

**EASEMENT:**

Now comes Audrey J. Beckett, and Marlin Beckett, her husband, the owner of certain real property as appears of record in Madison County, Ohio, Official Records Volume 54, Page 887 and known as parcel number 08-00614, and do hereby grant and convey to Zach Farrand, the owner of certain real property as described in Madison County, Ohio, Official Records Volume 102, Page 1694, parcel number 08-00106-001, an easement to use and maintain, if necessary, an existing tile and/or proposed culvert, that lies in the approximate location designated on attached "Exhibit A", for the purpose of permitting surface water and septic effluent drainage. Said easement shall include the right to improve the tile and/or culvert with a larger tile under Grantors' drive. The easement shall run with the land, and the Grantees, for themselves, and their successors and assigns, do hereby agree to pay the Grantors, their successors and assigns, for any damages to the encumbered premises, or growing crops, by virtue of the maintenance of the tile and/or culvert system, except as may be appropriately shared by other users of said tile and/or culvert system. In consideration hereof, Grantees, their successors and assigns, shall be liable for all costs and expenses that may be required to maintain said tile and/or culvert except as may be appropriately shared by other users of said tile and/or culvert system, shall be liable for all costs and expenses of any kind and nature relating to maintenance of the easement for any reason, and shall give Grantors and their successors and assigns at least Seventy-two (72) hours notice of the start of any proposed work within said easement. Further, Grantee and his successors and assigns covenant that Grantors and their successors and assigns shall not be denied access to their property by reason of any proposed work within said easement.

Witness their hands this 19 day of OCTOBER, 2000.

Signed and acknowledged in presence of:

*Blaney Cook*  
Witness

*Audrey J. Beckett*  
Audrey J. Beckett

*Marlin Beckett*  
Marlin Beckett

*Marlin Beckett*  
Marlin Beckett

STATE OF OHIO  
COUNTY OF MADISON, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Audrey J. Beckett and Marlin Beckett, her husband

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at WEST JEFFERSON, Ohio this 19 day of OCTOBER, 2000.

