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SRH*

SURVEY OF RECORD

LOCATED IN VIRGINIA MILITARY SURVEY NO. 8742,
CITY OF LONDON AND TOWNSHIP OF UNION,
MADISON COUNTY, OHIO, CONTAINING 6.5183 ACRES

Prepared For:
BOARD OF MADISON COUNTY COMMISSIONERS
MADISON COUNTY COURT HOUSE
LONDON, OHIO 43140

STATE
ROUTE
38
60' R/W

6.5183 ACRES

0.2321 ACRES IN STATE R/W
OF OHIO R/W

2.6143 ACRES IN UNION TOWNSHIP

3.9040 ACRES IN THE CITY OF LONDON

Margaret S. Hutson
Deed Vol. 221, Pg. 345

Ruth Harriet Wengert & Margaret Ann Hutson
Deed Vol. 272, Pg. 70

Beverly A. Johnson & G. Robert Wickline
Deed Vol. 291, Pg. 299

James W. & Norma J. Huff
Deed Vol. 204, Pg. 418

- Indicates Iron Pins found or set
- Indicates Spikes found or set
- Indicates existing fence corner posts
- *** Indicates existing fence lines

Note:
The reference bearing for this survey is N 2°30'00" W which is the bearing for the centerline of State Route 38 as determined by Deed Volume 272, Page 70.
All corners have been monumented as shown. Iron Pins set have identifying yellow survey caps.
The property surveyed herein is part of land conveyed to Ruth Harriet Wengert and Margaret Ann Hutson, by deed recorded in Volume 272, Page 70, of the Deed Records of Madison County, Ohio.



Prepared By:
Louis A. Green and Associates
894 North Detroit Street
Xenia, Ohio 45385
(513) 372-5038

Louis A. Green 12/7/93
Registered Surveyor No. 6147 Date

16-94

LOUIS A. GREEN AND ASSOCIATES
LAND PLANNERS AND SURVEYORS
894 North Detroit Street
Xenia, Ohio 45385

LOUIS A. GREEN, P.S.

513-372-5038
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LEGAL DESCRIPTION OF A 6.5183 ACRE TRACT
TO BE CONVEYED TO THE BOARD OF MADISON COUNTY COMMISSIONERS

Located in Virginia Military Survey No. 8742, City of London, and Township of Union, County of Madison, State of Ohio, and being further described as follows:

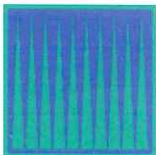
Beginning at a spike found in the centerline of State Route 38, said spike being the southwest corner of the Chatfield Subdivision as recorded in Cabinet 1, Slide 587, of the Plat Records of Madison County, Ohio, thence in an eastwardly direction with the southerly line of said Chatfield Subdivision and an existing fence line, said line becoming the southerly line of land conveyed to James W. and Nora J. Huff, by deed recorded in Volume 204, Page 418, of the Deed Records of Madison County, Ohio, on a bearing of south seventy degrees thirty-eight minutes thirteen seconds ($70^{\circ}38'13''$) east for a distance of one thousand one hundred eighty-nine and $11/100$ (1189.11) feet to an iron pin set, this course passes an iron pin on the easterly right-of-way line of said State Route 38 at 32.32 feet, said course also crosses the City of London Corporation Line at 213.12 feet; thence in a southwardly direction on a new division line by this survey on a bearing of south six degrees

fifty-one minutes forty-eight seconds ($6^{\circ}51'48''$) west for a distance of one hundred seventy-three and $58/100$ (173.58) feet to an iron pin set; thence in a westwardly direction continuing with a new division line by this survey on a bearing of north seventy-eight degrees nineteen minutes forty-one seconds ($78^{\circ}19'41''$) west for a distance of four hundred ninety-two and $34/100$ (492.34) feet to an existing fence corner post, said post being the northeast corner of land conveyed to Margaret S. Hutson, by deed recorded in Volume 221, Page 345, of said Deed Records; thence continuing in a westwardly direction with the northerly line of said Hutson land, also being an existing fence line, on a bearing of north seventy-eight degrees one minute forty-six seconds ($78^{\circ}01'46''$) west for a distance of six hundred seventeen and $59/100$ (617.59) feet to a spike set in said centerline of State Route 38, this course crosses said City of London Corporation Line at 83.77 feet, and also passes an iron pin found on said easterly right-of-way line of State Route 38 at 586.66 feet; thence in a northwardly direction with said centerline of State Route 38 on a bearing of north two degrees thirty minutes no seconds ($2^{\circ}30'00''$) west for a distance of three hundred thirty-nine and $22/100$ (339.22) feet to the point of beginning containing six and $5183/10000$ (6.5183) acres, of which 2.6143 acres are located in Union Township and 3.9040 acres are located in the City of London, Ohio, said tract also being subject to all easements and roadways of record.

