

STORM WATER DRAINAGE EASEMENT WITHIN THE BOUNDS OF TRACT # 10...being 20 feet wide:

Containing within the limits of this 20 feet wide storm water drainage easement 1.20827 acres entirely within the bounds of Tract # 10 as surveyed in year 2001.

Being within VMS 2985, Jefferson Civil Township, Madison County, Ohio and is part of aerial parcel # 387 and is part of tax parcel # 08-00451.000.

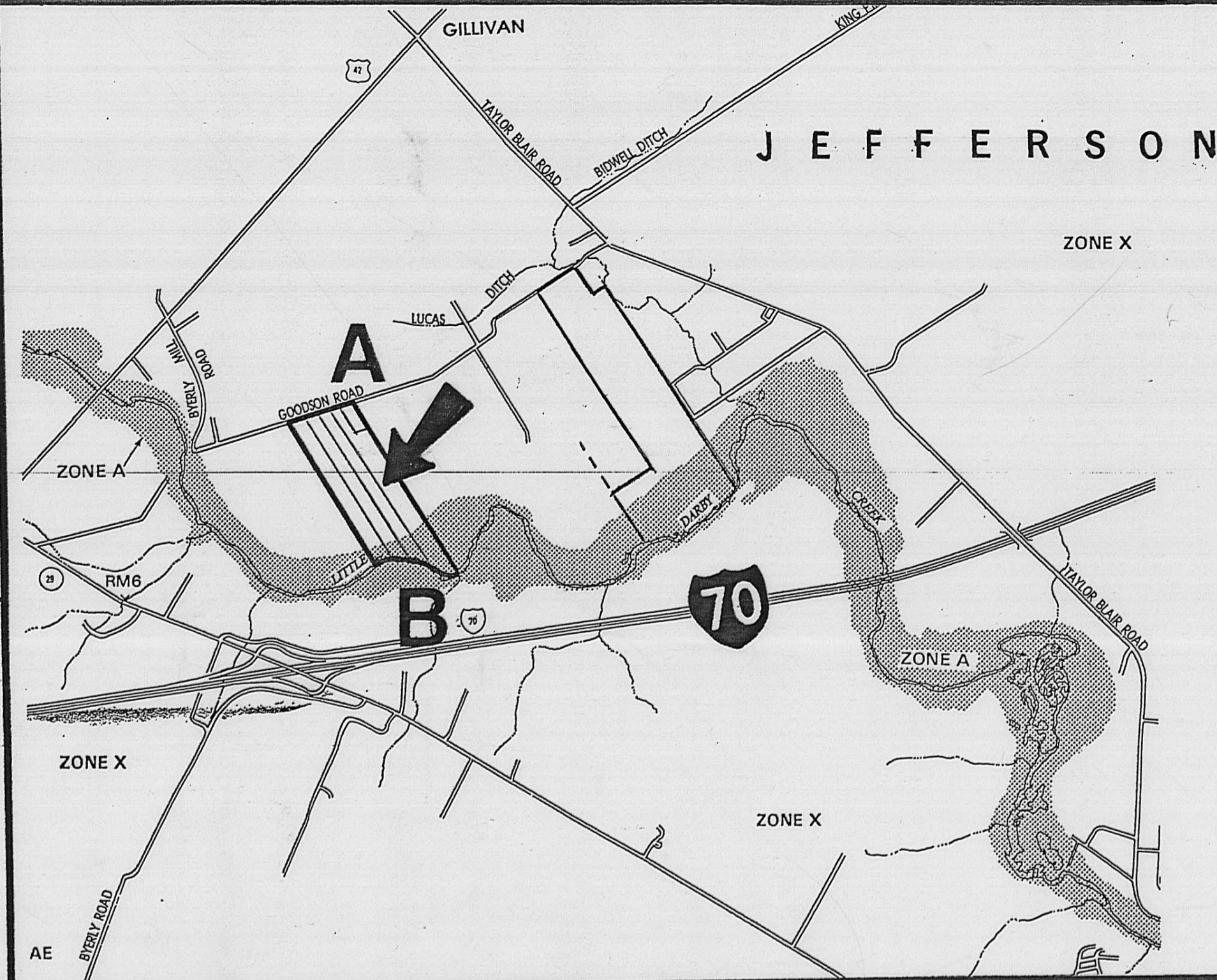
Title reference Margaret S. Hutson 1/2 Et A1 2/3 O.R. 0013 at Pg. 0583.

