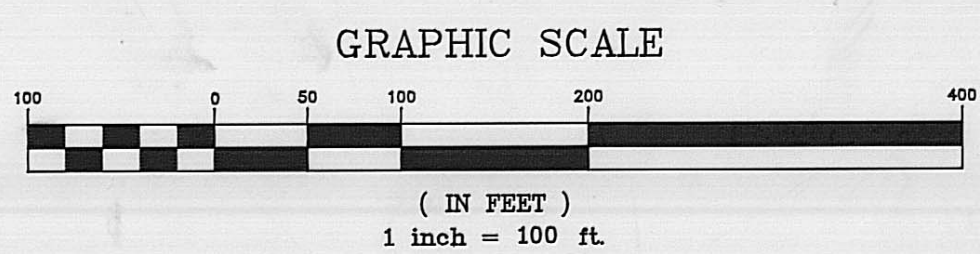


Flood Insurance Rate Map
 Panel 100 of 225
 Madison Co., Unincorporated Areas
 Zone X

○ = 5/8 INCH BY 30 INCH
 REINFORCING ROD SET
 WITH IDENTIFICATION CAP
 STAMPED "ELSMICK RS6395"



FIRST CONSULTING
 Land Surveyors

REVISIONS		
Date	By	Description

52/432 filed Commissioner's Journal 52/432

BIDWELL ESTATES 11-95

SHEET
 2 / 2

SITUATED IN V.M.S. 2985, IN THE TOWNSHIP OF JEFFERSON, MADISON COUNTY, OHIO CONTAINING 20.04 ACRES AND BEING PART OF THE 68.561 ACRE TRACT CONVEYED TO RICHARD T. BIDWELL AND JUDY BIDWELL AS DESCRIBED IN DEED BOOK 297, PAGE 16 OF THE RECORDER'S RECORDS, MADISON COUNTY, OHIO.

THE UNDERSIGNED, BEING THE OWNER OF THE LANDS HEREIN PLATTED, DOES HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DOES HEREBY ADOPT THE PLAT, DECLARATION OF RESTRICTIONS, EASEMENTS AND PROTECTIVE COVENANTS SHOWN HEREON.

DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF STORM SEWERS, DRAINS, STORM WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENTS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

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

OWNERS OF LOTS SHALL SHARE THE COSTS FOR MAINTENANCE OF THE ROADSIDE DITCHES, SUBSURFACE TILES, SURFACE WATERWAYS, AND CULVERTS.

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

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

THE CONSTRUCTION PLANS FOR THE IMPROVEMENT ARE ON FILE IN THE MADISON COUNTY ENGINEERS OFFICE. FURTHER, THE MADISON COUNTY ENGINEER SHALL BE REQUESTED BY THE LOT OWNERS' TO INSPECT, APPROVE OR DISAPPROVE ALL CONSTRUCTION WITHIN EASEMENTS, ROAD RIGHT-OF-WAY AND NATURAL WATERWAYS.

UTILITY EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER LINES, SEWERS, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS FOR THE USE OF SAID FACILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Edward Valentin BY *Richard T. Bidwell*
WITNESS

Ronald W. Huchins BY *Judith B. Bidwell*
WITNESS

STATE OF OHIO *Madison* COUNTY, SS

BE IT REMEMBERED THAT ON THIS 21 DAY OF January, 1995, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RICHARD T. BIDWELL AND JUDY BIDWELL, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES HEREIN EXPRESSED.

IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Laura D. Crager
NOTARY PUBLIC IN AND FOR
Madison COUNTY, OHIO

LAURA D. CRAGER
Notary Public, State of Ohio
My Commission Expires Oct. 28, 1996

FIRST CONSULTING
LAND SURVEYORS
614-777-1888
FAX 614-777-1872

NOTE:

THIS PLAT REPRESENTS THE RESULTS OF A FIELD SURVEY MADE IN SEPTEMBER, 1994. ALL MONUMENTS SHOWN HEREON EXIST AND MEASUREMENTS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Garth L. Blawie
REGISTERED SURVEYOR #6395