The Reference Bearing for this survey is north two degrees thirty minutes no seconds (2°30'00") west, which is the bearing for the centerline of State Route 38 as determined by Deed Volume 272, Page 70, of the Deed Records of Madison County, Ohio.

The above tract is part of land conveyed to Ruth Harriet Wengert and Margaret Ann Hutson, by Deed Volume 272, Page 70, of the Deed Records of Madison County, Ohio.

The above description is based on a field survey conducted by Louis A. Green, Registered Surveyor Number 6147, State of Ohio, completed December 7, 1993.



CONSERVATION
TECHNOLOGIES, INC.

June 23, 1994

Mr. Neil Babb
Madison County Engineer
22 Garfield Ave.
London, Ohio 43140
(614)852-9404

Subject: (93129) Transmit proposed easement for Utilities, Madison County Human Services

Dear Neil;

Enclosed is a copy of a proposed easement for water and sewer service that has been transmitted to the Madison County Commissioners and Mr. and Mrs. Cunningham. Please review it and call me if you see any problems. I am sure that the County Commissioners will be calling you for assistance.

Sincerely,
Conservation Technologies, Inc.

Casey Elliott, PE

DEED OF EASEMENT

Know all men by these presents, that :

Edward and Linda Cunningham
340 Sherman Avenue
London, Ohio 43140

Herein called the GRANTOR, for and in consideration of the following work:

Demolish and remove the debris from an existing asphalt driveway at the above address with the approximate dimensions of 11' wide by 23' long and replace the driveway with a 4" thick concrete driveway of the same dimensions with quality and workmanship specified in the *Project Manual for the Madison County Department of Human Services Office Building*.

Grant to:

The Madison County Commissioners
Court House
London, Ohio 43140

Herein called the GRANTEE, with general warranty covenants to the GRANTEE, a perpetual easement in, through and under the real estate as described in Exhibit A (attached) for the purpose of constructing, operating, maintaining, repairing, removing or replacing a water main and a sewer main and appurtenances thereof for the following Project:

An Office Building for
The Madison County Department of Human Services
200 Midway Avenue (State Route 38)
London, Ohio 43140

The GRANTOR hereby releases the GRANTEE from any further claims for compensation or claims for damages resulting from this grant or the construction of said Project, except that the contractor(s) for the Project shall not be released from liability for damages caused by their negligence.

The GRANTEE agrees to restore the GRANTOR's property to its original condition after any construction, maintenance or repair that is performed within the easement, at no cost to the GRANTOR. Such restoration will include any lawns, fences, landscaping, shrubbery, drives, walks, trees, underground utilities, or any other improvement.

The rights granted herein shall not interfere with or restrict the use of the GRANTOR, its' successors and assigns forever, of the property with respect to the construction and maintenance of property improvements along and over the easement so long as the improvement is constructed as not to impair the strength or interfere with the use and maintenance of the water and sewer mains.

The rights granted herein shall not convey to the GRANTEE any right whatsoever to the surface of the land over the described easement except during construction, maintenance, repair, replacement, removal or inspection thereof.

To have and to hold said premises to said GRANTEE, its' successors and assigns, for the use and purposes described herein.

In Witness whereof, the said GRANTOR(s) *Edward and Linda Cunningham* have hereunto set their hands this the _____(Day) of _____(Month), 1994,

Signed and acknowledged in the presence of:

Witness

GRANTOR

Witness

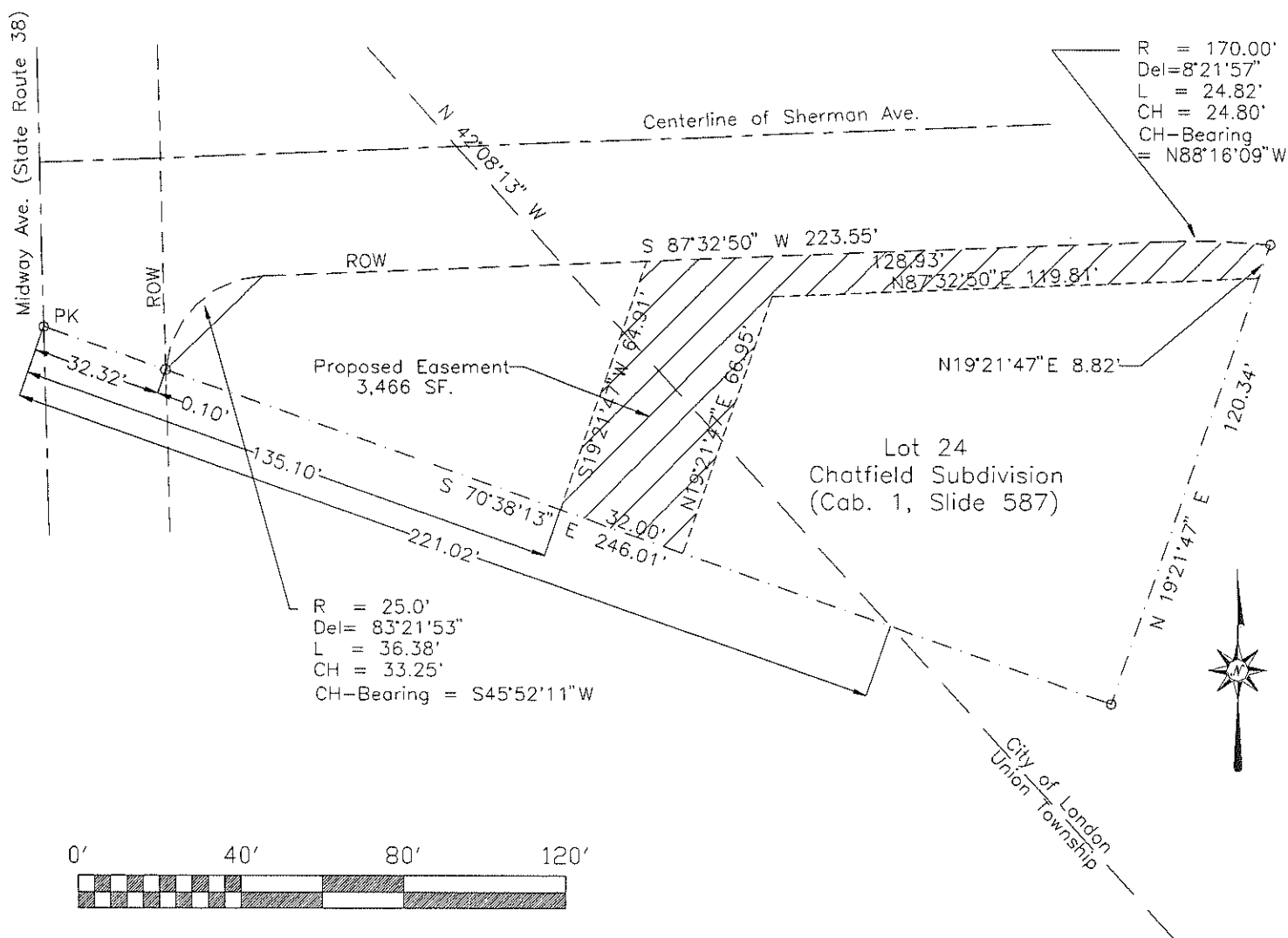
GRANTOR

STATE OF OHIO)
COUNTY OF MADISON) SS:

On this the _____(Day) of _____(Month), 1994, before me a Notary Public in and for the Jurisdiction above, personally came *Edward and Linda Cunningham*, the GRANTORS in the foregoing Deed of Easement and acknowledged the signing of the easement to be a voluntary act and deed for the uses and purposes described.

In testimony whereof, I have subscribed my name and affixed my official seal on the date mentioned above.

Notary Public



The following description was developed from survey data collected by Louis A Green and Associates in February, 1994, and a plat of the Chatfield Subdivision (Cabin 1, Slide 587, 3/14/86). The description is not complete without the drawing above.

Beginning at a PK nail found in the centerline of State Route 38 (Midway Avenue), said point being the extreme southwest corner of the Chatfield Subdivision (Cabin 1, Slide 587),

thence S 70° 38' 13"E, 135.10' along the south line of the Chatfield Subdivision and the north line of a 6.5183 acre property in the name of the Madison County Commissioners, to the west line of the easement at the TRUE POINT OF BEGINNING passing over a 3/4" diameter pipe set in the east Right of Way of Midway Avenue (State Route 38) at 32.32' and the extreme western corner of Lot 24 at 32.42';

thence S 70° 38' 13"E, 32.00' further along the south line of the Chatfield Subdivision;

thence N 19° 21' 47"E, 66.95' into Lot 24;

thence N 87° 32' 50"E, 119.81' parallel and 10' south of the Right of Way of Sherman Avenue to a point on the east line of Lot 24;

thence N 19° 21' 47"E, 8.82' along the east line of Lot 24 to the northeast corner of Lot 24;

thence 24.83' along the arc of a curve to the left with a radius of 170.00' and chord at N 88° 16' 09"W of length 24.80' said curve being the south Right of Way of Sherman Avenue;

thence S 87° 32' 50"W, 128.93' along the south Right of Way of Sherman Avenue and the north line of Lot 24;

thence S 19° 21' 47"W, 64.91' into Lot 24 to the TRUE POINT OF BEGINNING;

The Right of Way contains 3,466 square feet and is contained within Lot 24 of the Chatfield Subdivision. *The Basis of Bearing* for this description is the north line of the property in the name of the Madison County Commissioners surveyed by Louis A. Green, PS 6147 in February, 1994. The Lot dimensions are developed from the Chatfield Subdivision Plat. No new monuments were set.