

Plat of Survey

Township of Fairfield, County of Madison, State of Ohio, and part of Virginia Military Survey No. 12127

PROPERTY LOCATION:

Being a Survey of 2 Parcels conveyed to Jerald M. Kennedy, as recorded in O.R. Book 342, Page 856, in the Madison County Deed Records, and being all of Auditor's P.P.N. 07-00475.000 & P.P.N. 07-00709.000.

The bearings of this plat are based on the North line of VMS 12127, as being S 69°31'22" W, and is an assumed Meridian used to denote angles only.

LEGEND

- - 3/4" o.d. Iron Pipe Found
- - 5/8" o.d. Iron Pin Found
- ⊙ - Iron Pin Set
5/8" Rebar 30" long with/red cap
Labeled S.A. England #7452
- ▲ - Railroad Spike Found
- △ - Mag Nail Found



I hereby certify that an actual survey of the premises, and that this plat is correct to the best of my knowledge.

3/5/19

Date

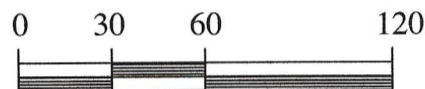
Scott A. England, P.S.

Ohio Registered Surveyor #S-7452

PREPARED FOR:

Jerald Kennedy

Graphic Scale



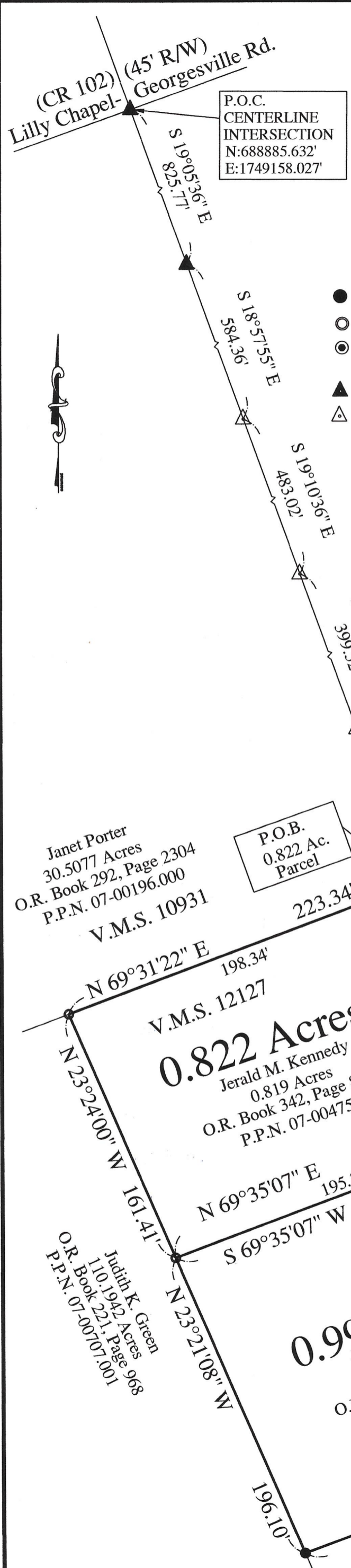
1 Inch = 60 Feet

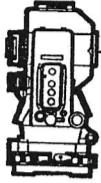
PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying

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Ohio Phone: 1-800-551-5844

Legal Description

0.822 Acres

All of Jerald M. Kennedy 0.819 Acre Parcel: O.R. Book 342, Page 846

Situated in the Township of Fairfield, County of Madison, State of Ohio, and being part of Virginia Military Survey No. 12127, and being more particularly described as follows;

Being a Re-Survey of a 0.819 Acre parcel conveyed to Jerald M. Kennedy, as recorded in O.R. Book 342, Page 846, in the Madison County Deed Records, being all of Auditor's P.P.N. 07-00475.000, and further described as follows;

Commencing at a railroad spike found at the intersection of the centerlines of Lilly Chapel-Georgesville Road (CR 102)(45' Wide R/W) and the centerline of West Jefferson-Kiousville Road (CR 22)(45' Wide R/W);

Thence with the centerline of West Jefferson-Kiousville Road, with the following five (5) courses and distances:

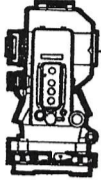
- 1) S 19°05'36" E 825.77 feet to a railroad spike found;
- 2) S 18°57'55" E 584.36 feet to a mag nail found;
- 3) S 19°10'36" E 483.02 feet to a mag nail found;
- 4) S 19°08'25" E 399.52 feet to a mag nail found;
- 5) S 19°54'23" E 267.89 feet to a mag nail found on the North line of Virginia Military Survey No. 12127, also being the South line of Virginia Military Survey No. 10931 and the Southeast Corner of a 30.5077 Acre parcel conveyed to Janet Porter, as recorded in O.R. Book 292, Page 2304, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.822 Acre parcel herein to be described;

Thence, S 22°21'26" E 161.53 feet continuing with the centerline of West Jefferson-Kiousville Road, to a mag nail found marking the Northeast corner of a 1.000 Acre parcel conveyed to Jerald M. Kennedy, as recorded in O.R. Book 342, Page 846;