*Cliff Pe*  
NOTARY PUBLIC

**BECKETT PROPERTY  
VIRGINIA MILITARY SURVEY NO. 2682  
JEFFERSON TWP., MADISON CO., OHIO**

**TRANSFER PLAT**

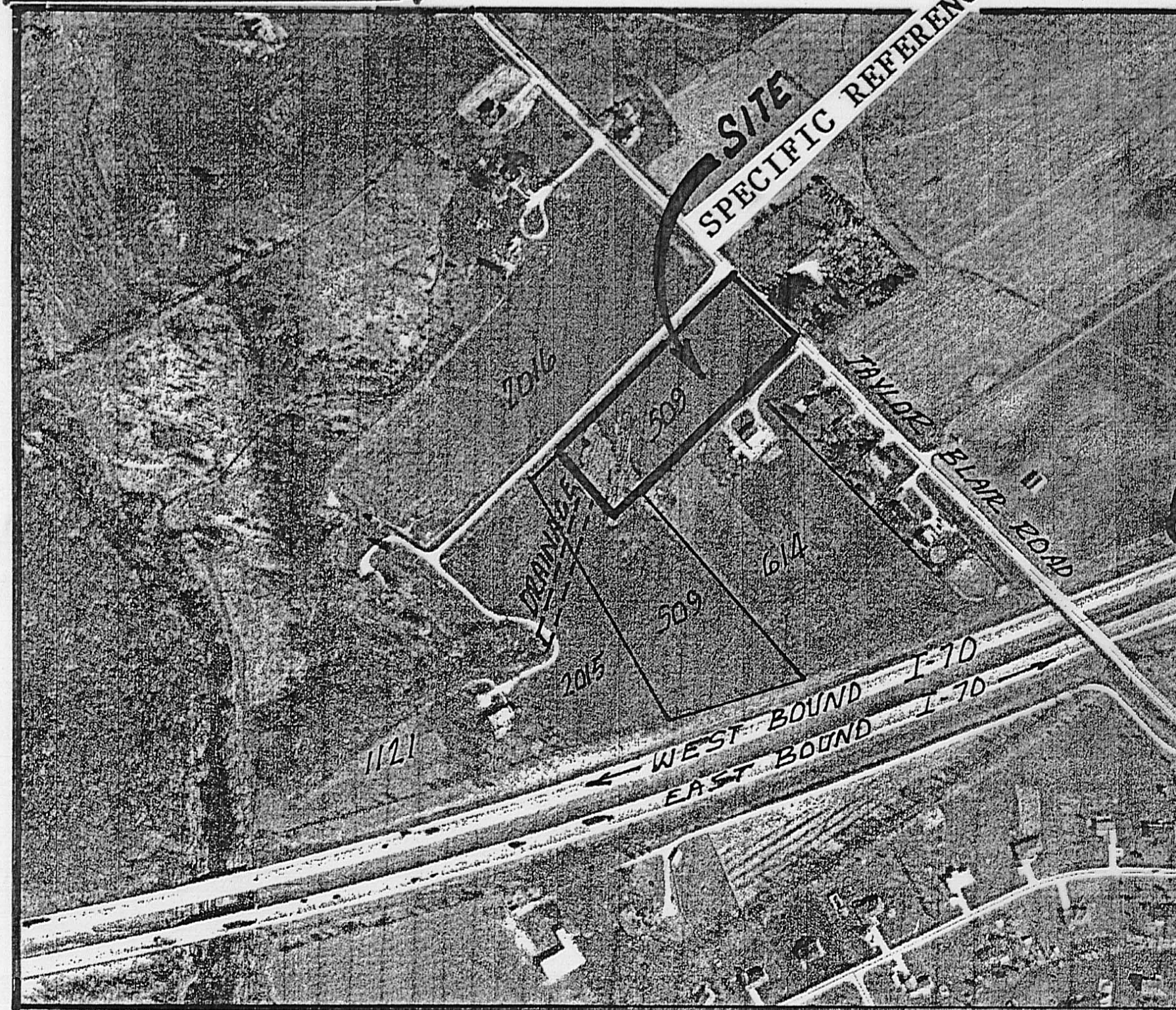
**NOTE:**

O.R. 0102 Pg. 1694 Instrument N. 1999 0000 6203 TRANSFERRED AUGUST 06 TH. 1999 - 9.506 ACRES P.P.N. 08-00106-001, NOTE NAME "ZACK" NOT SPELLED "ZACH" FARRAND. RECORDER AND AUDITOR CARRIES GIVEN NAME "ZACK"