It is the intent of the Grantors that this easement be used to encompass an underground drainage structure... (tile or drain pipe etc.). This easement and the subsurface line whichever type is to be used for "NON-CONTAMINATED WATER" only.

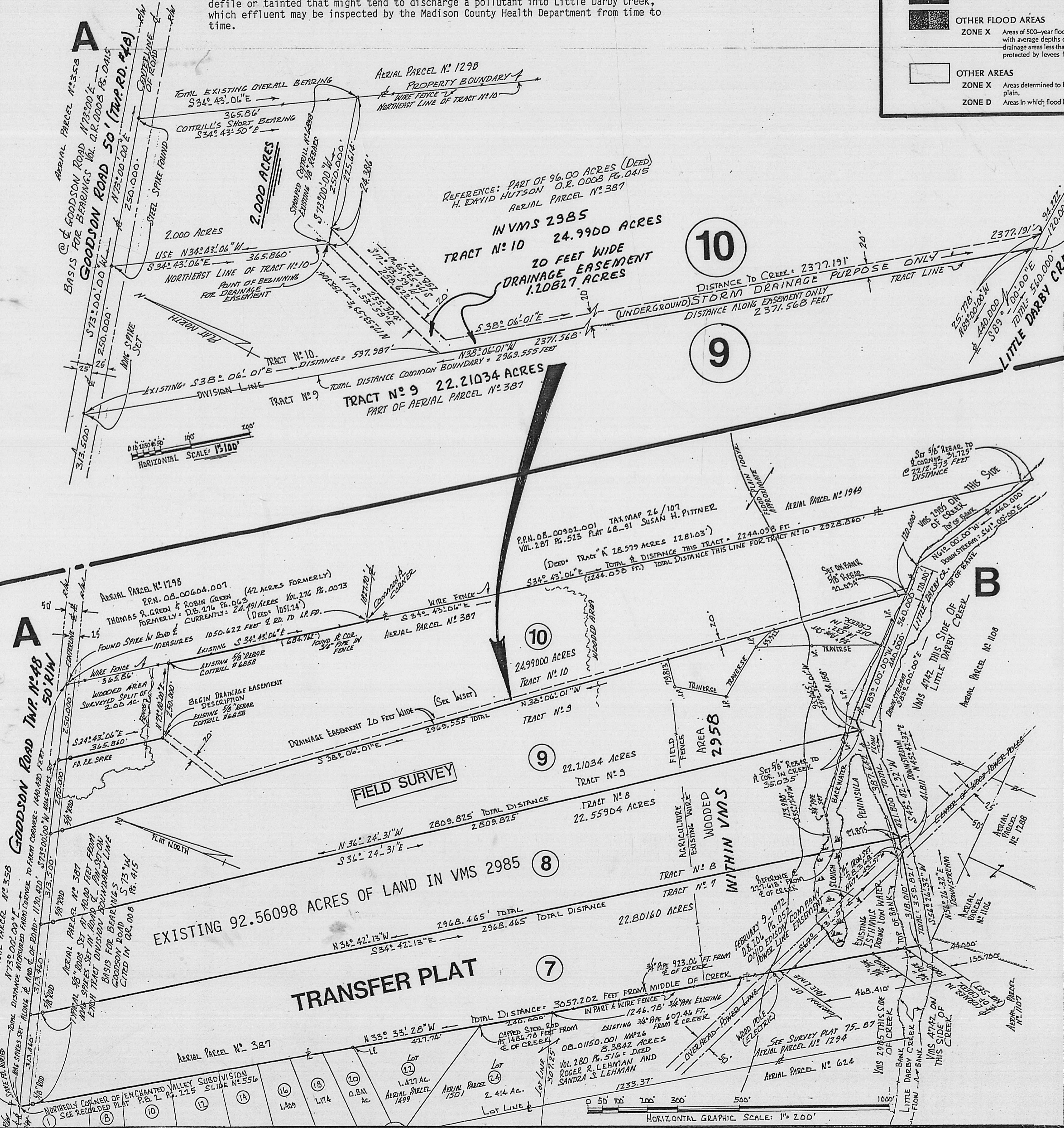
There is to be nothing transported in said drainage line that would be impure, sully, defile or tainted that might tend to discharge a pollutant into Little Darby Creek, which effluent may be inspected by the Madison County Health Department from time to time.

