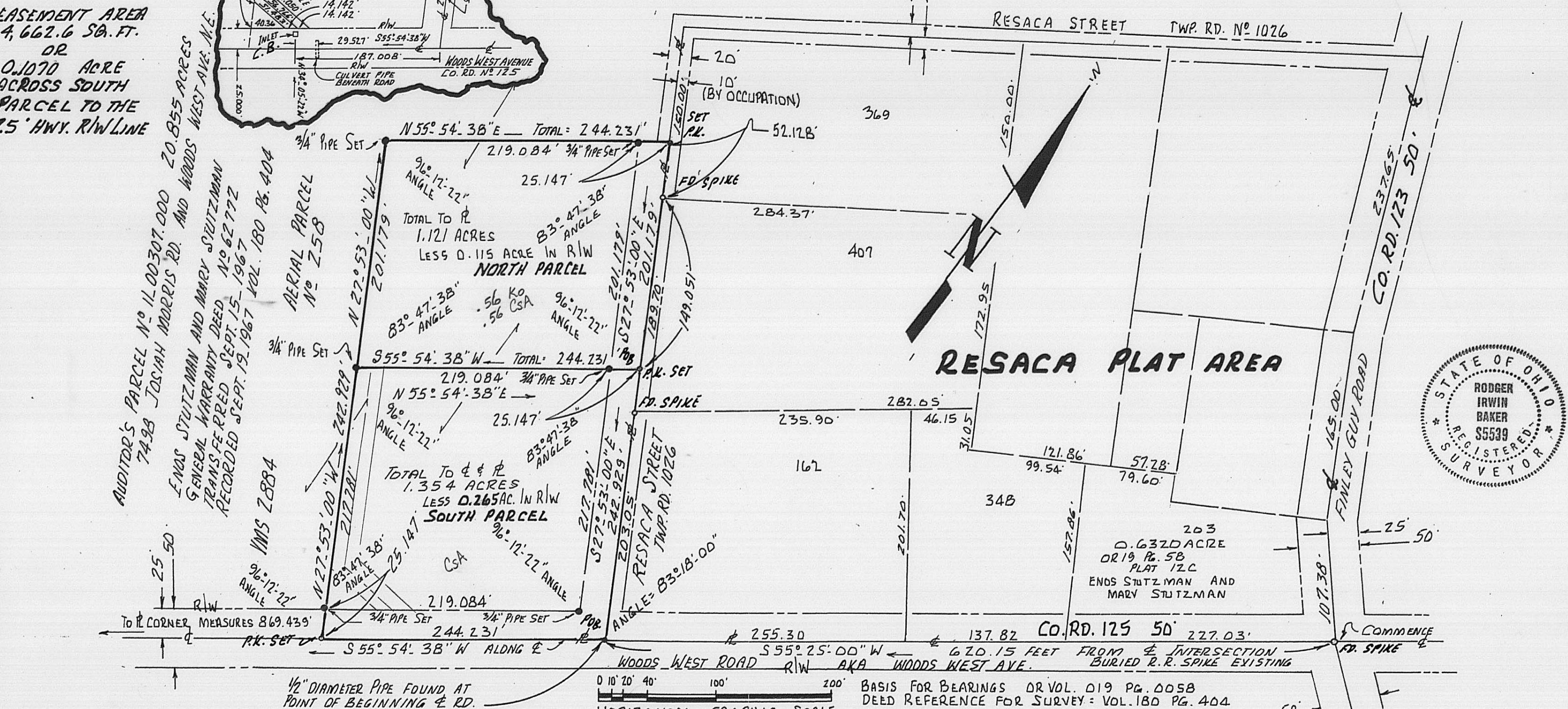
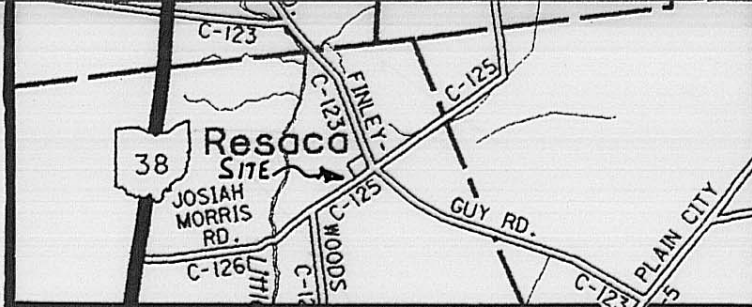