Thence, S 69°35'07" W 220.41 feet leaving said road with the North line of said 1.000 Acre parcel conveyed to Kennedy, to a 5/8" o.d. iron pin found on the East line of a 110.1942 Acre parcel conveyed to Judith K. Green, as recorded in O.R. Book 221, Page 968, and passing over a 3/4" o.d. iron pipe found at 25.03 feet;

Thence, N 23°24'00" W 161.41 feet with the East line of said 110.1942 Acre parcel conveyed to Green, to a 5/8" o.d. iron pin found on the North line of Virginia Military Survey No. 12127, the same being the South line of Virginia Military Survey No. 10931 and said 30.5077 Acre parcel conveyed to Porter;

Thence, N 69°31'22" E 223.34 feet with the North line of said Virginia Military Survey No. 12127, the same being the South line of said Virginia Military Survey No. 10931 and said 30.5077 Acre parcel conveyed to Porter, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 198.34 feet, and containing 0.822 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



S.A. ENGLAND SURVEYING
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Buckeye Lake, Ohio 43008



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Ohio Phone: 1-800-551-5844

The bearings of the above description are based on the North line of Virginia Military Survey No. 12127, as being N 69°31'22" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

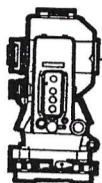
The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in February of 2019.

Dated 3/5/19

Scott A. England P.S.
Ohio Registered Surveyor #7452

Job No. 3208-19MA-0.822Ac





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Legal Description

0.996 Acres

All of Jerald M. Kennedy 1.000 Acre Parcel: O.R. Book 342, Page 846

Situated in the Township of Fairfield, County of Madison, State of Ohio, and being part of Virginia Military Survey No. 12127, and being more particularly described as follows;

Being a Re-Survey of a 1.000 Acre parcel conveyed to Jerald M. Kennedy, as recorded in O.R. Book 342, Page 846, in the Madison County Deed Records, being all of Auditor's P.P.N. 07-00709.000, and further described as follows;

Commencing at a railroad spike found at the intersection of the centerlines of Lilly Chapel-Georgesville Road (CR 102)(45' Wide R/W) and the centerline of West Jefferson-Kiousville Road (CR 22)(45' Wide R/W);

Thence with the centerline of West Jefferson-Kiousville Road, with the following five (5) courses and distances:

- 1) S 19°05'36" E 825.77 feet to a railroad spike found;
- 2) S 18°57'55" E 584.36 feet to a mag nail found;
- 3) S 19°10'36" E 483.02 feet to a mag nail found;
- 4) S 19°08'25" E 399.52 feet to a mag nail found;
- 5) S 19°54'23" E 267.89 feet to a mag nail found on the North line of Virginia Military Survey No. 12127 and the Northeast corner of a 0.819 Acre parcel conveyed to Jerald M. Kennedy, as recorded in O.R. Book 342, Page 846, also being the South line of Virginia Military Survey No. 10931 and the Southeast corner of a 30.5077 Acre parcel conveyed to Janet Porter, as recorded in O.R. Book 292, Page 2304;

Thence, S 22°21'26" E 161.53 feet continuing with the centerline of West Jefferson-Kiousville Road, the same being the East line of said 0.819 Acre parcel conveyed to Kennedy, to a mag nail found, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.996 Acre** parcel herein to be described;

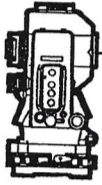
Thence, S 22°21'26" E 15.04 feet continuing with the centerline of West Jefferson-Kiousville Road, the same being the East line of said 1.000 Acre parcel conveyed to Kennedy, to a mag nail found;

Thence, S 23°59'13" E 181.83 feet continuing with the centerline of West Jefferson-Kiousville Road, the same being the East line of said 1.000 Acre parcel conveyed to Kennedy, to a mag nail found, marking the Northeast corner of a 1.000 Acre parcel conveyed to Lona J. Harrell, as recorded in O.R. Book 327, Page 2466;

Thence, S 69°45'27" W 222.20 feet leaving said road with the North line of said 1.000 Acre parcel conveyed to Harrell, to a 3/4" o.d. iron pipe found on the East line of a 110.1942 Acre parcel conveyed to Judith K. Green, as recorded in O.R. Book 221, Page 968, and passing over an iron pin set at 25.03 feet;

Thence, N 23°21'08" W 196.10 feet with the East line of said 110.1942 Acre parcel conveyed to Green, to a 5/8" o.d. iron pin found on the Southwest corner of said 0.819 Acre parcel conveyed to Kennedy;

Thence, N 69°35'07" E 220.41 feet with the South line of said 0.819 Acre parcel conveyed to Kennedy, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 3/4" o.d. iron pipe found at 195.38 feet, and containing **0.996 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



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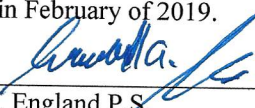
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The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in February of 2019.

Dated 3/5/19



Scott A. England P.S.
Ohio Registered Surveyor #7452

Job No. 3208-19MA-0.996Ac