SCALE:
PLAN: 1" = 100'
X-SECTION:

filed Commissioners' Journal 52/432

REVISIONS:		
DATE	BY:	WHY:

PLAN SHOWING SURVEY OF

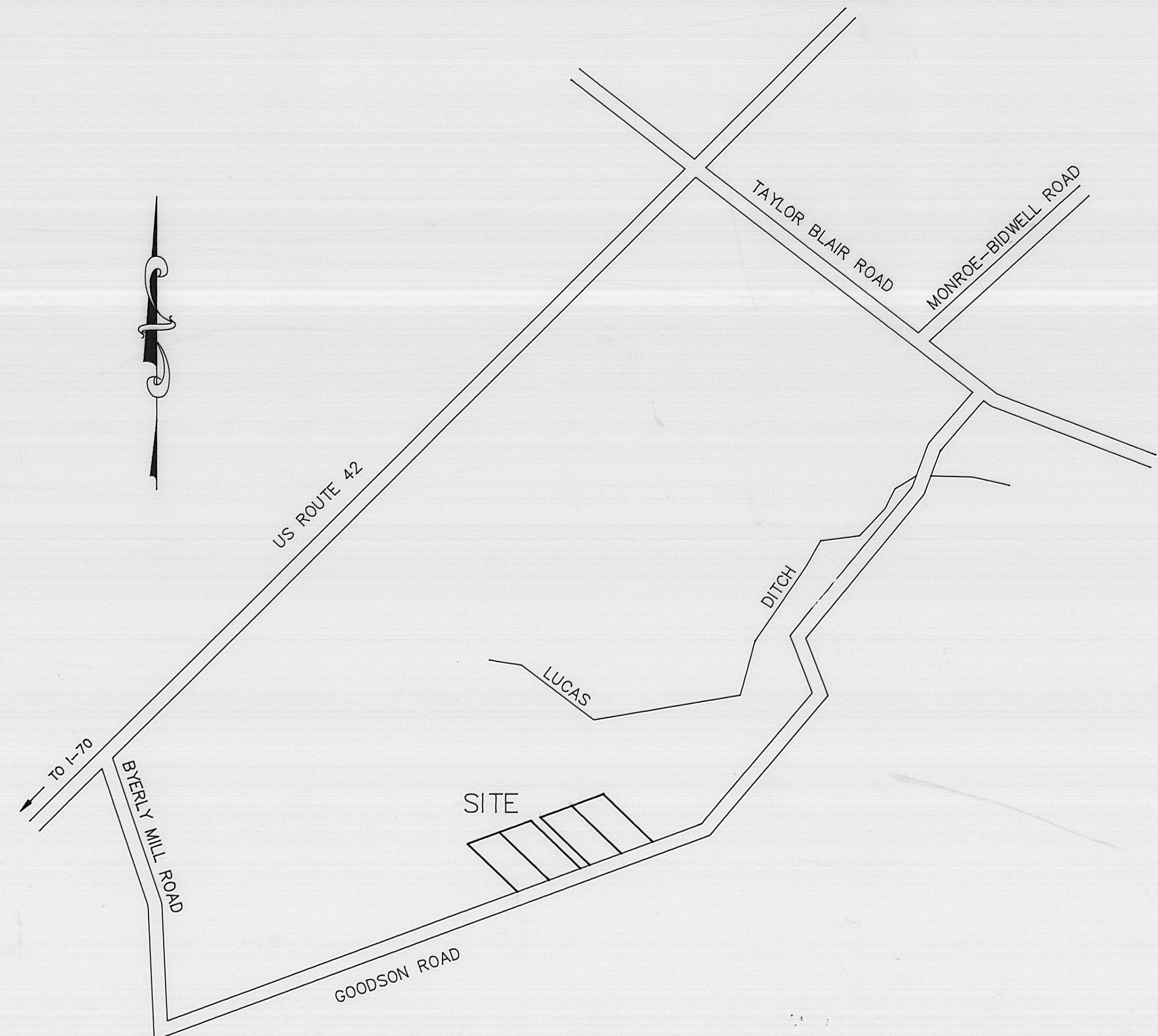
BIDWELL ESTATES
A Subdivision
of 20.04 Acres

LOCATION: JEFFERSON TWP.
COUNTY: MADISON
STATE: OHIO

DRAWING #:
MAD-1-95

MADISON COUNTY SURVEY #:
11-95

SHEET
1
1 OF 2



SITE LOCATION
NO SCALE

MADISON COUNTY REGIONAL PLANNING COMMISSION: THIS PLAT WAS APPROVED BY THE MADISON COUNTY REGIONAL PLANNING COMMISSION ON THIS 19th DAY OF Jan, 1995.