LEGEND

- SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD**
 - ZONE A No base flood elevations determined.
 - ZONE AE Base flood elevations determined.
 - ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
 - ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
 - ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.
 - ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.
 - ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- OTHER FLOOD AREAS**
 - ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- OTHER AREAS**
 - ZONE X Areas determined to be outside 500-year flood plain.
 - ZONE D Areas in which flood hazards are undetermined.



NATIONAL FLOOD INSURANCE PROGRAM
FIRM
 FLOOD INSURANCE RATE MAP
 MADISON COUNTY, OHIO
 (UNINCORPORATED AREAS)
 PANEL 100 OF 225
 COMMUNITY-PANEL NUMBER:
 390773 0100 B
 EFFECTIVE DATE:
 FEBRUARY 6, 1991
 Federal Emergency Management Agency



FARM BOUNDARY DESCRIPTION OF EXISTING 92.56098 ACRES OF LAND IN VMS 2985

The following is a correct perimeter survey description of 92.56098 acres now carried of record as being 96.0000 acres tax parcel # 08-00451.000 in VMS 2985 in Jefferson Civil Township, Madison County, State of Ohio described in O.R.0013 Pg. 0583 (prior reference O.R. 0008 Pg. 0415) aerial parcel # 387 in the name of Margaret S. Hutson 1/2 Et A1 2/3 (Margaret S. Hutson deceased, thus her estate)... fronting Goodson Road Twp. Road # 48 being bounded and more particularly described as follows: (Note: The herein described 92.56098 acres does not include 2.000 acres being reserved to the present owners which 2.000 acres was surveyed and described in October 1999 and is a part of the reported 96.000 acres.)

Beginning with a found spike in the middle of 50 feet wide right of way of Goodson Road about 3 feet offset from the middle of roadway pavement which spike is the most northerly corner of Lot # 1 of Enchanted Valley Subdivision platted for record in Plat Book 2 at Page 225 Slide # 556 Madison County Recorder's Office;

- Thence: With the property line and middle of Goodson Road go N 73 deg 00 min 00 sec E 1190.420 feet to a found spike...corner to 2.000 acres splitout;
- Thence: With said 2.000 acres split out S 34 deg 43 min 06 sec E 365.860 feet to a found capped 5/8 inch rebar stamped Cottrill # 6858;
- Thence: Again with the southeasterly boundary of said 2.000 acres splitout go N 73 deg 00 min 00 sec E 250.000 feet to an existing Cottrill 5/8 inch capped rebar in an existing wire fence which fence line is the boundary between said Hutson and 24,491 acres recorded in Vol. 276 at Pg.0073 aerial parcel 1298 Thomas R. Green and Robin Green tax parcel 08-00604.007;
- Thence: Following along this common boundary wire fence S 34 deg 43 min 06 sec E 684.762 feet to a found 3/4 inch pipe a corner to Green and a corner for Susan H. Pittner 28.579 acres Vol.287 Pg.0323 aerial parcel 1949;
- Thence: Continue with aforesaid boundary (in part marked with a wire fence) with Hutson's easterly line...the same Pittner's westerly line S 34 deg 43 min 06 sec E 2244.098 feet to a corner point in the water of Little Darby Creek passing a set 5/8 inch rod at 2242.373 feet...the total distance for said Hutson being S 34 deg 43 min 06 sec E 2928.860 feet;
- Thence: With the meanders of Little Darby Creek going upstream N 61 deg 00 min 00 sec W 460.000 feet to an angle point;
- Thence: Again upstream passing a corner at 120.000 feet N 89 deg 00 min 00 sec W 560.000 feet to another angle point in said property boundary;
- Thence: Passing another property corner at 34.158 feet go upstream S 45 deg 42 min 32 sec W 421.800 feet to another angle point in the water of Little Darby Creek;
- Thence: Going upstream in the middle of said creek passing an alignment of power poles for overhead electric (Ohio Edison Company) at 41.811 feet S 56 deg 26 min 32 sec W a total distance of 359.821 feet to a corner point in the middle of Little Darby Creek;
- Thence: Passing 3/4 inch pipes found at 44.00 feet, at 155.700 feet, at 607.460 feet, at 1246.78 feet, at 1486.78 feet, and passing the aforesaid alignment of power poles at 468.410 feet N 33 deg 33 min 28 sec W (in part being along the easterly boundary of Enchanted Valley Subdivision) a total distance of 3057.202 feet to the true point of beginning.