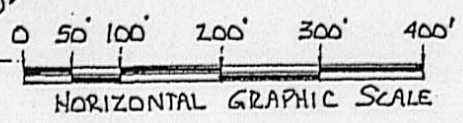
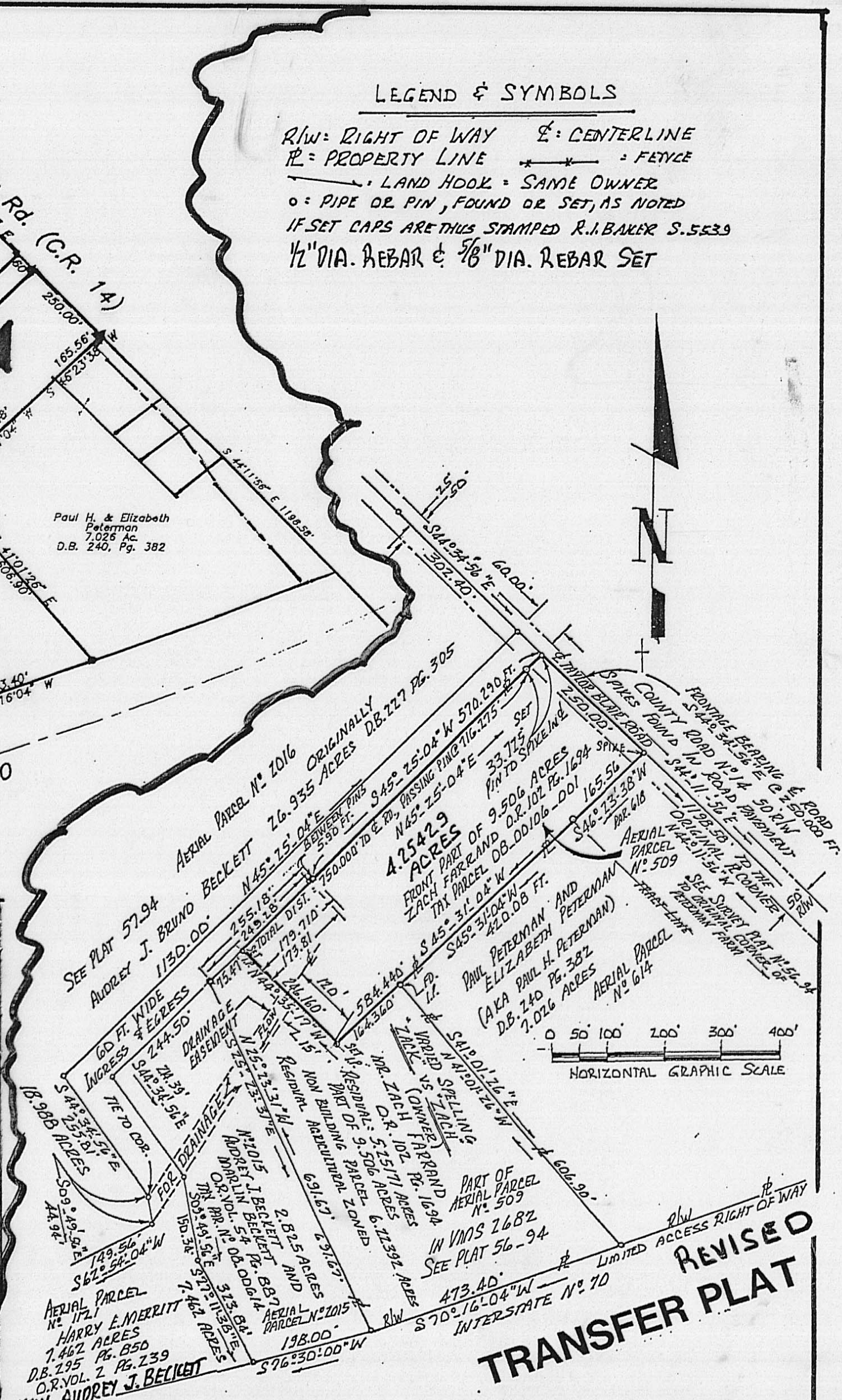
O.R. 0133 Pg. 1285 41256 INSTRUMENT NUMBER (QUIT CLAIM DEED) 20010000 9773 TRANSFERRED ON DECEMBER 14 TH. 2001, FRONTAGE SPLIT OUT OF 3.28152 ACRES (RE-ZONED) NOTED THAT THE GIVEN NAME IS SPELLED "ZACH" FARRAND. COUNTY AUDITOR WILL CONTINUE TO CARRY THE RESIDUAL 0.2245 ACRES IN NAME OF "ZACK"

THE PURPOSE OF THE HEREIN PLATTED FIELD SURVEY IS TO INCREASE 3.28152 ACRES TO 4.25429 ACRES FOR RESIDENTIAL BUILDING SITE IN NAME OF ZACH FARRAND WITH RESIDUAL OF 5.25171 ACRES CARRIED ON TAX ROLL NAME "ZACK FARRAND". AT THIS TIME AUDITOR'S P.P.N. FOR 4.25429 ACRES HAS NOT BEEN ASSIGNED.

PORTION OF TAYLOR BLAIR ROAD (C.D. RD. N. 14) CENTERLINE BEARING = S 44° 11' 56" E OR S 44° 34' 56" E SHOWN BY SURVEYOR ROBERT T. PATRIDGE N. 4338. SEE PLATS 36-24 & 37-26 FOR PURPOSES OF THIS SURVEY USE S 44° 34' 56" E ALONG ROAD FRONTAGE BOUNDARY.



**LEGEND & SYMBOLS**  
 R/W = RIGHT OF WAY    E = CENTERLINE  
 PL = PROPERTY LINE    \* = FETICE  
 L.H. = LAND HOOK = SAME OWNER  
 O = PIPE OR PIN, FOUND OR SET, AS NOTED  
 IF SET CAPS ARE THIS STAMPED R.I. BAKER S. 5539  
 1/2" DIA. REBAR & 3/8" DIA. REBAR SET



