

JEFFERSON WOODS SUBDIVISION
JEFFERSON & FAIRFIELD TOWNSHIPS: MADISON COUNTY, OHIO.

JOHN HANCOCK MUTUAL LIFE INSURANCE CO.
117.94 ACRES
261/264

DEDICATION
BEING THE UNDERSIGNED, BEING THE OWNERS OF THE LAND HERIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT & TO DEDICATE PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.
EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, STORM SEWERS, SURFACE DRAINAGE, ELECTRIC, GAS, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, & FOR THE REMOVAL OF ANY & ALL TREES OR OTHER OBSTRUCTIONS FOR THE USE OF SAID UTILITIES & FOR PROVIDING INGRESS & EGRESS TO THE PROPERTY FOR SAID PURPOSE & ARE TO BE MAINTAINED AS SUCH FOREVER.



APPROVED THIS 13th DAY OF March, 1993
Robert E. Edwards
MADISON COUNTY BOARD OF COMMISSIONERS

APPROVED THIS _____ DAY OF _____, 1993
Robert E. Edwards
MADISON COUNTY BOARD OF HEALTH

TRANSFERRED THIS 10th DAY OF MARCH, 1993
Raymond M. Haines
MADISON COUNTY AUDITOR

NO. 23111 RECORDED THIS 14th DAY OF March, 1993
Side
8:32 (A.M./P.M.) IN PLAT-BOOK 622, PAGE _____
FEE \$ 17.25
Raymond M. Haines
MADISON COUNTY RECORDER

APPROVED THIS 11th DAY OF March, 1993
Robert E. Edwards
MADISON COUNTY REGIONAL PLANNING COMMISSION

APPROVED THIS 11th DAY OF March, 1993
Judy A. Hastings
MADISON COUNTY ZONING COMMISSION

APPROVED THIS 10th DAY OF March, 1993
Robert E. Edwards
MADISON COUNTY ENGINEER

MARY MATLOCK
120.47 ACRES
220/175

S.LINE JEFFERSON TWP.
N.LINE FAIRFIELD TWP.

KAREN E. M^{rs} CATHRIN
0.945 ACRES
264/209

- NOTES:
1. ORIGINAL TRACT TAX MAP NOS.: 162, 163, 164, 165 & 774.
 2. □ DRAINAGE EASEMENT.
 3. △ DENOTES AREA RECOMMENDED FOR BUILDING SITES. ONE SQUARE ACRE SHOWN.

DRAINAGE STATEMENT, EASEMENTS, & ASSESSMENTS:

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, STORM SEWERS, SURFACE DRAINAGE, ELECTRIC, GAS, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, & FOR THE REMOVAL OF ANY & ALL TREES OR OTHER OBSTRUCTIONS FOR THE USE OF SAID UTILITIES & FOR PROVIDING INGRESS & EGRESS TO THE PROPERTY FOR SAID PURPOSE & ARE TO BE MAINTAINED AS SUCH FOREVER. EASEMENTS ARE RESERVED WHERE INDICATED AS SUCH FOR PUBLIC UTILITIES.

FURTHER, SAID LOTS & OWNERS THEREOF ARE SUBJECT TO ASSESSMENTS FOR THE MAINTENANCE OF SURFACE & SUBSURFACE DRAINAGE SYSTEMS AS APPROVED BY THE MADISON COUNTY COMMISSIONERS (IN ACCORDANCE WITH THE OHIO REVISED CODE CHAPTERS 6131 & 6137) AS RECORDED IN THE COMMISSIONERS JOURNAL.

OWNERS OF LOTS SHALL SHARE THE COSTS FOR MAINTENANCE OF THE ROADSIDE DITCHES, SUBSURFACE TILES, SURFACE WATERWAYS, & CULVERTS CROSSING UNDER THE ROADWAY.

OWNERS OF LOTS WHERE SUBSURFACE TILE & WATERWAYS ARE ALONG THE LOT LINES SHALL SHARE THEIR PROPORTIONAL COSTS IN PORTION TO THE TOTAL LENGTH OF THE TILE.

WITHIN THE EASEMENTS & NATURAL SWALES, NO STRUCTURE, FENCING, PLANTING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

DEED REFERENCE
SITUATED IN JEFFERSON & FAIRFIELD TOWNSHIPS, MADISON COUNTY, OHIO, & BEING PART OF AN ORIGINAL TRACT CONVEYED TO JEFFERSON WOODS PARTNERSHIP, IN DEED BOOK 228, PAGE 364, MADISON COUNTY RECORDER'S OFFICE.

