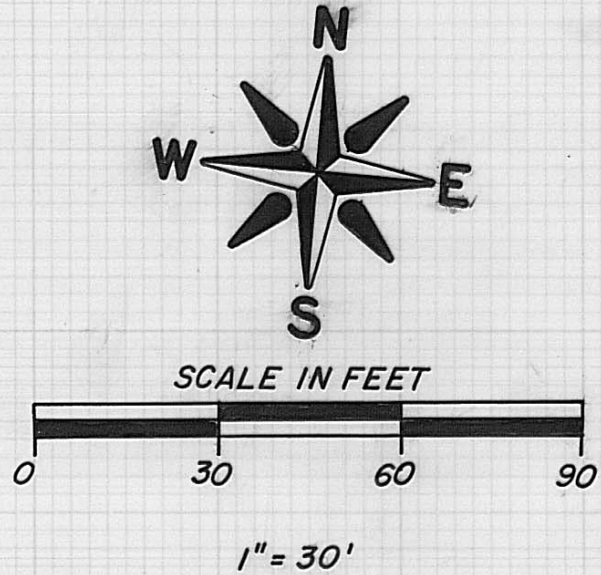


ELIZABETH WARNOCK
7.269 AC. TRACT

374

DAVID R. JONES
5.003 AC.
D.B. 216, P. 32

604



1.00 AC. LOT
0.13 R/W
1.13 AC. TOTAL

GRANTOR: ELIZABETH WARNOCK
D.B. 254, P. 523
SOMERFORD TWP.,
MADISON CO., OHIO
V.M.S. 3762

10' drainage easement
+55' to center of ditch
77.73'

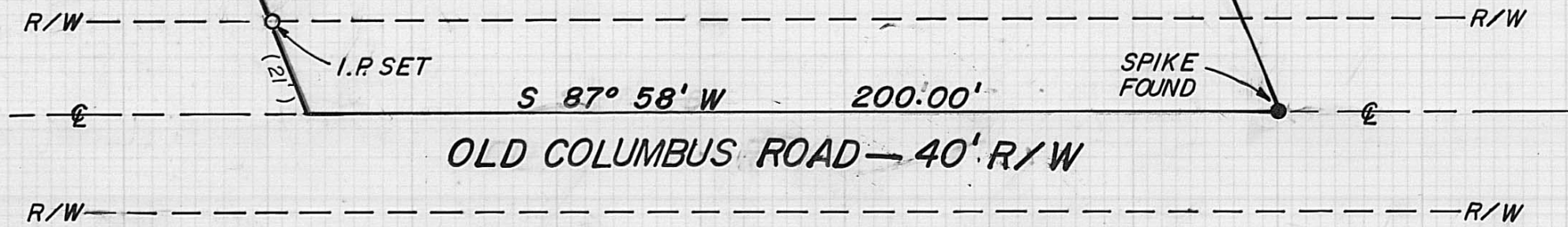
existing house

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

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



BROWNING SURVEYING
4444 S.R. 187
LONDON, OHIO, 43140
(614) 852-4444



47-94

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Somerford, Virginia Military Survey Number 3762, and is part of an original 7.269 acre tract recorded in the name of Elizabeth Warnock in Deed Book 254, page 523, said parcel being more particularly described as follows:

Beginning at a iron spike found in the centerline of Old Columbus Road (40' R/W), said spike being the southeasterly corner of the aforementioned 7.269 acre tract;

Thence with the centerline of Old Columbus Road S 87° 58' 00" W (Reference Bearing in accordance with Deed Book 254, page 523) 200.00 feet to a point on the centerline of Old Columbus Road);

Thence with a new line of said Warnock N 23° 47' 00" W, passing a set iron pipe at 21.00 feet, a total distance of 265.00 feet to a set iron pipe;

Thence N 87° 58' 00" E 200.00 feet to a set iron pipe in the easterly line of the above mentioned 7.269 acre tract and the westerly line of a 5.003 acre tract recorded in the name of David R. Jones in Deed Book 216, page 32;

Thence with the line between said Warnock and Jones, S 23° 47' 00" E 265.00 feet to the point of beginning;

The above described parcel contains 1.130 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, showing additional information is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S. 7377, during February of 1994.

ALSO CONVEYED HERewith for the benefit of the above described premises is the following described perpetual drainage easement:

The following description is for a drainage easement, being ten feet in width and five feet from and parallel with both sides of the following described centerline, in the State of Ohio, County of Madison, Township of Somerford, Virginia Military Survey Number 3762, and is part of an original 7.269 acre tract recorded in the name of Elizabeth Warnock in Deed Book 254, Page 523, said parcel being more particularly described as follows:

Beginning at an iron spike found in the centerline of Old Columbus Road (40' R/W), said spike being the southeasterly corner of the aforementioned 7.269 acre tract;

thence with the centerline of Old Columbus Road S. 87° 58' 00" W. (Reference Bearing in accordance with Deed Book 254, Page 523) 200.00 feet to a point on the centerline of Old Columbus Road;

thence with a new line of said Warnock N. 23° 47' 00" W., passing a set iron pipe at 21.00 feet, a total distance of 265.00 feet to a set iron pipe at the northwest corner of a proposed 1.13 acre tract and the true point of beginning for said easement;

thence N. 23° 47' 00" W. 77.73 feet to the center of an existing ditch.

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, showing additional information is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S. 7377, during February of 1994.