

UNION CO.
MADISON CO.

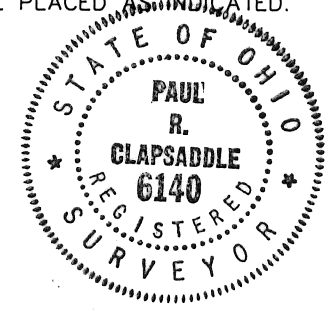
REFERENCE
BEGINNING

SURVEY FOR GLADYS NICHOLS

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VMS 12270, BEING PART OF
GLADYS PAULINE NICHOLS' 56.47 ACRE TRACT DESCRIBED IN DEED VOLUME 149, PAGE 187

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE
UNDER MY SUPERVISION AND THAT MONUMENTS WERE PLACED AS INDICATED.

Paul R. Clapsaddle
PAUL R. CLAPSADDLE R.S.#6140



JAMES R. SCHEIDERER, 44.7 ACRES, D.V. 253, PG. 338

PLACE OF
BEGINNING
FOR 2.000
AC. TRACT

PLACE OF
BEGINNING
FOR 2.002
AC. TRACT

PLACE OF
BEGINNING
FOR 2.004
AC. TRACT

PLACE OF
BEGINNING
FOR 2.007
AC. TRACT

DEBOLT ROAD
(T.R.#129)
(40')

2.000 ACRES

PART OF GLADYS PAULINE NICHOLS' 56.47
ACRE TRACT DESCRIBED IN D.V. 149, PG. 187

2.002 ACRES

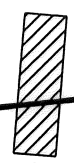
PART OF GLADYS PAULINE NICHOLS' 56.47
ACRE TRACT DESCRIBED IN D.V. 149, PG. 187

2.004 ACRES

PART OF GLADYS PAULINE NICHOLS' 56.47
ACRE TRACT DESCRIBED IN D.V. 149, PG. 187

2.007 ACRES

PART OF GLADYS PAULINE NICHOLS' 56.47
ACRE TRACT DESCRIBED IN D.V. 149, PG. 187



EXISTING BARN
TO BE REMOVED
BEFORE TRANSFER

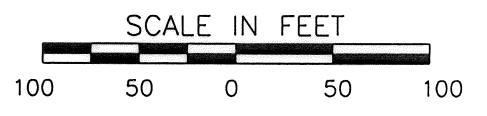
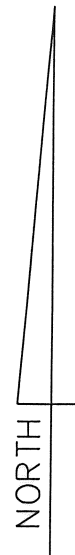
DRAINAGE
EASEMENT
"A"

DRAINAGE
EASEMENT
"B"

WORTHINGTON DITCH

FLOW →

GERALDINE D. PORSCHE, 53.03 ACRES, D.V.152, PG. 364



REFERENCE DEEDS SHOWN HEREON
BEARINGS INDICATED HEREON ARE
BASED ON AN ASSUMED MERIDIAN
WITH ALL OTHERS BASED ON ANGLES
TURNED.
ROAD R/W SHOWN OUT OF SCALE
FOR CLARITY

- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- STONE CO. LINE MONUMENT FOUND
- 5/8" IRON PIN SET WITH CAP MARKED "CLAPSADDLE RS 6140"
- 5/8" IRON PIN FOUND WITH CAP MARKED "CLAPSADDLE RS 6140"

FILE NAME: NICOL196
SCALE: 1" = 100'
DATE: 1/15/96
F.B. 13, PG. 4

Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(513) 747-2599
(800) 745-2599
Paul R. Clapsaddle, P.E., P.S.

The following described tract of land is situated in the State of Ohio, County of Madison, Township of Darby, V.M.S. 12270, being part of Gladys Pauline Nichols' 56.47 acre tract described in deed volume 149, page 187, and being more particularly described as follows:

Beginning for reference at the intersection of the centerline of Debolt Road (T.R.#129, 40 feet wide) with the north line Madison County;

thence South 06°11'59" West (assumed bearing) 2160.08 feet, following the centerline of Debolt Road, to a railroad spike found;

thence South 04°12'17" West 285.51 feet, continuing along the centerline of Debolt Road, to a railroad spike found at the northwest corner of said 56.47 acre tract and at the southwest corner of James R. Scheiderer's 44.7 acre tract described in deed volume 253, page 338;

thence South 04°12'17" West 600.75 feet, continuing along the centerline of Debolt Road and the west line of said 56.47 acre tract, to a railroad spike set and marking the place of beginning;

thence North 84°00'22" East 442.58 feet, departing from the centerline of Debolt Road and entering said 56.47 acre tract, passing at 20.32 feet an iron pin set, to an iron pin set;

thence South 04°12'17" West 200.75 feet to an iron pin set;

thence South 84°00'22" West 442.58 feet, passing at 422.26 feet an iron pin set, to a railroad spike set in the centerline of Debolt Road and the west line of said 56.47 acre tract;

thence North 04°12'17" East 200.75 feet, following the centerline of Debolt Road and the west line of said 56.47 acre tract, to the place of beginning, CONTAINING 2.007 ACRES, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of January 1996. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE R.S.#6140". Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