JEFFERSON WOODS
PART OF VIRGINIA MILITARY SURVEYS:
#7628, #8137, #7814, #9718, #11096 (12141)
JEFFERSON & FAIRFIELD TOWNSHIPS, MADISON COUNTY, OHIO.

LEGEND

P/K NAIL FOUND □ SET
RAILROAD SPIKE FOUND △ SET
STONE FOUND □
IRON PIN/PIPE FOUND ○
5/8 INCH IRON PIN SET WITH A PLASTIC CAP STAMPED "GARVERICK L.S. 6816"
SCALE: 1 INCH = 200 FEET

REFERENCE MATERIALS

- 1) DV 254, PG 606 (C/L SPARLING RD)
- 2) DV 261, PG 254
- 3)
- 4)
- 5)

PRIOR DEED: VOL. 288, PG. 364
BASIS OF BEARINGS: REF 1

I HEREBY STATE THAT THE ABOVE PLAT AND THE FIELD SURVEY IT REPRESENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.

DATE OF SURVEY: SEPTEMBER 1991
REV. FEB. 1992
FILE: 1287

GARVERICK SURVEYING
4380 U.S. 42 NORTH
CARDINGTON, OHIO 43315
419-864-8820

TO THE PUBLIC:
DECLARATION OF RESTRICTIONS & EASEMENTS FOR JEFFERSON WOODS SUBDIVISION:

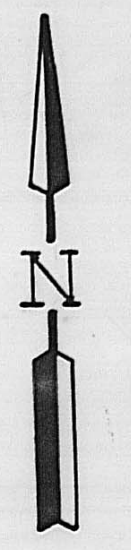
NO CONSTRUCTION OF ANY TYPE WHATSOEVER SHALL BEGIN ON ANY LOT UNTIL THE BUYER OBTAINS WRITTEN APPROVAL FROM THE MADISON COUNTY BOARD OF HEALTH.