**PLAT SHOWING SPLIT-REZONING OF 4.25429 AC. TO RESIDENTIAL ZONE FOR MR. ZACH FARRAND OR. 102 PG. 1694 FRONT PORTION OUT OF 9.506 ACRES PART OF AERIAL PARCEL N° 509 MAP 25 BEING WITHIN VMS 2682 TAYLOR BLAIR ROAD, COUNTY RD. N° 14 JEFFERSON CIVIL TOWNSHIP MADISON COUNTY, OHIO**

**RESIDUAL ACRES = 5.25171**



**REVISOR**  
*Rodger Irwin Baker*  
 Rodger Irwin Baker Ohio Registered Surveyor # S-05539  
 1300 Plain City - Georgesville Road (South)  
 Galloway, Ohio 43119

**CURRENT OWNERSHIP AKA "ZACH"**  
 AERIAL PARCEL N° 509 = ZACH FARRAND OR 102 PG. 1694  
 AERIAL PARCEL N° 1121 = AUDREY J. BECKETT OR 54 PG. 887  
 7.462 ACRES  
 AERIAL PARCEL N° 2015 = AUDREY J. BECKETT OR 54 PG. 887  
 2.825 ACRES

The following is a correct boundary description of 4.25429 acres of land situated in VMS 2682 in Jefferson Civil Township, Madison County, State of Ohio fronting along the centerline of Taylor-Blair Road ( County Road # 14 ) and is a portion of 9.506 acres conveyed to Zach Farrand ( also misspelled of record showing Zack Farrand ) which deed is filed in O R 102 at Page 1694 ( see aerial parcel # 509 and Auditor's permanent parcel number 08-00106.001...said 4.25429 acres newly surveyed and recently re-zoned is bounded and more particularly described as follows:

Beginning with a found steel spike in the centerline of Taylor-Blair Road at the north-easterly corner of Zach Farrand's 9.506 acres of record in O.R. 102 Pg. 1694 and being the northerly corner of Paul Peterman and Elizabeth Peterman ;

Thence: With the common boundary between said Peterman and southeasterly boundary of Zach Farrand S 46 deg 23 min 38 sec W 165.56 feet to a found steel pipe;

Thence: Continue with the common line between said Peterman and said Farrand ( passing a found iron pin at the westerly corner of Peterman D.B. 240 Pg. 382 at 420.08 feet ) S 45 deg 31 min 04 sec W 584.440 feet to a set 3/4 inch capped pipe;

Thence: N 44 deg 35 min 17 sec W 246.160 feet to a set 3/4 inch capped pipe on the westerly line of said Farrand and on the common southeasterly boundary of Audrey J. Beckett O.R. 54 Pg. 887;

Thence: With the northwesterly boundary of Zach Farrand passing set iron pins at 173.81 feet, at 179.710 feet, at 716.275 feet go N 45 deg 25 min 04 sec E a total distance of 750.000 feet to a found steel spike in the middle of Taylor-Blair Road being the most northerly corner of aforesaid Farrand;

Thence: With the middle of said roadway ( 50 feet right of way width ) go S 44 deg 34 min 56 sec E 250.000 feet to the point of beginning.

Containing within said bounds 4.25429 acres of land rezoned to residential use...being the front portion of 9.506 acres in the ownership of Zach Farrand which is platted and filed with the Madison County Engineer's Tax Map Office..see plat 56-94 for the 9.506 acres.

Pins cited are 5/8 inch diameter, pipes cited are 3/4 inch with caps stamped R.I.Baker S-5539.

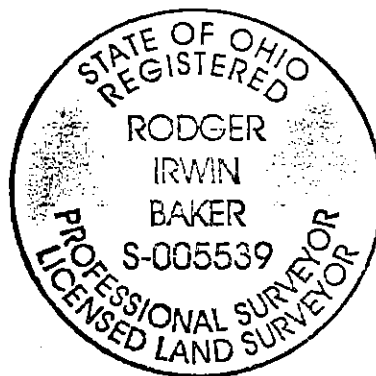
Bearings are based on those boundary courses cited in O.R. 102 at Pg. 1694. This land was surveyed in part during July 2001 and again in January 2002 by Rodger Irwin Baker, Ohio registration # S-005539.

