and Sidner, N 30° 09' 55" W 62.15 feet to wood corner post;

Thence, continuing with said line, S 66° 42' 45" W 2912.51 feet to a found iron pipe at the southeast corner of a 1.53 acre tract recorded in Official Record 109, page 611 in the name of Laura Ann Francis;

Thence, with the line between said Francis and Sidner, N 16° 09' 31" W 276.50 feet to a found iron pipe;

Thence, continuing with said line, S 74° 51' 42" W 230.06 feet to the point of beginning.

The basis of bearings being the centerline of West Jefferson – Kiousville Road, N 38° 55' 05" W, is an assumed bearing and relevant only to this survey.

The above-described parcel contains 124.231 acres with 35.936 acres in Jefferson Township and 88.295 acres in Fairfield Township. Iron pipes set are ¾ inches in diameter and 30 inches in length with caps stamped P.S. 7377. Surveyed by William W. Browning P.S. 7377 during March of 2006

  
William W. Browning P.S. 7377