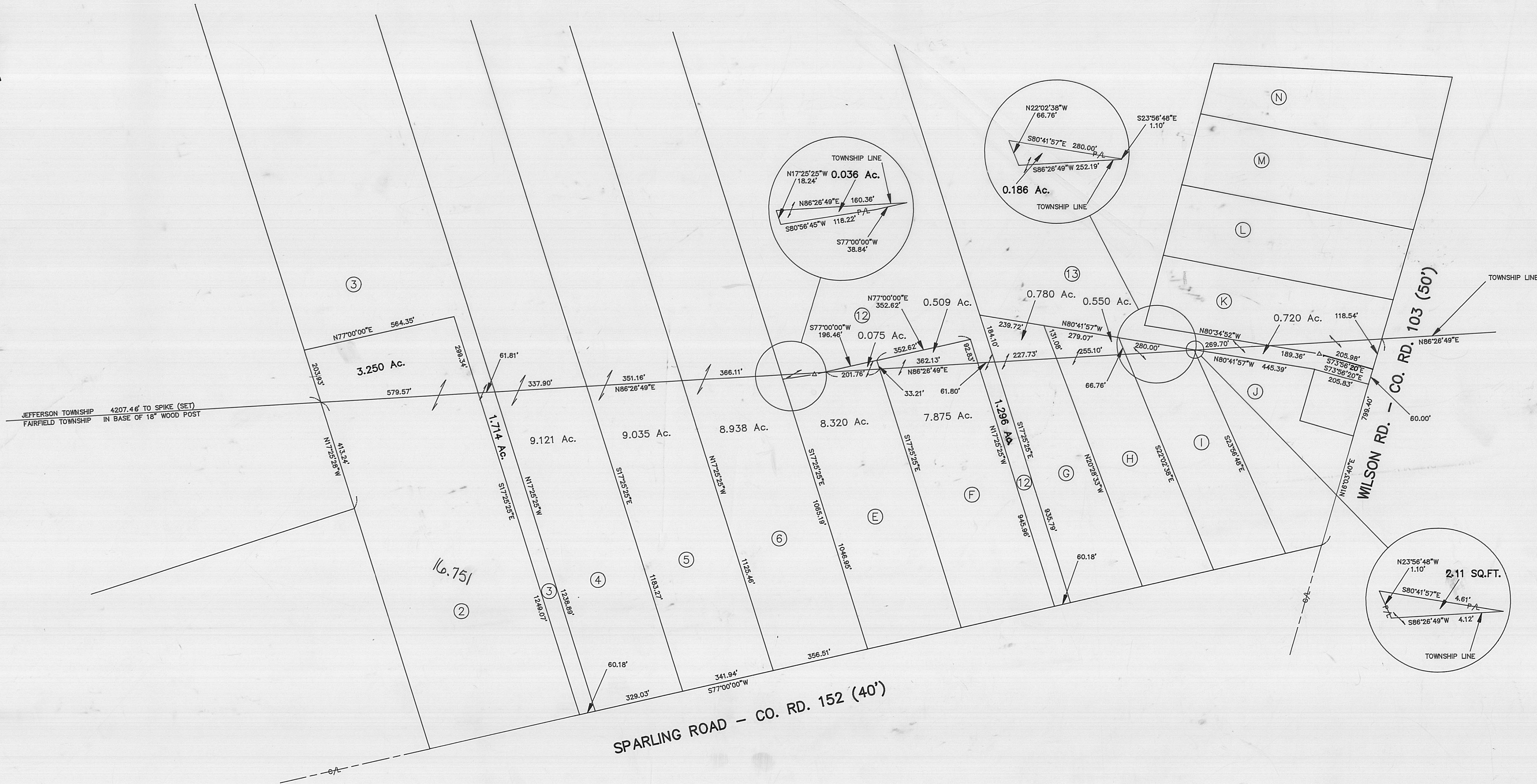
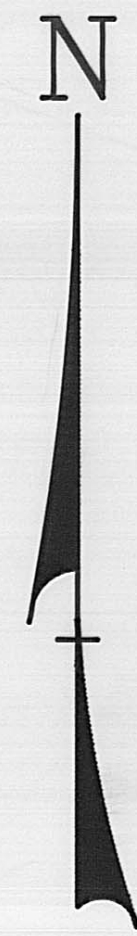
DRAINAGE & UTILITY EASEMENTS: A PERMANENT CONSTRUCTION & MAINTENANCE EASEMENT HAS BEEN RESERVED BY THE DEVELOPER, ITS ASSIGNS & DESIGNEES AS SHOWN ON THE SUBDIVISION PLAT. THE EASEMENT BEING DESCRIBED AS ALL ROAD RIGHT-OF-WAYS, DRAINAGE & UTILITY EASEMENTS. THE PURPOSE OF THE EASEMENT SHALL BE FOR THE REPAIR OF EXISTING IMPROVEMENTS.

EASEMENTS FOR THE INSTALLATION & MAINTENANCE OF UTILITIES & DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE SUBDIVISION PLAT. WITHIN THE EASEMENT AREAS, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION & THE DIRECTION OF THE FLOW OF THE DRAINAGE CHANNELS OR WATER OVER SAID EASEMENT AREA. THE EASEMENT AREA OF EACH LOT & ALL SURFACE IMPROVEMENTS THEREON SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF SAID LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR PUBLIC UTILITY COMPANY IS RESPONSIBLE.

WIDTH OF DRAINAGE EASEMENT AND RESTRICTED USES WITHIN THE EASEMENT AREA.

THE WIDTH OF THE EASEMENT SHALL BE 30 FEET WIDE WITH 15 FEET ON EACH SIDE OF THE DRAINAGE IMPROVEMENT. THE EASEMENT AREA SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY OTHER VEGETATION THAT WOULD INTERFERE WITH THE INTEGRITY OF THE EASEMENT AREA OR DRAINAGE SYSTEM. THIS EASEMENT APPLIES TO THE NATURAL SWALES AS WELL AS THE TILE THAT IS ON MAINTENANCE.



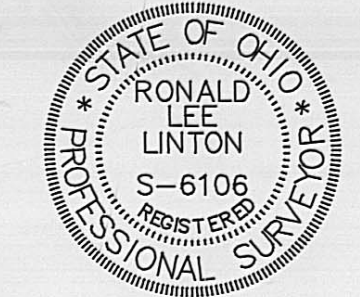


JEFFERSON TOWNSHIP 4207.46' TO SPIKE (SET)
FAIRFIELD TOWNSHIP IN BASE OF 18" WOOD POST

SPURLING ROAD - CO. RD. 152 (40')

WILSON RD. - CO. RD. 103 (50')

NOTE: THIS PLAT REPRESENTS A FIELD SURVEY OF TOWNSHIP LINE ONLY. ALL OTHER DATA SHOWN OBTAINED FROM JEFFERSON WOODS SUBDIVISION AS RECORDED.