SUBSURFACE DRAINAGE EASEMENT DETAIL

REDUCED SCALE:
1"=120'

EASEMENT AREA
4,662.6 SQ. FT.
OR
0.1070 ACRE
ACROSS SOUTH
PARCEL TO THE
25' HWY. R/W LINE

PURPOSE OF 20 FT. WIDE DRAINAGE EASEMENT IS FOR RIGHTS TO CROSS SOUTH PARCEL WITH UNDERGROUND DRAIN TILE AND CONNECT INTO EXISTING STORM CATCH BASIN INLET ALONG WOODS WEST AVENUE.



PLAT OF LANDSPLIT IN VMS 2884
NORTH PARCEL: 1.121 AC. SOUTH PARCEL: 1.354 AC.
MONROE CIVIL TOWNSHIP MADISON COUNTY
STATE OF OHIO ENDS STUTZMAN & MARY STUTZMAN

I CERTIFY THIS PLAT IS BASED ON A SURVEY
MADE BY ME IN JANUARY, 1997. BEARINGS
BASED ON OR 19 PG. 58. PIPES ARE 3/4" X 30"
WITH CAPS STAMPED R.J. BAKER S. 5539.
Rodger Irwin Baker P.S. JAN. 31, 1997
RODGER I. BAKER, SURVEYOR 1300 PLAIN CITY, GEORGESVILLE RD. (S)
GALLOWAY, OHIO 43119

South Parcel 1.354 acres of land

Being situated within VMS 2884 and a portion of aerial tax parcel number 258, being in Monroe Civil Township, Madison County, State of Ohio and being a portion of 20.855 acres appearing as parcel # 11-00307.000 of record in volume 180 at page 404 in the ownership of Enos Stutzman and Mary Stutzman, bounded and more particularly described as follows:

Commence with a found railroad spike in the middle of Pinley Guy Road (Co. Rd. # 123) and in the middle of junction with Woods West Avenue (Co. Rd. # 125), then with the centerline of Woods West Avenue S 55 deg 25 min 00 sec W 620.15 feet to a found 1/2 inch pipe at the middle of junction with Resaca Street (Twp. Rd. # 1026)...said pipe being the true point of beginning:

Thence: Continue with the grantors' southerly property boundary line in the center of Woods West Avenue S 55 deg 54 min 38 sec W 244.231 feet to a set P.K.Nail;

Thence: Passing a set 3/4 inch capped pipe at 25.147 feet, N 27 deg 53 min 00 sec W 242.929 feet to a set 3/4 inch capped pipe;

Thence: Parallel with Woods West Avenue N 55 deg 54 min 38 sec E (passing a set 3/4 inch pipe at 219.084 feet), a total distance of 244.231 feet to a set P.K. Nail in Resaca Street;

Thence: With the middle of paved surface of Resaca Street and the common boundary to the parcels abutting herewith, S 27 deg 53 min 00 sec E 242.929 feet to the true point of beginning:

Containing within said bounds 1.354 acres of which 0.265 acre is within public road right of way. Bearings are based on course calls in OR 19 at Pg. 58. Pipes set are 3/4 inch diameter by 30 inches long with caps stamped R.I.Baker S-5539. This description is based on a current field survey.

Subject to the following described drainage easement. (Drainage tile underground)

Commence with the southeasterly corner of the south parcel of 1.354 acres with a found 1/2 inch pipe in the middle of Woods West Avenue and middle of Resaca Street (Twp. Rd. # 1026)...then with the centerline of Woods West Avenue S 55 deg 54 min 38 sec W a distance of 187.008 feet to a point; then perpendicular from aforesaid centerline N 34 deg 05 min 22 sec W (passing through a concrete storm catch basin at 22 feet) a distance of 25.000 feet to a point on the northerly right of way line of Woods West Avenue and being the true point of beginning.

