

S 42°00'00"W 200.00'

*Parcel*



**GRANTOR:**

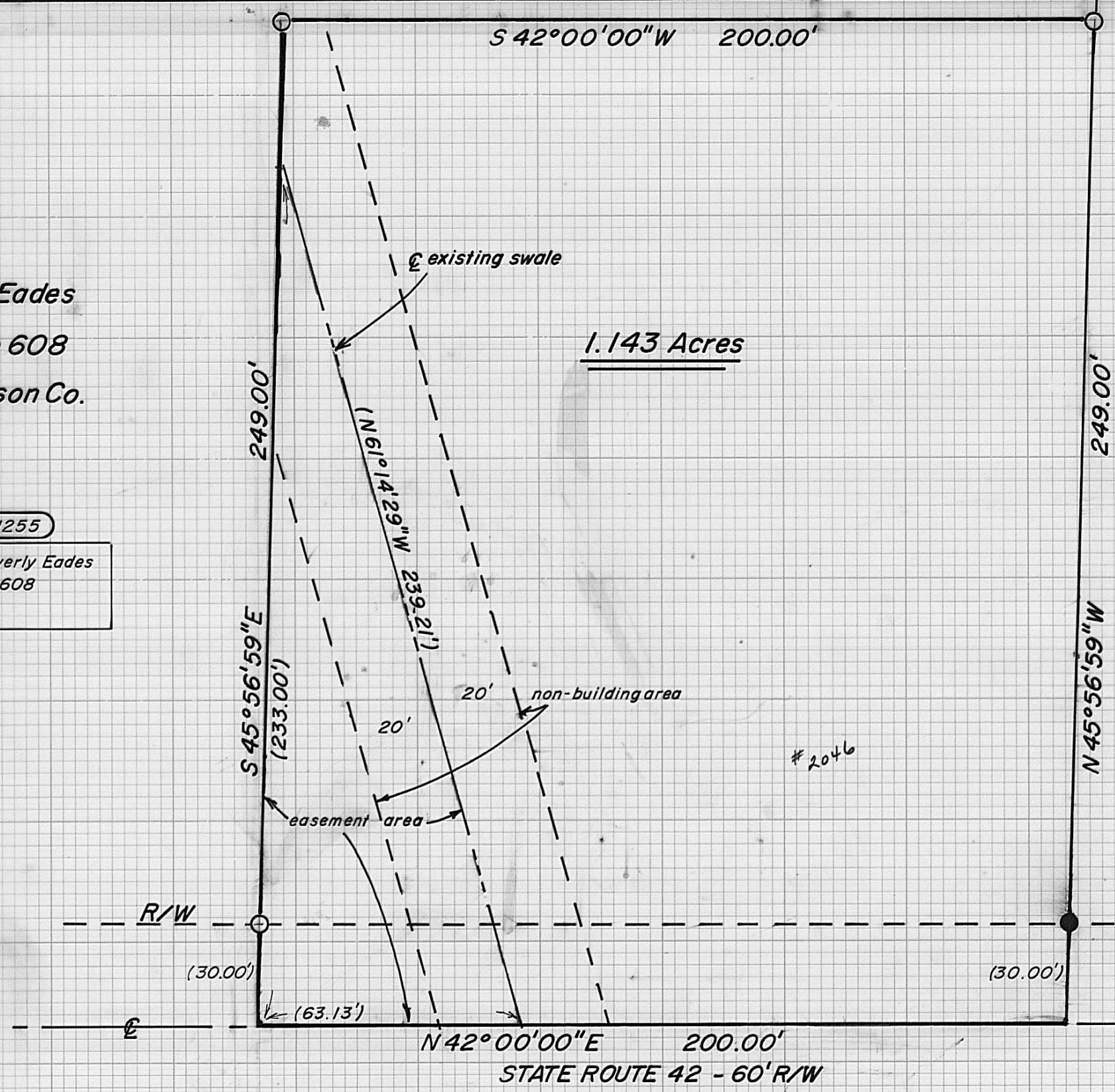
Daniel A. & Beverly A. Eades  
Deed Book 261, page 608  
Jefferson Twp., Madison Co.  
Ohio, V.M.S 12273

1.143 Acres

1257  
Eugene M. & Judy I. Saunders  
D.B. 261, p. 623  
10.00 ac.

1255  
Daniel & Beverly Eades  
D.B. 261, p. 608  
57.642 ac.

- = iron pipe found
- = iron pipe set
- ▭ = tax map parcel



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

William W. Browning  
William W. Browning P.S. 7377 Nov.-1995

BROWNING SURVEYING  
4444 STATE ROUTE 187  
LONDON, OHIO 43140  
(614) 852-4444

80-95

The following description is for a parcel of land, located in the Township of Jefferson, in the County of Madison, State of Ohio, V.M.S. 12273, and being part of an original 57.642 acre tract recorded in the name of Daniel A. and Beverly A. Eades in Deed Book 261, Page 608, said parcel being more particularly described as follows:

Beginning at a point on the centerline of State Route 42 (60' R/W), said point being the east corner of the abovementioned Eades and the south corner of a 10.000 acre tract recorded in the name of Eugene M. and Judy I. Sauders in Deed Book 261 Page 623;

Thence, with part of the line between said Eades and Sauders, N 45° 56' 59" W, passing a found iron pipe at 30.00 feet, a total distance of 249.00 feet to a set iron pipe;

Thence, with two new division lines of the abovementioned Eades, S 42° 00' 00" W 200.00 feet to a set iron pipe;

Thence, S 45° 02' 47" E, passing a set iron pipe at 219.00 feet, a total distance of 249.00 feet to a point on the centerline of State Route 42;

Thence, with said centerline, N 42° 00' 00" E 200.00 feet to the point of beginning.

The above described parcel contains 1.143 acres. Iron pipes set are 3/4 inches in diameter by 30 inches in length. 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 in November of 1995.

EXCEPTING THEREFORM THE FOLLOWING:

The following description is for a drainage easement, located in the Township of Jefferson, in the County of Madison, State of Ohio, V.M.S. 12273, and being part of an original 57.642 acre tract recorded in the name of Daniel A. and Beverly A. Eades in Deed Book 261, Page 608, said parcel being more particularly described as follows:

Beginning at a point on the centerline of State Route 42(60' R/W), said point being the south corner of a proposed 1.143 acre tract and in the southeasterly line of the abovementioned 57.642 acre tract;

Thence, with said centerline, N 42° 00' 00" E 63.13 feet to a point:

Thence, with the centerline of an existing swale, N 61° 14' 29" W 239.21 feet to a point in the southwesterly line of the abovementioned proposed 1.143 acre tract;

Thence, with said line S 45° 56' 59" E, passing a found iron pipe at 203.00 feet, a total distance of 233.00 feet to the point of beginning.

The above described easement area contains 0.169 acres and is for the installation of a connector tile with an existing tile contained within said easement area. Iron pipes set are 3/4 inches in diameter by 30 inches in length. 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 in November of 1995.

The premises herein described are conveyed subject to zoning, governmental regulations, easements of record, legal highways and taxes and assessments due and payable after the date hereof.