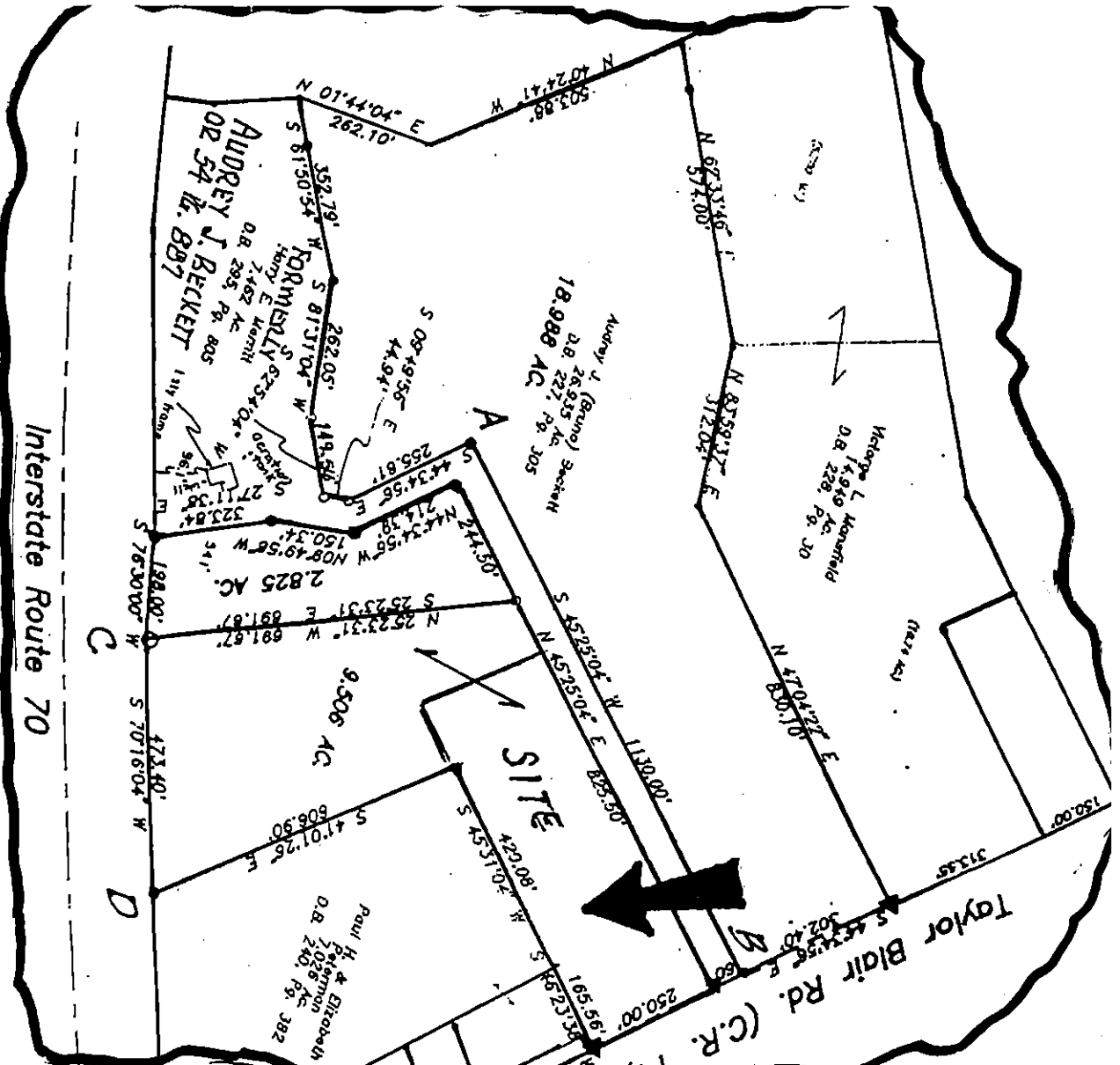
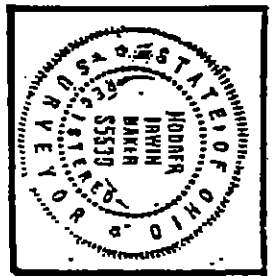
The above described 4.25429 acres is also to have rights of drainage as depicted on the accompanying plat made a part of this conveyance.