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thence South 06°11'59" West (assumed bearing) 2160.08 feet, following the centerline of Debolt Road, to a railroad spike found;

thence South 04°12'17" West 285.51 feet, continuing along the centerline of Debolt Road, to a railroad spike found at the northwest corner of said 56.47 acre tract and at the southwest corner of James R. Scheiderer's 44.7 acre tract described in deed volume 253, page 338;

thence South 04°12'17" West 400.25 feet, continuing along the centerline of Debolt Road and the west line of said 56.47 acre tract, to a railroad spike set and marking the place of beginning;

thence North 84°00'22" East 442.58 feet, departing from the centerline of Debolt Road and entering said 56.47 acre tract, passing at 20.32 feet an iron pin set, to an iron pin set;

thence South 04°12'17" West 200.50 feet to an iron pin set;

thence South 84°00'22" West 442.58 feet, passing at 422.26 feet an iron pin set, to a railroad spike set in the centerline of Debolt Road and the west line of said 56.47 acre tract;

thence North 04°12'17" East 200.50 feet, following the centerline of Debolt Road and the west line of said 56.47 acre tract, to the place of beginning, CONTAINING 2.004 ACRES, more or less, and subject to all valid easements and restrictions of record.

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thence South 06°11'59" West (assumed bearing) 2160.08 feet, following the centerline of Debolt Road, to a railroad spike found;

thence South 04°12'17" West 285.51 feet, continuing along the centerline of Debolt Road, to a railroad spike found at the northwest corner of said 56.47 acre tract and at the southwest corner of James R. Scheiderer's 44.7 acre tract described in deed volume 253, page 338;

thence South 04°12'17" West 200.00 feet, continuing along the centerline of Debolt Road and the west line of said 56.47 acre tract, to a railroad spike set and marking the place of beginning;

thence North 84°00'22" East 442.58 feet, departing from the centerline of Debolt Road and entering said 56.47 acre tract, passing at 20.32 feet an iron pin set, to an iron pin set;

thence South 04°12'17" West 200.25 feet to an iron pin set;

thence South 84°00'22" West 442.58 feet, passing at 422.26 feet an iron pin set, to a railroad spike set in the centerline of Debolt Road and the west line of said 56.47 acre tract;

thence North 04°12'17" East 200.25 feet, following the centerline of Debolt Road and the west line of said 56.47 acre tract, to the place of beginning, CONTAINING 2.002 ACRES, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of January, 1996. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE R.S.#6140". Bearings indicated are based on an assumed meridian and are to denote angles only.

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Beginning for reference at the intersection of the centerline of Debolt Road (T.R.#129, 40 feet wide) with the north line Madison County;

thence South 06°11'59" West (assumed bearing) 2160.08 feet, following the centerline of Debolt Road, to a railroad spike found;

thence South 04°12'17" West 285.51 feet, continuing along the centerline of Debolt Road, to a railroad spike found at the northwest corner of said 56.47 acre tract and at the southwest corner of James R. Scheiderer's 44.7 acre tract described in deed volume 253, page 338, said spike marking the place of beginning;

thence North 84°00'22" East 442.58 feet, following the north line of said 56.47 acre tract and the south line of said 44.7 acre tract, passing at 20.32 feet a 5/8" iron pin found with cap marked "CLAPSADDLE RS 6140", to an iron pin set;

thence South 04°12'17" West 200.00 feet, entering said 56.47 acre tract, to an iron pin set;

thence South 84°00'22" West 442.58 feet, passing at 442.26 feet an iron pin set, to a railroad spike set in the centerline of Debolt Road and the west line of said 56.47 acre tract;

thence North 04°12'17" East 200.00 feet, following the centerline of Debolt Road and the west line of said 56.47 acre tract, to the place of beginning, CONTAINING 2.000 ACRES, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of January, 1996. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE R.S.#6140". Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

DRAINAGE EASEMENT "A"
JANUARY 15, 1996

The following described drainage easement is situated in the State of Ohio, County of Madison, Township of Darby, V.M.S. 12270, being part of Gladys Pauline Nichols' 56.47 acre tract described in deed volume 149, page 187, and being more particularly described as follows:

Beginning for reference at the intersection of the centerline of Debolt Road (T.R.#129, 40 feet wide) with the north line Madison County;

thence South $06^{\circ}11'59''$ West (assumed bearing) 2160.08 feet, following the centerline of Debolt Road to a railroad spike found;

thence South $04^{\circ}12'17''$ West 285.51 feet, continuing along the centerline of Debolt Road, to a railroad spike found at the northwest corner of said 56.47 acre tract and at the southwest corner of James R. Scheiderer's 44.7 acre tract described in deed volume 253, page 338;

thence South $04^{\circ}12'17''$ West 200.00 feet, continuing along the centerline of Debolt Road and the west line of said 56.47 acre tract, to a railroad spike set;

thence North $84^{\circ}00'22''$ East 20.32 feet, departing from the centerline of Debolt Road and entering said 56.47 acre tract, to an iron pin set in the east right of way line of Debolt Road and marking the place of beginning;

thence North $84^{\circ}00'22''$ East 20.32 feet to a point;

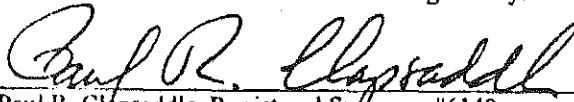
thence South $04^{\circ}12'17''$ West 865.52 feet, to a point in the centerline of Worthington Ditch, in the south line of said 56.47 acre tract, and in the north line of Geraldine D. Porschet's 53.03 acre tract described in deed volume 152, page 364;

thence South $84^{\circ}10'52''$ West 20.31 feet, following the centerline of Worthington Ditch, the south line of said 56.47 acre tract, and the north line of said 53.03 acre tract, to a point in the east right of way line of Debolt Road;

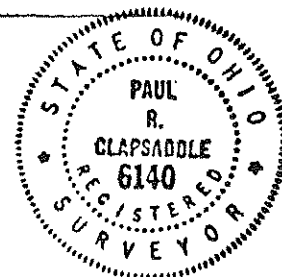
thence North $04^{\circ}12'17''$ East 865.46 feet, following the east right of way line of Debolt Road, to the place of beginning.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of January 1996. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE R.S. #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

ATTEST:



Paul R. Clapsaddle, Registered Surveyor #6140
19019 West Darby Road
Marysville, Ohio 43040
(513) 747-2599



DRAINAGE EASEMENT "B"
JANUARY 15, 1996

The following described drainage easement is situated in the State of Ohio, County of Madison, Township of Darby, V.M.S. 12270, being over part of Gladys Pauline Nichols' 56.47 acre tract described in deed volume 149, page 187, and being more particularly described as follows:

Beginning for reference at the intersection of the centerline of Debolt Road (T.R.#129, 40 feet wide) with the north line Madison County;

thence South 06°11'59" West (assumed bearing) 2160.08 feet, following the centerline of Debolt Road, to a railroad spike found;

thence South 04°12'17" West 285.51 feet, continuing along the centerline of Debolt Road, to a railroad spike found at the northwest corner of said 56.47 acre tract and at the southwest corner of James R. Scheiderer's 44.7 acre tract described in deed volume 253, page 338;

thence South 04°12'17" West 200.00 feet, continuing along the centerline of Debolt Road and the west line of said 56.47 acre tract, to a railroad spike set;

thence North 84°00'22" East 422.26 feet, departing from the centerline of Debolt Road and entering said 56.47 acre tract, to a point marking the place of beginning;

thence North 84°00'22" East 20.32 feet to an iron pin set;

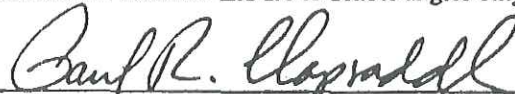
thence South 04°12'17" West 866.77 feet, passing iron pins set at 200.25 feet, 400.75 feet, and at 601.50 feet, to a point in the centerline of Worthington Ditch, in the south line of said 56.47 acre tract, and in the north line of Geraldine D. Porschet's 53.03 acre tract described in deed volume 152, page 364;

thence South 84°10'52" West 20.31 feet, following the centerline of Worthington Ditch, the north line of said 53.03 acre tract, and south line of said 56.47 acre tract, to a point;

thence North 04°12'17" East 866.71 feet to the place of beginning.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of January 1996. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE R.S. #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

ATTEST:



Paul R. Clapsaddle, Registered Surveyor #6140
19019 West Darby Road
Marysville, Ohio 43040
(513) 747-2599

