

V.M.S. 3642

Dayton Power & Light
D.B. 286, p. 889
0.103 Ac.

William R. & Charles A. Wildman
D.B. 292, p. 251
Tract 2, 101.90 Ac.

467

Ramona Thompson
D.B. 271, p. 927
51.027 Ac.

382

1617 KO
1.1861 CSB

- = iron pipe found
- = 3/4" x 30" iron pipe set
- = Tax map parcel



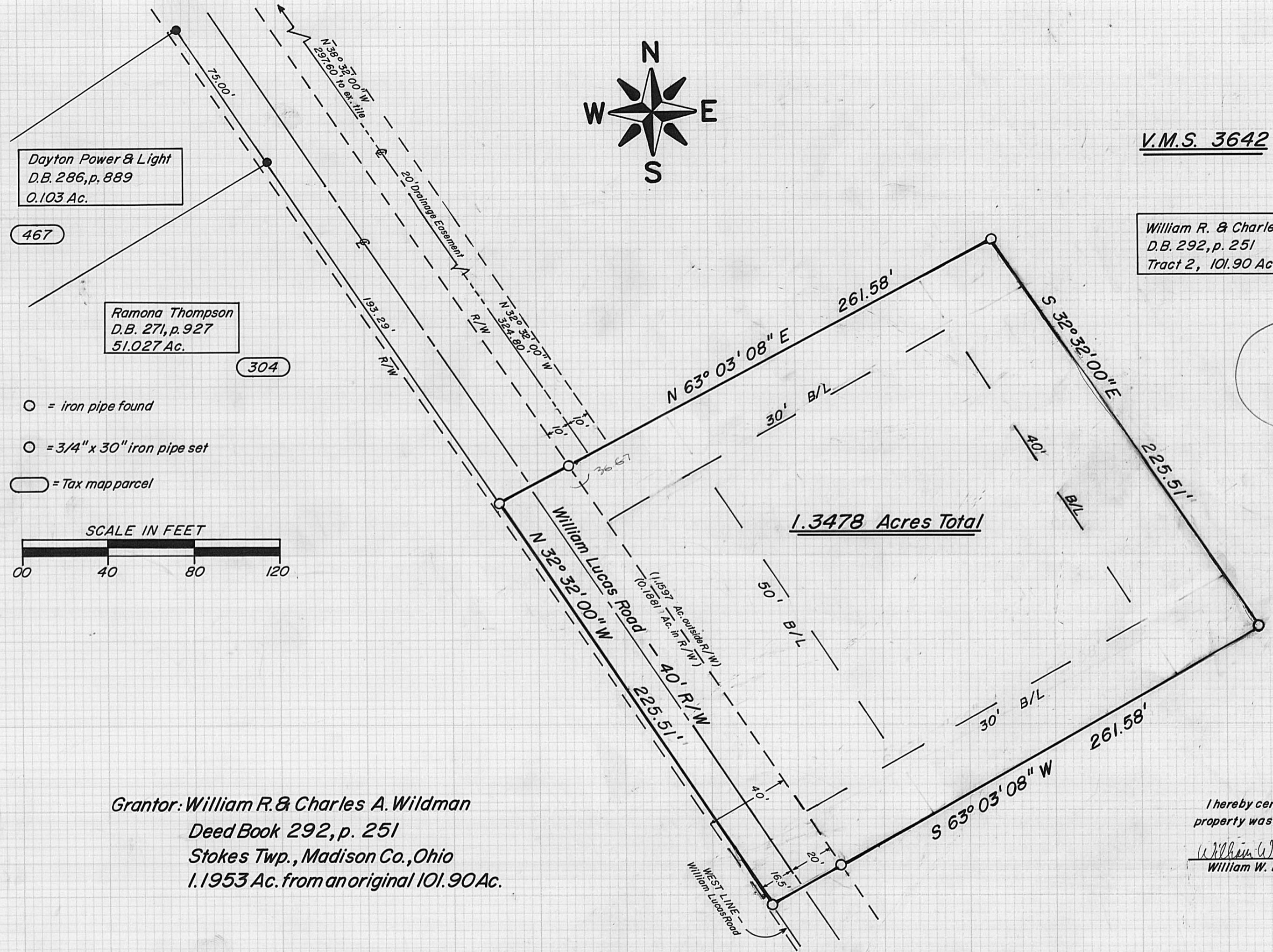
1.3478 Acres Total



Grantor: William R. & Charles A. Wildman
Deed Book 292, p. 251
Stokes Twp., Madison Co., Ohio
1.1953 Ac. from an original 101.90 Ac.

I hereby certify that the hereon platted
property was prepared from an actual survey.
William W. Browning
William W. Browning P.S. 7377

54-93



The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Stokes, VMS 3642, and is part of tract 2, and original 101.90 acre tract recorded in the name of William R. and Charles A. Wildman in Deed Book 282, page 251, said parcel being more particularly described as follows:

Beginning at a one inch pipe found in the west line of William Lucas Road (40 foot R/W), said pipe being the easterly corner of a 0.103 acre tract recorded in the name of Dayton Power and Light in Deed Book 286, page 889 and a northerly corner of a 51.027 acre tract recorded in the name of Ramona Thompson in Deed Book 271, page 927, said pipe being further referenced as bearing S 32 deg. 32' 00" W, 75.01 feet from a 1 inch iron pipe found at the northerly corner of said 0.103 acre tract;

Thence, following the west line of said road S 32 deg. 32' 00" W 193.29 feet to a set 3/4" set iron pipe, said pipe being the TRUE point of beginning;

Thence, with three new lines of the aforementioned Wildman, N 63 deg. 03' 08" E, passing a set iron pipe at 36.67 feet a total distance of 261.58 feet to a set iron pipe; thence S 32 deg. 32' 00" E 225.51 feet to a set iron pipe; Thence S 63 deg. 03' 08" W, passing a set iron pipe at 224.91 feet, a total distance of 261.58 feet to a set iron pipe in the west line of William Lucas Rd;

Thence with the west line of said road N 32 deg. 32' 00" W (reference bearing in accordance with Deed Book 292, page 251) 225.51 feet to the TRUE point of beginning;

The above described parcel contains 1.3478 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 May of 1993.

Subject to real estate taxes, all easements, legal highways, to all zoning and restrictions and conditions of record and also the following easement:

The following description is for a drainage easement and is part of a parcel of land in the State of Ohio, County of Madison, Township of Stokes, VMS 3642, and is part of tract 2, and original 101.90 acre tract recorded in the name of William R. and Charles A. Wildman in Deed Book 282, page 251, said easement being 20 feet in width and 10 feet from and parallel with the following described centerline;

Beginning at a point in the northerly line of a proposed 1.3478 acre tract, said point bearing S 63 deg. 03' 08" W 10.00 feet from a set iron pipe in the easterly R/W of William Lucas Road (40 foot R/W); Thence, 10 feet and parallel with the aforementioned R/W, N 32 deg. 32' 00" W 324.80 feet to a point; Thence, continuing 10 feet from and parallel with said R/W, N 38 deg. 32' 00" W 297.60 feet to an existing tile.

The above described easement is for drainage purposes only. 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 May of 1993.