*Rodger Irwin Baker* Jan. 15, 2002

Rodger Irwin Baker L.L.S. and P.S. # S-005539 (Ohio)  
1300 Plain City-Georgesville Road (South)  
Galloway, Ohio 43119

Phone: 614-879-6004



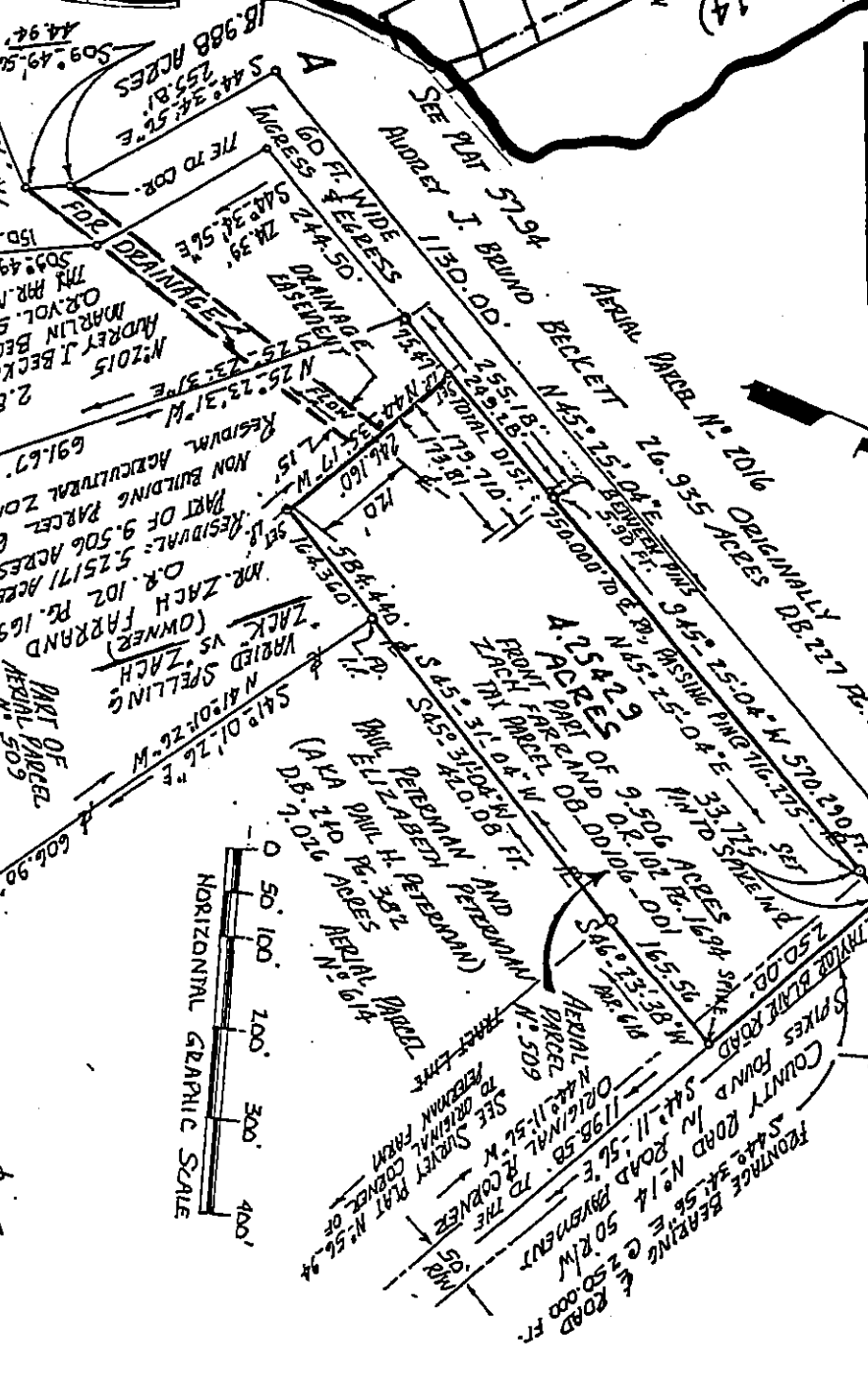


***Robert Irwin Baker*** REVISSED ON JAN. 14, TH 2002

Rodger Irwin Baker Ohio Registered Surveyor  
 1300 Plain City - Georgesville Road (South)  
 Galloway, Ohio 43119 S-05539



Taylor Blair Rd. (C.R. 14)



