



● = IRON PIN FOUND  
○ = 3/4" IRON PIPE SET

LAFAYETTE - PLAINCITY ROAD 60'R/W  
S14°05'00"W 317.53'

(50.78') N 80°13'49"W 306.76'

**2.200 ACRES**

GRANTOR: *OK*

JAMES R. & MARY E. HIGGINS  
DEED BOOK 196, PAGE 446  
DEERCREEK TOWNSHIP  
MADISON COUNTY, OHIO  
V.M.S. 12142 - 12153

00 40 80 120  
SCALE IN FEET  
1" = 40'



I HEREBY CERTIFY THAT THE HEREON PLATTED  
PROPERTY WAS PREPARED FROM AN ACTUAL SURVEY.

*William W. Browning* FEB. - 1997  
WILLIAM W. BROWNING P.S. 7377 DATE

291.42' N10°52'58"E

10' N 89°27'27"E 531.34' TO  
EXISTING TILE  
20' DRAINAGE  
EASEMENT

S 84°40'31"E 325.96'

(26.64')

60.64'

R

351

221



Situated in the State of Ohio, County of Madison, Township of Deercreek, Virginia Military Survey Numbers 12142 and 12153 and is part of an original 33.21 acre tract recorded in the name of James R. and Mary E. Higgins in Deed Book 196, page 446, said parcel being more particularly described as follows:

Beginning at a found iron spike on the centerline of Lafayette-Plain City Road (60' R/W) said spike being the southwest corner of the above mentioned 33.21 acre tract; thence, with the centerline of Lafayette-Plain City Road, N. 14° 05' 00" E 60.64 feet to a point, said point being the true point of beginning;

thence, with a new division line of the above mentioned Higgins, S 84° 40' 31" E, passing a set iron pipe at 26.64 feet, a total distance of 325.96 feet to a set iron pipe;

thence N 10° 52' 58" E 291.42 feet to a set iron pipe;

thence N 80° 13' 49" W, passing a set iron pipe at 255.98 feet, a total distance of 306.76 feet to a point on the centerline of Lafayette-Plain City Road;

thence, with said centerline, S 14° 05' 00" W 317.53 feet to the true point of beginning.

The above described parcel contains 2.200 acres. Iron pipes set are 3/4" x 30" with caps stamped P.S. 7377. The original plat of this survey, showing additional information, is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S. 7377, during February of 1997.

Included in the above grant is a drainage easement described as follows:

Being 20 feet in width and 10 feet from and parallel with both sides of the following described centerline:

Beginning at a found iron spike on the centerline of Lafayette-Plain City Road (60' R/W) said spike being the southwest corner of the above mentioned 33.21 acre tract; thence with the centerline of Lafayette-Plain City Road, N 14° 05' 00" E 60.64 feet to a point, said point being the southwest corner of a proposed 2.200 acre tract; thence, with the south line of the above mentioned proposed tract, S 84° 40' 31" E, passing a set iron pipe at 26.64 feet, a total distance of 325.96 feet to a set iron pipe; thence with the east line of said proposed tract, N 10° 52' 58" E 10.00 feet to a point, said point being the true point of beginning for said easement centerline; thence N 89° 27' 27" E 531.34 feet to an existing drainage tile.

The above described easement is for drainage purposes only. Iron pipes set are 3/4" x 30" with caps stamped P.S. 73787. The original plat of this survey, showing additional information, is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S. 7377, during February of 1997.