[Signature]
CHAIRMAN

MADISON COUNTY ZONING COMMISSION: WE, THE MADISON COUNTY ZONING COMMISSION, DO HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS 17 DAY OF Jan, 1995.

[Signature]
ZONING INSPECTOR

COUNTY ENGINEER: I HEREBY APPROVE THIS PLAT AND THE CONSTRUCTION DRAWINGS THIS 19 DAY OF JAN, 1995.

[Signature]
MADISON COUNTY ENGINEER

WE, THE BOARD OF COUNTY COMMISSIONERS OF MADISON COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS 19th DAY OF January, 1995.

COMMISSIONERS:
Robert Edwards
Joe Wyder
H. L. Marbley

MADISON COUNTY BOARD OF HEALTH: I HEREBY APPROVE THIS PLAT ON THIS 19th DAY OF January, 1995.

B. Smilian

COUNTY AUDITOR: TRANSFERRED ON THIS 23 DAY OF January, 1995.

BY *[Signature]* COUNTY AUDITOR
DEPUTY *[Signature]*

COUNTY RECORDER: RECEIVED ON THIS 23 DAY OF Jan, 1995 AT 8:57 P.M.

RECORDED ON THIS 23 DAY OF Jan, 1995 AT 8:57 P.M.

RECORDED IN SLIDE NO. 746-707 FEE 43.60

Recorder *Alan Carter*

Being a 5.01 acre tract out of an original 68.561 acre tract as described in Deed Book 297, Page 16 of the Recorders records, Madison County, Ohio and being in VMS 2985 in the Township of Jefferson, the County of Madison and the State of Ohio, said 5.01 acre tract being more particularly described as follows:

Beginning at a spike found marking the most southerly corner of said 68.561 acre tract and being in the centerline of Goodson Road and the most easterly corner of a 66.77 acre tract of record in Deed Book 253, Page 652 of said Recorders records;

thence North 37° 33' 08" West 719.86 feet, in the westerly line of said 68.561 acre tract, an easterly line of said 66.77 acre tract, and being in an existing fence line, to an iron pin set;

thence North 70° 35' 00" East 319.01 feet, to an iron pin set;

thence South 37° 33' 08" East 719.86 feet, to a spike set in the centerline of Goodson Road, the southerly line of said 68.561 acre tract and the northerly line of a 42 acre tract of record in Deed Book 276, page 63 of said Recorders records;

thence South 70° 35' 00" West 319.01 feet, in said centerline, the southerly line of said 68.561 acre tract and the northerly line of said 42 acre tract, to the place of beginning, CONTAINING 5.01 ACRES, more or less.

Bearings are assumed and for the determination of angles only. Iron pins set are 5/8 inch by 30 inch reinforcing rod with identification cap stamped "ELSWICK RS 6395". This description represents the results of a field survey in September, 1994 by Gary L. Elswick, Registered Surveyor #6395.

Description of 5.01 Acre Tract 2

Being a 5.01 acre tract out of an original 68.561 acre tract as described in Deed Book 297, page 16 of the Recorders records, Madison County, Ohio and being in VMS 2985 in the Township of Jefferson, the County of Madison and the State of Ohio, said 5.01 acre tract being more particularly described as follows:

Beginning, for reference, at a spike found marking the most southerly corner of said 68.561 acre tract and being in the centerline of Goodson Road and the most easterly corner of a 66.77 acre tract of record in Deed Book 253, page 652 of said Recorders records;

thence North $70^{\circ} 35' 00''$ East 319.01 feet, to spike set marking the place of beginning of the herein described 5.01 acre tract;

thence North $37^{\circ} 33' 08''$ West 719.86 feet, to an iron pin set;

thence North $70^{\circ} 35' 00''$ East 319.01 feet, to an iron pin set;

thence South $37^{\circ} 33' 08''$ East 719.86 feet, to a spike set in the centerline of Goodson Road, the southerly line of said 68.561 acre tract and the northerly line of a 42 acre tract of record in Deed Book 276, page 63 of said Recorders records;

thence South $70^{\circ} 35' 00''$ West 319.01 feet, in said centerline, the southerly line of said 68.561 acre tract and the northerly line of said 42 acre tract, to the place of beginning containing 5.01 acres more or less.

