

SURVEY OF TWO TRACTS  
IN VMS. 2985, JEFFERSON TOWNSHIP,  
MADISON COUNTY, OHIO:  
for  
TERRY TAYLOR

PRIOR DEED REFERENCE:  
TERRY TAYLOR  
TRACTS F & J  
40.033 ACRES  
DB. 290 PG. 379

HAINES SURVEYORS  
354 Keeler Street  
Groveport, Ohio 43125  
Phone: 637-2181



I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS  
PREPARED FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION  
AND THAT SAID PLAT CORRECTLY REPRESENTS SAID SURVEY.  
DATE: April 16, 1996 SIGNED: Louis H. Haines



Situated in the Township of Jefferson, County of Madison, State of Ohio in Virginia Military Survey Number 2985 and being a part of a 20.018 acre tract and all of a 20.015 acre tract conveyed to Terry Taylor et.al. as recorded in Deed Book 290, page 379, Recorder's Office, Madison County, Ohio. More particularly bounded and described as follows;

beginning at a nail found on the centerline of Goodson Road, in the northwesterly corner of the above aforementioned 20.015 acre tract, also being the northeasterly corner of the remainder of the James Knick 260.5277 acre tract D.B. 262, Pg. 198, thence from said beginning point North 54 degrees 42 minutes 02 seconds East 60.00 feet, with the aforesaid property and center line, to a nail found in said line, a common corner of the aforesaid 20.018 and 20.015 acre tracts;

thence South 34 degrees 04 minutes 15 seconds East 646.26 feet, with the line between the line aforesaid 20.015 and 20.018 acre tracts, to a 3/4 inch pipe set, passing a 5/8 inch re-bar found at 20.00 feet;

thence North 54 degrees 42 minutes 02 seconds East, 338.52 feet, across the aforesaid 20.018 acre tract, to a 3/4 inch pipe set in the easterly line of the aforesaid 20.018 acre tract, also being in the westerly line of the Mark A. & Sally Forest 80.107 acre tract, D.B. 273, Pg. 392;

thence South 34 degrees 12 minutes 20 seconds East, 3692.82 feet with line of the aforesaid 20.018 and 20.015 acre tracts, partially the westerly line of the aforesaid 80.107 acre tract and partially the westerly line of the Margaret Hueston 19.89 acre tract, D.B. 271, Pg. 365, to a point in Little Darby Creek at the southeasterly corner of said 20.015 acre tract, passing a 5/8 inch re-bar found at the southwesterly corner of said 19.89 acre and on the bank of said creek at 3660.26 feet;

thence South 37 degrees 06 minutes 56 seconds West, 187.53 feet up Little Darby Creek, to a point;

thence South 23 degrees 30 minutes 00 minutes West, 230.00 feet continuing up Little Darby Creek, to a point at the southwesterly corner of said 20.015 acre tract and the southeasterly corner of the remaining Knick tract;

thence North 35 degrees 07 minutes 07 seconds West, 1939.55 feet, passing a 5/8 inch re-bar found on the northerly bank of Little Darby Creek at 60.00 feet, to a 5/8 inch re-bar found at an angle in said line;

thence North 34 degrees 04 minutes 15 seconds West, 2575.12 feet, continuing with the aforesaid property line to the place of beginning, passing a 5/8 inch re-bar found at 2555.12 feet,

to contain 35.023 acres, be the same more or less and subject to all easements, restrictions and conditions, as the same may be of record. Particularly an easement for access to a county drainage ditch as described below;

beginning at a point in the northerly line of the above described 35.023 acre tract, also being the southerly line of a 5.01 acre tract, 50 feet westerly from the northeasterly corner of said 35.023 acre tract, thence South 34 degrees 12 minutes 20 seconds East, 550.00 feet to a point, thence South 54 degrees 42 minutes 02 seconds West, 10.00 feet to a point, thence North 34 degrees 12 minutes 20 seconds West, 550.00 feet to a point in a northerly line of said 35.023 acre tract, thence North 54 degrees 42 minutes 02 seconds East, 10.00 feet with the line between the aforesaid 35.023 and 5.01 acre tracts, to the place of beginning, to contain 5500 square feet.

Bearings used for this description are assumed and relative only to this survey.

Surveyed and written by,

*Louis F. Haines*

Louis F. Haines

Professional Surveyor 4379

Situated in the Township of Jefferson, County of Madison, State of Ohio in Virginia Military Survey Number 2985 and being a part of a 20.018 acre tract conveyed to Terry Taylor et.al as recorded in Deed Book 290, page 379, Recorder's Office, Madison County, Ohio. More particularly bounded and described as follows;

beginning at a nail found on the centerline of Goodson Road, at the northwesterly corner of the above aforementioned 20.018 acre tract, and the northeasterly corner of the Terry Taylor 20.015 acre tract, thence from said beginning point North 54 degrees 42 minutes 02 seconds East 337.00 feet, with the northerly line aforesaid property and center line, to a 1 inch pipe found at the northeasterly corner of said 20.018 acre tract and in the westerly line of the Mark A. & Sally Forest 80.107 acre tract, D. B. 273, Pg. 392,

thence South 34 degrees 12 minutes 20 seconds East 646.24 feet, with the line between the aforesaid 20.018 and 80.107 acre tracts, to a 3/4 inch pipe set in said line;

thence South 54 degrees 42 minutes 02 seconds West, 338.42 feet, to a 3/4 inch pipe set in the line between the 20.018 and 20.015 acre tracts;

thence North 34 degrees 04 minutes 15 seconds West, 646.26 feet, with the line between the aforesaid 20.018 and 20.105 acre tracts, to the place of beginning, passing a 5/8 inch re-bar found at 626.26 feet;

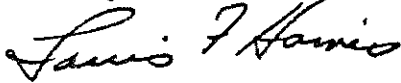
to contain 5.01 acres, be the same more or less and subject to all easements, restrictions and conditions, as the same may be of record.

The Grantors, herein, retains for their heirs, assigns and or successors an easement for access to a county drainage tile as described below;

beginning in the southerly line of the above described 5.01 acre tract, also being a being a northerly line of a 35.023 acre tract, westerly 50.00 feet from the southeasterly corner, thence South 34 degrees 12 minutes 20 seconds East, 550.00 feet to a point, thence South 54 degrees 42 minutes 02 seconds West, 10.00 feet to a point, thence North 34 degrees 12 minutes 20 seconds West, 550.00 feet, to a point in the southerly line of said 5.01 acre tract, thence North 54 degrees 42 minutes 02 minutes East, 10.00 feet, with the southerly line of said 5.01 acre tract, to the place of beginning, containing 5500 square feet.

Bearings used for this description are assumed and relative only to this survey.

Surveyed and written by,



Louis F. Haines  
Professional Surveyor 4379