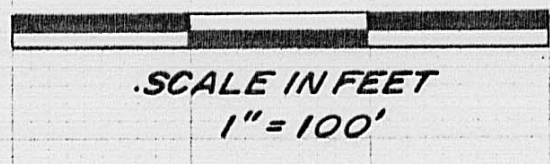


(454)
 Beatrice Channell
 D.B. 244, p. 419

(331)
 Ralph Zimmerman
 O.R. 1, p. 272

(883)
 Wm. A. Gaver
 O.R. 93, p. 64

V.M.S. 6350
 V.M.S. 5539



- - iron pipe fd.
- - iron pipe set (3/4" x 30")
- - iron man. fd.
- [H] - proposed House Location
- [S] - proposed Septic Area

GRANTOR: Kyle D. McGraw Sr., Trustee
 Volume 293, page 498
 Somerford Twp., Madison Co.



I hereby certify that the hereon platted property
 was prepared from an actual survey.
 William W. Browning
 William W. Browning P.S. 7377 May 1999
 (740) 852-4444

BEING A TRACT OF 6.685 ACRES

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Somerford, Virginia Military Survey Number 6350 and 5539, and is part of an original 23 acre tract recorded in the name of Kyle D. McGraw, Sr., Trustee, in Volume 293, page 498, said parcel being more particularly described as follows:

Beginning at a point in the centerline of Tradersville-Brighton Road (60'R/W), said point being the southeast corner of a 1.7311 acre tract recorded in the name of William A. Gaver in Official Record 83, page 641 and is an exception to the above mentioned tract;

Thence with the centerline of said road N. 52 deg. 00' 00" E. 759.44 feet to a point;

Thence, with the west line of a proposed 5.672 acre tract, N. 23 deg. 06' 08" W. 649.73 feet to a set iron pipe in the north line of said 23 acre tract and the south line of 2.00 acre tract recorded in the name of Beatrice Channell in Deed Book 244, page 419;

Thence, with a new division line of the aforesaid 23 acre tract, S. 24 deg. 31' 09" W. 815.10 feet to a found iron pipe at the northeast corner of the abovementioned Gaver;

Thence, with the east line of said Gaver, S. 00 deg. 54' 44" W., passing a found iron pipe at 289.87 feet, a total distance of 323.63 feet to the point of beginning.

The above described parcel contains 6.685 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 May of 1999.

TOGETHER WITH AN APPURTENANT DRAINAGE EASEMENT TO BENEFIT ABOVE TRACT AND DESCRIBED AS FOLLOWS:

The following description is for a drainage easement in the State of Ohio, County of Madison, Township of Somerford, Virginia Military Survey Number 6350 and is part of an original 23 acre tract recorded in the name of Kyle D. McGraw, Sr., Trustee, in Volume 293, page 498, said easement being twenty feet wide and more particularly described as follows:

Beginning at a set iron pipe at the common corner of a proposed 5.771 acre, 6.685 acre and a 5.672 acre tract and in the north line of said 23 acre tract;

Thence, with part of the north line of said 23 acre tract and the southerly line of 2.00 acre tract recorded in the name of Beatrice Channell in Deed Book 244, page 419, N. 72 deg. 14' 38" E. 100.42 feet to a point;

Thence, with the centerline of the William Richmond Ditch, S. 33 deg. 03' 39" E. 20.74 feet to a point;

Thence, 20.00 feet from and parallel with said north line, S. 72 deg. 14' 38" W. 124.08 feet to a point in the easterly line of said proposed 5.771 acre tract and the north-westerly line of said proposed 6.685 acre tract;

Thence, with part of the line between said tracts, N. 24 deg. 31' 09" E. 27.03 feet to the point of beginning.

The above described parcel is for drainage purposes only. 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 May of 1999.

The above described drainage easement shall be for the use and benefit of the grantee, and the successors in interest of the 6.685 acres herein described, and for the use and benefit of the owners, successors and assigns of a tract of 5.771 acres immediately adjacent to and laying on the west side of the within described tract.

BEING A TRACT OF 5.771 ACRES

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Somerford, Virginia Military Survey Number 6350, and is part of an original 23 acre tract recorded in the name of Kyle D. McGraw, Sr. Trustee, in Volume 293, page 498, said parcel being more particularly described as follows:

Beginning at a point in the centerline of State Route 187 (60'R/W), said point being the northwest corner of a 1.7311 acre tract recorded in the name of William A. Gaver in Official Record 83, page 641 and is an exception to the abovementioned 23 acre tract;

Thence, with the centerline of State Route 187 N. 04 deg. 40' 16" W 569.44 feet to a point, said point being the northwest corner of said 23 acre tract and in the south line of 2.00 acre tract recorded in the name of Beatrice Channell in Deed Book 244, page 419;

Thence, with part of the line between said 23 acre tract and said 2.00 acre tract N. 72 deg. 14' 38" E, passing a found iron pipe at 31.64 feet, a total distance of 629.77 feet to a set iron pipe;

Thence, with a new division line of the aforesaid 23 acre tract, S. 24 deg. 31' 09" W 815.10 feet to a found iron pipe at the northeast corner of a 1.7311 acre tract recorded in the name of William A. Gaver in Official Record 83, page 641;

Thence, with the north line of said Gaver, S. 85 deg. 12' 54" W, passing a found iron pipe at 184.71 feet, a total distance of 215.88 feet to the point of beginning.