AERIAL PARCEL NO. 2016 ORIGINALLY 26.935 ACRES DB-227 Pg. 305

26.935 ACRES

AERIAL PARCEL NO. 509 9.506 ACRES DB-102 Pg. 169A

2542.9 ACRES

FRONT PART OF 9.506 ACRES

ZACH TR. FARRAND DB-001 Pg. 165 Pg. 318

542-23-38-816

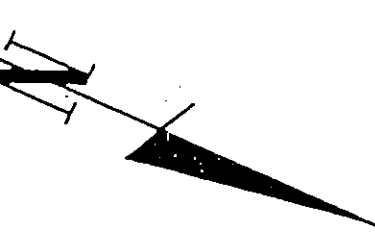
FRONTRIDGE BEARING & ROAD

COUNTY ROAD NO. 14

542-11-56-1198.58

SEE SURVEY PLAT N° 56-94 TO THE ORIGINAL CORNER OF

SEE SURVEY PLAT N° 56-94 TO THE ORIGINAL CORNER OF



**EASEMENT**

AERIAL PARCEL NE 11/21 AERIAL PARCEL HARVEY E. MERBITT 7-467 ACRES DB-295 Pg. 850 O.R.YOL. 2 Pg. 239

**NOW AUREY J. BECKETT**

AERIAL PARCEL 198.00 ACRES

AERIAL PARCEL N. 1015 2.825 ACRES

NON BUILDING PARCEL PART OF 9.506 ACRES

RESIDUAL AGRICULTURAL ZONED

MR. ZACH FARRAND (OWNER)

VARIED SPELLING ZACH vs ZACH

MR. ZACH FARRAND O.R. 102 Pg. 169A

PART OF PARCEL AERIAL 509 N° 509

SEE PLAT 56-94 IN VINS 168Z

473.40' W 198.00' N

S 70° 16' 04" W N° 70

INTERSTATE

LIMITED ACCESS RIGHT OF WAY

HORIZONTAL GRAPHIC SCALE

0 50' 100' 200' 300' 400'

**EASEMENT**

Now comes Audrey J. Beckett, and Marlin Beckett, her husband, the owner of certain real property as appears of record in Madison County, Ohio, Official Records Volume 54, Page 887 and known as parcel number 08-00614, and do hereby grant and convey to Zach Farrand, the owner of certain real property as described in Madison County, Ohio, Official Records Volume 102, Page 1694, parcel number 08-00106-001, an easement to use and maintain, if necessary, an existing tile and/or proposed culvert, that lies in the approximate location designated on attached "Exhibit A", for the purpose of permitting surface water and septic effluent drainage. Said easement shall include the right to improve the tile and/or culvert with a larger tile under Grantors' drive. The easement shall run with the land, and the Grantees, for themselves, and their successors and assigns, do hereby agree to pay the Grantors, their successors and assigns, for any damages to the encumbered premises, or growing crops, by virtue of the maintenance of the tile and/or culvert system, except as may be appropriately shared by other users of said tile and/or culvert system. In consideration hereof, Grantees, their successors and assigns, shall be liable for all costs and expenses that may be required to maintain said tile and/or culvert except as may be appropriately shared by other users of said tile and/or culvert system, shall be liable for all costs and expenses of any kind and nature relating to maintenance of the easement for any reason, and shall give Grantors and their successors and assigns at least Seventy-two (72) hours notice of the start of any proposed work within said easement. Further, Grantee and his successors and assigns covenant that Grantors and their successors and assigns shall not be denied access to their property by reason of any proposed work within said easement. Witness their hands this 19 day of OCTOBER, 2000.

Signed and acknowledged in presence of:

[Signature]  
Witness

Audrey J. Beckett  
Audrey J. Beckett

[Signature]  
Witness

Marlin Beckett  
Marlin Beckett  
Marlin Beckett

STATE OF OHIO  
COUNTY OF MADISON, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named  
Audrey J. Beckett and Marlin Beckett, her husband

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at  
WEST JEFFERSON, Ohio this 19 day of OCTOBER, 2000.

[Signature]  
NOTARY PUBLIC



CHRISTOPHER A PRICE  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 6-29-04

This instrument prepared by:  
ALLEN, YURASEK & MERKLIN  
Attorneys at Law  
233 West Fifth Street  
P.O. Box 391  
Madison, OH 43040-0391