Ronald L. Linton
RONALD L. LINTON, P.S. No. 6106

SURVEY OF TOWNSHIP LINE
JEFFERSONWOODS PARTNERSHIP
V.M.S. 7628, 8137, 7814
9718, & 11096 (12141)
JEFFERSON & FAIRFIELD TOWNSHIPS
MADISON COUNTY, OHIO

McA McCARTY ASSOCIATES
Engineers - Surveyors - Architects
213 N. High Street Hillsboro, Ohio 45133 (513) 393-9971
222 N. Oakland Avenue Washington C.H., Ohio 43160 (614) 335-3816

DATE	SCALE	DRAWING NO.
JULY 8, 1994	1"=200'	94-820

Situated in the County of Madison in the State
of Ohio and in the Township of Fairfield and bounded and described as follows:
LOT #2
Being a part of Virginia Military Survey #11096 (#12141) and a part of Virginia
Military Survey #7628.

Commencing at an iron pipe found at the intersection of Wilson Road (County Road
#103) and Sparling Road (County Road #152);

Thence South 77 degrees, 00 minutes, 00 seconds West; with the center of Sparling
Road, a distance of 2800.42 feet to a railroad spike set and the true place of
beginning;

Thence South 77 degrees, 00 minutes, 00 seconds West; with said centerline, a
distance of 564.35 feet to a railroad spike found;

Thence North 17 degrees, 25 minutes, 25 seconds West; a distance of 1548.41 feet
to an iron pin set;

Thence North 77 degrees, 00 minutes, 00 seconds East; a distance of 564.35 feet
to an iron pin set;

Thence South 17 degrees, 25 minutes, 25 seconds East; a distance of 1548.41 feet
to the place of beginning.

Containing 20.001 acres of land, more or less, (10.9 acres in V.M.S. #11096 (#12141)
and 5.7 acres in V.M.S. #7628, Fairfield Township and 3.4 acres in V.M.S. #7628,
Jefferson Township, more or less and subject to all legal highways, right-of-ways,
easements, restrictions, and agreements of record.

All set iron pins are solid, 5/8 inch, and bear a plastic cap stamped "Garverick
L.S. 6816".

Basis of bearings: Deed Volume 254, page 606, the centerline of Sparling Road as
South 77 degrees West.

The above description is based upon a survey by Jan K. Garverick, L.S. 6816, dated
February 1992.

Situated in the County of Madison in the State
of Ohio and in the Township of Jefferson & Fairfield and being a part of Virginia
Military Survey #11096 (#12141) and a part of Virginia Military Survey #7628:
Fairfield Township and Jefferson Township, Madison County, State of Ohio and more
particularly described as follows:

Commencing at an iron pipe found at the intersection of Wilson Road (County Road
#103) and Sparling Road (County Road #152):

Thence South 77 degrees, 00 minutes, 00 seconds West; with the center of Sparling
Road, a distance of 2740.24 feet to a railroad spike found and the true place of
beginning:

Thence South 77 degrees, 00 minutes, 00 seconds west; with said centerline, a distance
of 60.18 feet to a railroad spike set:

Thence North 17 degrees, 25 minutes, 25 seconds West; a distance of 1548.41 feet
to an iron pin set:

Thence South 77 degrees, 00 minutes, 00 seconds West; a distance of 564.35 feet to an
iron pin set:

Thence North 17 degrees, 25 minutes, 25 seconds West; with a division line, a distance
of 1343.37 feet to an iron pipe found at the N.E. side of a wood corner post found:

Thence South 86 degrees, 45 minutes, 12 seconds East; with a division line, a distance
of 665.52 feet to an iron pin found:

Thence South 17 degrees, 25 minutes, 25 seconds East; a distance of 2705.03 feet to
the place of beginning.

Containing 20.001 acres of land, more or less, (1.1 acres in V.M.S. #11096 (#12141) and
0.5 acres in V.M.S. #7628, Fairfield Township and 18.4 acres in V.M.S. #7628, Jefferson
Township, more or less) and subject to all legal highways, right-of-ways, easements,
restrictions and agreements of record.