Bearings are assumed and for the determination of angles only. Iron pins set are 5/8 inch by 30 inch reinforcing rod with identification cap stamped "ELSWICK RS 6395". This description represents the results of a field survey in September, 1994 by Gary L. Elswick, Registered Surveyor #6395.

Description of 5.01 Acre Tract 3

Being a 5.01 acre tract out of an original 68.561 acre tract as described in Deed Book 297, page 16 of the Recorders records, Madison County, Ohio and being in VMS 2985 in the Township of Jefferson, the County of Madison and the State of Ohio, said 5.01 acre tract being more particularly described as follows:

Beginning, for reference, at a spike found marking the most southerly corner of said 68.561 acre tract and being in the centerline of Goodson Road and the most easterly corner of a 66.77 acre tract of record in Deed Book 253, page 652 of said Recorders records;

thence North $70^{\circ} 35' 00''$ East 701.16 feet, to spike set marking the place of beginning of the herein described 5.01 acre tract;

thence North $37^{\circ} 33' 08''$ West 719.86 feet, to an iron pin set;

thence North $70^{\circ} 35' 00''$ East 319.01 feet, to an iron pin set;

thence South $37^{\circ} 33' 08''$ East 719.86 feet, to a spike set in the centerline of Goodson Road, the southerly line of said 68.561 acre tract and the northerly line of a 42 acre tract of record in Deed Book 276, page 63 of said Recorders records;

thence South $70^{\circ} 35' 00''$ West 319.01 feet, in said centerline, the southerly line of said 68.561 acre tract and the northerly line of said 42 acre tract, to the place of beginning containing 5.01 acres more or less.

Bearings are assumed and for the determination of angles only. Iron pins set are 5/8 inch by 30 inch reinforcing rod with identification cap stamped "ELSWICK RS 6395". This description represents the results of a field survey in September, 1994 by Gary L. Elswick, Registered Surveyor #6395.

Being a 5.01 acre tract out of an original 68.561 acre tract as described in Deed Book 297, Page 16 of the Recorders records, Madison County, Ohio and being in VMS 2985 in the Township of Jefferson, the County of Madison and the State of Ohio, said 5.01 acre tract being more particularly described as follows:

Beginning, for reference, at a spike found marking the most southerly corner of said 68.561 acre tract and being in the centerline of Goodson Road and the most easterly corner of a 66.77 acre tract of record in Deed Book 253, Page 652 of said Recorders records;

thence North 70° 35' 00" East 1020.17 feet, to spike set marking the place of beginning of the herein described 5.01 acre tract;

thence North 37° 33' 08" West 719.86 feet, to an iron pin set;

thence North 70° 35' 00" East 319.01 feet, to an iron pin set in an easterly line of said 68.561 acre tract;

thence South 37° 33' 08" East 719.86 feet, in an easterly line of said 68.561 acre tract, to a spike found in the centerline of Goodson Road, the most easterly corner of said 68.561 acre tract and the northerly line of a 42 acre tract of record in Deed Book 276, Page 63 of said Recorders records;

thence South 70° 35' 00" West 319.01 feet, in said centerline, the southerly line of said 68.561 acre tract and the northerly line of said 42 acre tract, to the place of beginning CONTAINING 5.01 ACRES more or less.

Bearings are assumed and for the determination of angles only. Iron pins set are 5/8 inch by 30 inch reinforcing rod with identification cap stamped "ELSWICK RS 6395". This description represents the results of a field survey in September, 1994 by Gary L. Elswick, Registered Surveyor #6395.