The above described parcel contains 5.771 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 May of 1999.

TOGETHER WITH AN APPURTENANT DRAINAGE EASEMENT TO BENEFIT ABOVE TRACT AND DESCRIBED AS FOLLOWS:

The following description is for a drainage easement in the State of Ohio, County of Madison, Township of Somerford, Virginia Military Survey Number 6350 and is part of an original 23 acre tract recorded in the name of Kyle D. McGraw Sr. Trustee, in Volume 293, page 498, said easement being twenty feet wide and more particularly described as follows:

Beginning at a set iron pipe at the common corner of a proposed 5.771 acre, 6.685 acre and a 5.672 acre tract and in the north line of said 23 acre tract;

Thence, with part of the north line of said 23 acre tract and the southerly line of 2.00 acre tract recorded in the name of Beatrice Channell in Deed Book 244, page 419, N. 72 deg. 14' 38" E 100.42 feet to a point;

Thence, with the centerline of the William Richmond Ditch, S. 33 deg. 03' 39" E. 20.74 feet to a point;

Thence, 20.00 feet from and parallel with said north line, S. 72 deg. 14' 38" W. 124.08 feet to a point in the easterly line of said proposed 5.771 acre tract and the northwesterly line of said proposed 6.685 acre tract;

Thence, with part of the line between said tracts, N. 24 deg. 31' 09" E. 27.03 feet to the point of beginning.

The above described parcel is for drainage purposes only. 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 May of 1999.

BEING A TRACT OF 5.672 ACRES

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Somerford, Virginia Military Survey Number 6350 and 5539, and is part of an original 23 acre tract recorded in the name of Kyle D. McGraw, Sr. Trustee, in Volume 293, page 498, said parcel being more particularly described as follows:

Beginning at a found iron spike in the centerline of Tradersville-Brighton Road (60'R/W), said spike being the southeast corner of the abovementioned 23 acre tract;

Thence, with the east line of said 23 acre tract and the west line of a 29.58 acre tract recorded in the name of Ralph Zimmerman in Official Record 1, page 272, N. 19 deg. 21' 48" W. 498.32 feet to a found stone with a chiseled "X";

Thence, with part of the north line of said 23 acre tract and the southerly line of 2.00 acre tract recorded in the name of Beatrice Channell in Deed Book 244, page 419, S. 72 deg. 14' 38" W. 450.00 feet to a set iron pipe;

Thence, with a new division line of the aforesaid 23 acre tract S. 23 deg. 06' 08" E. passing a set iron pipe at 618.69 feet a total distance of 649.73 feet to a point on the centerline of Tradersville-Brighton Road.

Thence, with said centerline, N. 52 deg. 00' 00" E. 430.00 feet to the point of beginning.

The above described parcel contains 5.672 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 May of 1999.

THE ABOVE DESCRIBED PREMISES ARE SUBJECT TO A DRAINAGE EASEMENT BENEFITTING A TRACT OF 5.771 acres and 6.685 acres LYING TO THE WEST OF THE ABOVE DESCRIBED PREMISES, SAID DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

The following description is for a drainage easement in the State of Ohio, County of Madison, Township of Somerford, Virginia Military Survey Number 6350 and is part of an original 23 acre tract recorded in the name of Kyle D. McGraw, Sr., Trustee, in Volume 293, page 498, said easement being twenty feet wide and more particularly described as follows:

Beginning at a set iron pipe at the common corner of a proposed 5.771 acre, 6.685 acre and a 5.672 acre tract and in the north line of said 23 acre tract.

Thence, with part of the north line of said 23 acre tract and the southerly line of 2.00 acre tract recorded in the name of Beatrice Channell in Deed Book 244, page 419, N. 72 deg. 14' 38" E. 100.42 feet to a point;

Thence, with the centerline of the William Richmond Ditch, S. 33 deg. 03' 39" E. 20.74 feet to a point;

Thence, 20.00 feet from and parallel with said north line, S. 72 deg. 14' 38" W. 124.08 feet to a point in the easterly line of said proposed 5.771 acre tract and the north-westerly line of said proposed 6.685 acre tract;

Thence, with part of the line between said tracts, N. 24 deg. 31' 09" E. 27.03 feet to the point of beginning.

The above described parcel is for drainage purposes only. 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 May of 1999.