Thence: With the centerline of the herein described drainage easement (said easement being 20.000 feet in width)...N 79 deg 05 min 22 sec W 56.766 feet to a point;

Thence: Again with the centerline of said 20.000 feet wide drainage easement, N 27 deg 53 min 00 sec W 177.405 feet to a point on the southerly boundary of north parcel which north parcel contains 1.121 acres of land. Said point of terminus is on the common boundary between north parcel and south parcel 10.000 feet N 55 deg 54 min 38 sec E from the northwesterly corner of south parcel.

Said 20.000 feet wide subsurface drainage easement contains 0.1070 acre.



January 30, 1997

Rodger Irwin Baker PS S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119



North Parcel 1.121 acres of land

Being situated within VMS 2884 and a portion of aerial tax parcel number 258, being in Monroe Civil Township, Madison County, State of Ohio and being a portion of 20.855 acres appearing as parcel # 11-00307.000 of record in volume 180 at page 404 in the ownership of Enos Stutzman and Mary Stutzman, bounded and more particularly described as follows:

Commence with a found railroad spike in the middle of Finley Guy Road (Co. Rd. # 123) and in the middle of junction with Woods West Avenue (Co. Rd. # 125), then with the centerline of Woods West Avenue S 55 deg 25 min 00 sec W 620.15 feet to a found 1/2 inch pipe at the middle of junction with Resaca Street (Twp. Rd. # 1026), then with the middle of pavement of Resaca Street (passing a found spike at 203.05 feet), N 27 deg 53 min 00 sec W 242.929 feet to the true point of beginning..P.K.nail set:

Thence: Following along the southerly boundary of the herein described 1.121 acres with the same being common with the northerly boundary of 1.354 acres called north parcel...(passing a set 3/4 inch pipe at 25.147 feet), S 55 deg 54 min 38 min W 244.231 feet to a set 3/4 inch capped pipe;

Thence: N 27 deg 53 min 00 sec W 201.179 feet to a set 3/4 inch capped pipe;

Thence: With the northerly boundary herewith N 55 deg 54 min 38 sec E (passing a set 3/4 inch pipe at 219.084 feet), a total distance of 244.230 feet to a P.K. nail set in the middle of paved Resaca Street as in now is paved;

Thence: Passing through a spike found at 52.128 feet and in the middle of Resaca Street (aka Twp. Rd. # 1026), S 27 deg 53 min 00 sec E 201.179 feet to the true point of beginning.

Containing within said bounds 1.121 acres of which 0.115 acre is within public road right of way. Bearings are based on course calls in OR 19 at Pg. 58. Pipes set are 3/4 inch diameter by 30 inches long with caps stamped R.I.Baker S-5539. This description is based on a current field survey.

Together with the right of installing and maintaining the following described subsurface drainage easement which extends across the abutting south parcel. (Drain Tile Purpose)

Commence with the southeasterly corner of the south parcel of 1.354 acres with a found 1/2 inch pipe in the middle of Woods West Avenue and middle of Resaca Street (Twp. Rd. # 1026)...then with the centerline of Woods West Avenue S 55 deg 54 min 38 sec W a distance of 187.008 feet to a point; then perpendicular from aforesaid centerline N 34 deg 05 min 22 sec W (passing through a concrete storm catch basin at 22 feet) a distance of 25.000 feet to a point on the northerly right of way line of Woods West Avenue and being the true point of beginning.

Thence: With the centerline of the herein described drainage easement (said easement being 20.000 feet in width)...N 79 deg 05 min 22 sec W 56.766 feet to a point;

Thence: Again with the centerline of said 20.000 feet wide drainage easement, N 27 deg 53 min 00 sec W 177.405 feet to a point on the southerly boundary of north parcel which north parcel contains 1.121 acres of land. Said point of terminus is on the common boundary between north parcel and south parcel 10.000 feet N 55 deg 54 min 38 sec E from the northwesterly corner of south parcel.

Said 20.000 feet wide subsurface drainage easement contains 0.1070 acre.

Rodger Irwin Baker

January 30, 1997

Rodger Irwin Baker PS S-005522x
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

