

Carol Sanford
9.13° D.B. 195 p. 81

S. 87° 45' E.
275.00'

Begin for description

Iron Pin Set

S. 87° 45' E.
97.80'

Iron Pin Set

S. 43° 15' E.
39.60'

Iron Pin Set

This 0.1985[±] is contiguous to the 0.5303[±]

8664 sq. ft. = 0.1989[±]

To be conveyed from Ruby Thomas to Oscar Baisden and to be added to 0.5303[±]

N. 2° 27' E.
84.00'

Iron Pin found

N. 87° 45' W.
71.55'

S. 46° 30' W.
78.52'

S. 46° 30' W.

FIRST ST.
80'

New 3/8" dia. Iron Pins set at corners.

Reference:
Being part of a 1.795[±] tract as conveyed to Ruby Thomas as recorded in Deed Book 275 page 408.

Feet
0 25 50 100 200
GRAPHIC SCALE

ST. 80'

S. 46° 30' W.
498.98 (Deed)

FIRST VILLAGE OF PLUMWOOD

SURVEY OF 0.1989[±]
V.M.S. 7473

MONROE TWP. MADISON COUNTY, OHIO

SCALE: 1" = 30'

APR. 1988

SURVEYED FOR - MR. OSCAR BAISDEN

A.K. Harvey
Registered Surveyor No. 2570

73-88

A.P. 49/107

STATE RT. 38 60'

84'

30'

House No. 5265

Oscar Baisden
0.5303[±]

Deed Bk. 242 pg. 116

N. 87° 45' W.
275.00'

V.M.S. 7473
5281

Ruby Thomas

Deed 1.795[±] (incorrect)
1.640[±] Tax Dup 1.80[±]
0.1985[±]
1.4415[±] remaining

D.B. 275 p. 408

Note: Deed to this property (description) is in error, as the exception parcel has incorrect course and "3[±]" should be 0.5303[±].

N. 2° 15' E.
358.20' (by deed)

MARYSVILLE - LONDON ROAD

P.K. Nail

Situated in Virginia Military Survey No. 7473, Township of Monroe, County of Madison, State of Ohio. Being part of a 1.795 acre tract as conveyed to Ruby Thomas as recorded in Deed Book 275, page 408 and more particularly described as follows:

Beginning at an iron pin at the Northeast corner of a 0.5303 acre tract as conveyed to Oscar Baisden, Deed Book 242, page 116.

Thence South 87 deg. 45' East a distance of 97.80 feet to an iron pin.

Thence South 43 deg. 15' East a distance of 39.60 feet to an iron pin.

Thence South 46 deg. 30' West a distance of 78.52 feet along the centerline of First Avenue, 80' wide, of Village of Plumwood to an iron pin.

Thence North 87 deg. 45' West a distance of 71.55 feet to an iron pin found at the Southeast corner of said 0.5303 acre tract, Deed Book 242, page 116.

Thence North 2 deg. 27' East a distance of 84.00 feet along the entire East side of said 0.5303 acre tract to place of beginning, containing 0.1989 acre.

Subject however to all legal highways, easements and restrictions of record.

This 0.1989 acre tract herein being conveyed is contiguous to the 0.5303 acre tract and is being conveyed to owners of said tract and to become a part thereof.