

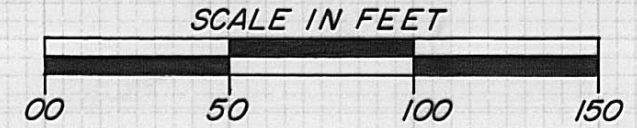
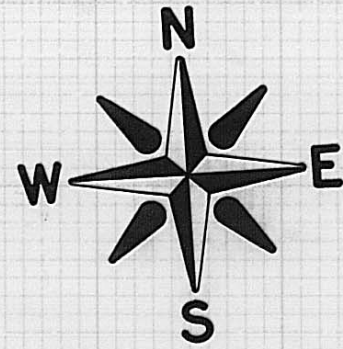
V.M.S. 13162

427

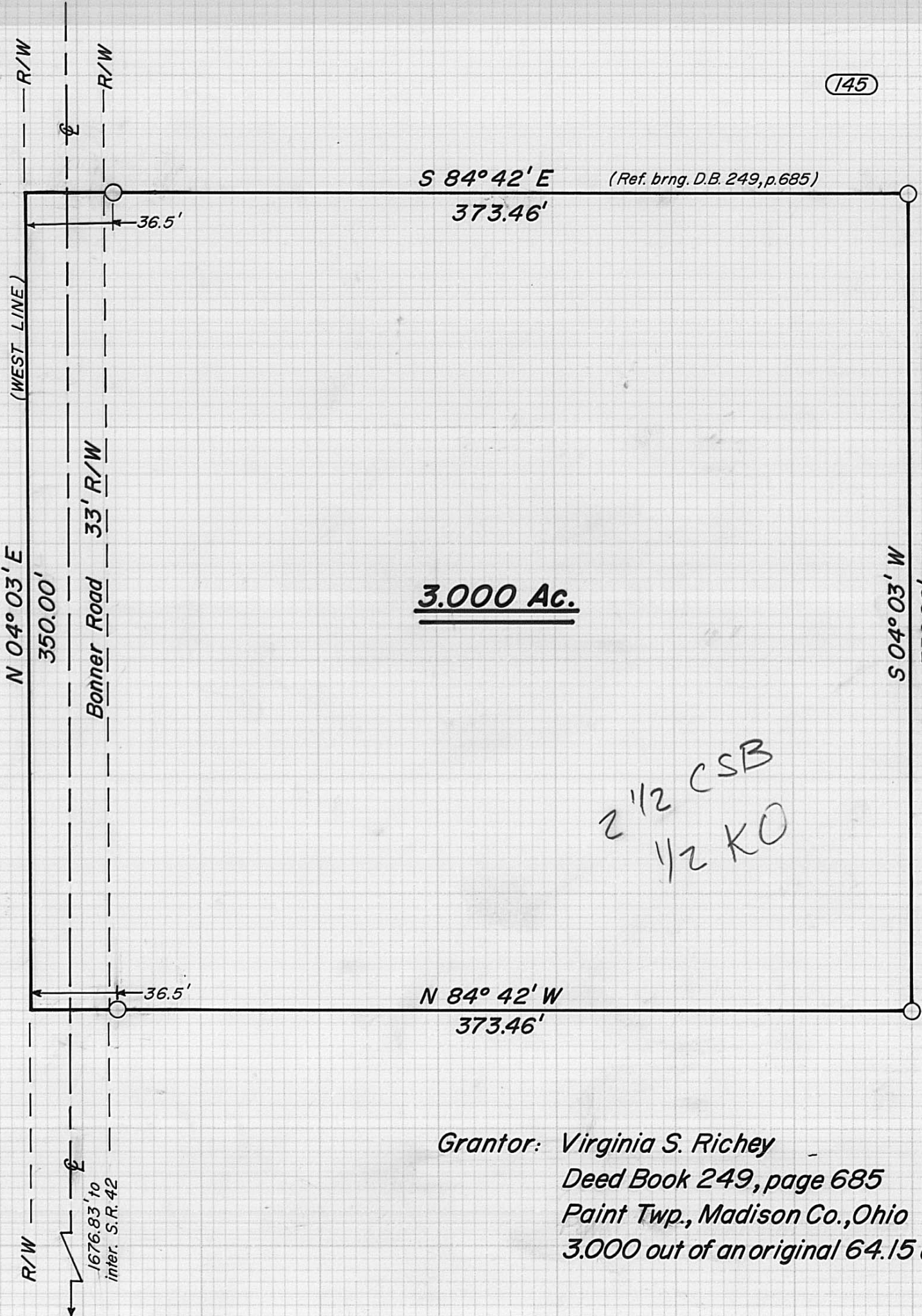
145

David A. Sommer, et al  
D.B. 213, p. 322  
91.10 Ac.

Lloyd R. Kavanaugh  
D.B. 251, p. 126  
8.00 Ac.



○ = 3/4" x 30" iron pipe set  
◻ = Tax map parcel



3.000 Ac.

351

Virginia S. Richey  
D.B. 249, p. 685  
64.15 Ac.

2 1/2 CSB  
1/2 KO

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

*William W. Browning*  
William W. Browning P.S. 7377

Grantor: Virginia S. Richey  
Deed Book 249, page 685  
Paint Twp., Madison Co., Ohio  
3.000 out of an original 64.15 ac. tract



*Situated in the County of*                      Madison

*of Ohio and in the Township*                      *of Paint*                      Virginia Military Survey Number  
13162, and is part of a 64.15 acre tract recorded in the name of Virginia S. Richey  
in Deed Book 249, page 685, said parcel being more particularly described as follows:

Beginning at a point in the west line of Bonner Road (33' R/W), said point being the northwesterly corner of said Richey and the southwesterly corner of a 277.63 acre tract recorded in the name of Lloyd R. Kavanagh in Deed Book 251, page 126 and the southerly line of a 91.10 acre tract recorded in the name of David A. Sommer et al in Deed Book 213, page 322;

Thence with the line between said Richey and Sommer, S 84° 42' 00" E (reference bearing in accordance with Deed Book 249, page 685), passing a set iron pipe at 36.50 feet, a total distance of 373.46 feet to a set iron pipe;

Thence with a new division line of said Richey S 04° 03' 00" W 350.00 feet to a set iron pipe;

Thence N 84° 42' 00" W, passing a set iron pipe at 336.96 feet, a total distance of 373.46 to a point in the westerly line of Bonner;

Thence, with the westerly line of said road N 04° 03' 00" E 350.00 feet to the point of beginning;

The above described parcel contains 3.000 acres. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps stamped P.S. 7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S. 7377, during December of 1992.

Grantors hereby grant to Grantee an easement for the purpose of constructing a drainage tile from the property granted herein to the existing tile on the property owned by Grantors. Grantee agrees to reimburse Grantors for any damage to growing crops incurred by his use of the easement to install, repair or maintain the drainage tile and agrees to return the property to its original condition after any installation, repair or maintenance of any tile.

Subject to all legal highways, restrictions and easements of record and zoning ordinances and regulations.