All set iron pins are solid, 5/8 inch, and bear a plastic cap stamped "Garverick
L.S. 6816".

Prior Deed: Volume 288, page 364.

Basis of bearings: Deed Volume 234, page 606: The centerline of Sparling Road as
South 77 degrees West.

20.001 acre tract Jefferson Woods, #3

Situated in the County of Madison in the State
of Ohio and in the Township of Fairfield and bounded and described as
follows:

LOT #4

Being a part of Virginia Military Survey #11096 (#12141) and a part of Virginia
Military Survey #7628.

Commencing at an iron pipe found at the intersection of Wilson Road (County Road
#103) and Sparling Road (County Road #152);

Thence South 77 degrees, 00 minutes, 00 seconds West; with the center of Sparling
Road, a distance of 2411.21 feet to a railroad spike set and the true place of
beginning;

Thence South 77 degrees, 00 minutes, 00 seconds West; with said centerline, a
distance of 329.03 feet to a railroad spike set;

Thence North 17 degrees, 25 minutes, 25 seconds West; a distance of 2705.03 feet
to an iron pin set;

Thence South 86 degrees, 45 minutes, 12 seconds East; with a division line, a
distance of 350.62 feet to an iron pin set;

Thence South 17 degrees, 25 minutes, 25 seconds East; a distance of 2606.64 feet
to the place of beginning.

Containing 20.001 acres of land, more or less, (6.57 acres in V.M.S. #11096 (#12141)
and 1.74 acres in V.M.S. #7628, Fairfield Township and 11.69 acres in V.M.S. #7628,
Jefferson Township; more or less) and subject to all legal highways, right-of-ways,
easements, restrictions, and agreements of record.

All set iron pins are solid, 5/8 inch, and bear a plastic cap stamped "Garverick
L.S. 6816".

Basis of bearings: Deed Volume 254, page 606; the centerline of Sparling Road
as South 77 degrees West.

The above description is based upon a survey by Jan K. Garverick, L.S. 6816, dated
September 1991.

Situated in the County of Madison in the State
of Ohio and in the Township of Fairfield and bounded and described as follows:

LOT #5

Being a part of Virginia Military Survey #11096 (#12141) and a part of Virginia Military Survey #7628, Fairfield Township and Jefferson Township, Madison County, State of Ohio, and more particularly described as follows:

Commencing at an iron pipe found at the intersection of Wilson Road (County Road #103) and Sparling Road (County Road #152);

Thence South 77 degrees, 00 minutes, 00 seconds West with the center of Sparling Road, a distance of 2069.27 feet to a railroad spike set and the true place of beginning;

Thence South 77 degrees, 00 minutes, 00 seconds West with said centerline, a distance of 341.94 feet to a railroad spike set;

Thence North 17 degrees, 25 minutes, 25 seconds West, a distance of 2606.64 feet to an iron pin set;

Thence South 86 degrees, 45 minutes, 12 seconds East, with a division line, a distance of 364.38 feet to an iron pin set;

Thence South 17 degrees, 25 minutes, 25 seconds East, a distance of 2504.40 feet to the place of beginning.

Containing 20.001 acres of land, more or less, (6.12 acres in V.M.S. #11096 (#12141) and 0.94 acres in V.M.S. #7628, Fairfield Township and 10.94 acres in V.M.S.

#7628, Jefferson Township, more or less) and subject to all legal highways, right-of-ways, easements, restrictions and agreements of record.

All set iron pins are solid, 5/8 inch, and bear a plastic cap stamped "Garverick L.S. 6816".

Basis of bearings: Deed Volume 254, page 606; the centerline of Sparling Road as South 77 degrees West.

The above description is based upon a survey by Jan K. Garverick, L.S. 6816, dated September 1991.

