



The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey Number 2985, and is part of a 54.37 acre tract recorded in the name of Thomas W. Pearce in Deed Book 267, page 739, said parcel being more particularly described as follows:

Beginning at a steel spike found in the centerline of Taylor-Blair Road, said steel spike being a southerly corner of the above mentioned 54.37 acre tract and northwesterly corner of a 4.819 acre tract recorded in the name of Kurt & Nancy Schmelzwer in Deed Book 282, page 908;

Thence, with part of the line between said 54.37 acre tract and said 4.819 acre tract, S. 54° 30' 00" W. 161.00 feet to a point on said line, said point being the true point of beginning;

Thence continuing with said line between Pearce and Schmelzer S. 54° 30' 00" W. 231.67 feet to a point;

Thence, with three new line of the above mentioned Pearce, N. 38° 39' 23" W. passing a set iron pipe at 50.00 feet, a total distance of 324.90 feet to a set iron pipe;

Thence N. 64° 01' 36" E. 200.54 feet to a set iron pipe;

Thence S. 45° 35' 00" E. passing a set iron pipe at 255.78, a total distance of 295.78 feet to the true point of beginning.

The above described parcel contains 1.504 acres. Iron pipes set are 3/4 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 Department, surveyed by William W. Browning, P.S. 7377, during June of 1994.

DRAINAGE EASEMENT

The following description is for a drainage easement in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey Number 2985, and is part of a 54.37 acre tract recorded in the name of Thomas W. Pearce in Deed Book 267, page 739, said easement being 20 feet in width and being 10 feet from and parallel on both sides of the following described centerline:

Beginning at a pipe set in the westerly line of a proposed 1.504 acre lot, said pipe being further referenced as bearing S. 38° 39' 23" E. 274.90 feet from an iron pipe set at the northwesterly corner of said proposed lot;

Thence, from said pipe, S. 54° 30' 00" W. 135.00 ± feet to the center of the Prose-Monroe-Bidwell Ditch No. 7;

The above described easement is for drainage purposes only. Iron pipes set are 3/4 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 June of 1994.