Situated in the County of Madison in the State
of Ohio and in the Township of Fairfield and bounded and described as
follows:

Lot #12

Being a part of Virginia Military Surveys #11096 (#12141), #7814, 7628, and 8137,
Fairfield Township and Jefferson Township; Madison County, State of Ohio, and more
particularly described as follows:

Commencing at an iron pipe found at the intersection of Wilson Road (County Road #103)
and Sparling Road (County Road #152);

Thence South 77 degrees, 00 minutes, 00 seconds West; with the center of Sparling
Road, a distance of 947.35 feet to a railroad spike found and the true place of
beginning;

Thence South 77 degrees, 00 minutes, 00 seconds West; with the center of Sparling
Road, a distance of 60.18 feet to a railroad spike set;

Thence North 17 degrees, 25 minutes, 25 seconds West; a distance of 1038.79 feet to
an iron pin set;

Thence South 77 degrees, 00 minutes, 00 seconds West; a distance of 587.92 feet
to an iron pin set;

Thence South 80 degrees, 56 minutes, 45 seconds West; a distance of 118.22 feet to
an iron pin set;

Thence North 17 degrees, 25 minutes, 25 seconds West, a distance of 1350.84 feet to
an iron pin found in Grantor's North line;

Thence South 86 degrees, 45 minutes, 12 seconds East; a distance of 815.63 feet to
an iron pin found;

Thence South 17 degrees, 25 minutes, 25 seconds East; a distance of 2168.92 feet
to the place of beginning.

Containing 23.223 acres of land, more or less, (81.93 acres in V.M.S. #11096 (#12141),
0.66 acres in V.M.S. #7814, 10.43 acres in V.M.S. #7628, and 3.20 acres in V.M.S.
#8137, More or Less (1.2 acres in Fairfield Township and 22.02 acres in Jefferson
Township; More or Less) and subject to all legal highways, right-of-ways, easements,
restrictions and agreements of record.

All set iron pins are solid, 3/8 inch, and bear a plastic cap stamped "Garverick L.S.
6816";

Prior Deed: Volume 288, Page 364.

Basis of bearings: Deed Volume 254, Page 606, the centerline of Sparling Road as
South 77 degrees West.

The above description is based upon a survey by Jan K. Garverick, L.S. 6816; dated
June 1992.

Situated in the County of Madison in the State
of Ohio and in the Townships of Fairfield and Jefferson and bounded and described as
follows:

Lot #13

Being a part of Virginia Military Surveys #11096 (#12141), #7814, and #8137; Jefferson Township and Fairfield Township, Madison County, State of Ohio, and more particularly described as follows:

Commencing at an iron pipe found at the intersection of Wilson Road (County Road #103) and Sparling Road (County Road #152);

Thence North 16 degrees, 03 minutes, 40 seconds East; with the center of Wilson Road, a distance of 620.86 feet to a railroad spike found and the true place of beginning;

Thence North 73 degrees, 56 minutes, 20 seconds West; with the northerly line of a 0.945 acre tract, now or formerly in the name of Karen McCatherin, as recorded in Deed Volume 264, page 209, a distance of 205.83 feet to an iron pipe found;

Thence North 80 degrees, 41 minutes, 57 seconds West; a distance of 1248.79 feet to an iron pin found;

Thence North 17 degrees, 25 minutes, 25 seconds West; a distance of 1049.03 feet to an iron pin found in grantor's North line;

Thence South 86 degrees, 45 minutes, 12 seconds East; with grantor's North line, a distance of 1178.30 feet to an iron pin set;

Thence South 14 degrees, 44 minutes, 56 seconds West; a distance of 1004.84 feet to an iron pin set;

Thence South 80 degrees, 34 minutes, 52 seconds East; a distance of 651.11 feet to an iron pin set;

Thence South 73 degrees, 56 minutes, 20 seconds East; a distance of 206.00 feet to a railroad spike set in the center of Wilson Road;

Thence South 16 degrees, 03 minutes, 40 seconds West; with the center of Wilson Road, a distance of 60.00 feet to the place of beginning.

Containing 21.752 acres of land, more or less, 18.25 acres in V.M.S. #11096 (#121.41), 2.1 acres in V.M.S. #7814, and 11.4 acres in V.M.S. #8137, more or less, (0.7 acres in Fairfield Township and 21.052 acres in Jefferson Township, more or less, and subject to all legal highways, right-of-ways, easements, restrictions and agreements of record.

All set iron pins are solid 5/8 inch, and bear a plastic cap stamped (Garverick L.B. 6816".)

Prior deed: Volume 288, page 364.

Basis of bearings: Deed Volume 254, page 606; the centerline of Sparling Road as South 77 degrees West.

The above description is based upon a survey by Jan K. Garverick, L.S. 6816; dated June 1992.