Containing 92.56098 acres within the herein described bounds. Bearings are based on Goodson Road course S 73 deg W cited in O.R. 0008 at Pg. 0415. Rods set are 5/8 inch diameter with caps stamped R.I.Baker S-5539.

The Ohio Edison Power Company's existing overhead primary service and wood poles are within a 50 feet wide utility easement recorded in D.B. 206 at Pg. 052.

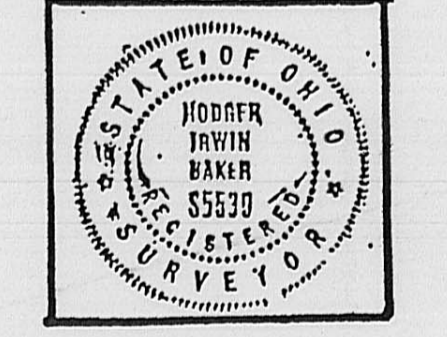
This description is based on a field survey made during January, February, March of year 2001 by Remo D. Mancini and Rodger Irwin Baker, Ohio license # S-005539.

Rodger Irwin Baker March 31, 2001
 Rodger Irwin Baker P.L.S. registration # S-005539 (Ohio)
 1300 Plain City-Georgesville Road (South)
 Gallows, Ohio 43119 Phone: 614-879-6004

- LEGEND**
- Centerline
- Property Line
- Land Flood Hazard
- One-Side Owner
- Line of Survey
- Remnant Parcel Number
- Direction of Flowing
- Line of West Area
- Approximate Edge
- Same Points on Each Platting
- Survey Number

TITLE

PLAT OF BOUNDARY SURVEY EXISTING AND LAND DIVISION INTO 4 TRACTS ALSO WITH ADDED DRAINAGE EASEMENT SITUATED WITHIN JEFFERSON CIVIL TOWNSHIP IN VMS 2985 MADISON COUNTY, OHIO ESTATE OF MARGARET S. HUTSON 1/2 FAMILY CHILDREN ET AL 2/3 INTEREST DEED FILED IN O.R. 0013 PG. 0583 FRONTING ALONG GOODSON ROAD CONTAINING 92.56098 ACRES OF LAND EXTENDING TO WATERS OF LITTLE DARBY SURVEYED JAN., FEB., & MARCH, YR. 2001



THIS IS TO CERTIFY THAT THIS PLAT IS BASED ON A CURRENT BOUNDARY SURVEY TO THE LINES OF PRESENT OCCUPATION AND POSSESSION. THIS FOUND AND/OR STAKES FOUND ARE NOTED, IRONS SET ARE IRON STAKES SET IN ROADWAY PAVEMENT WITH OFF OF THE ROAD IRONS BEING 3/8" STEEL RODS CAPPED R.I.BAKER S-5539. IN MY OPINION THIS TOTAL 92.56098 ACRES IS THE TRUE AREA CONTAINED WITHIN THE BOUNDS SURVEYED.

Rodger Irwin Baker P.S. March 31, 2001
 RODGER IRWIN BAKER OHIO SURVEYOR #S-005539
 1300 PLAIN CITY GEORGESVILLE ROAD (SOUTH)
 GALLOWAY, OHIO 43119 TEL 614.879.6004

FIELD SURVEY
PLAT

36-01

Tract # 7 containing 22.8016 acres of land in VMS 2985:

The following is a boundary description of Tract # 7 which is but one of four tracts surveyed out of resurveyed 92.56098 acres...this 92.56098 acres being the major portion of tax parcel # 08-00451 and aerial parcel # 387 currently in the ownership of Margaret S. Hutson 1/2 and Et Al 2/3 of record in O.R. 0013 at Pg. 0583 in VMS 2985 in Jefferson Civil Township, Madison County, State of Ohio, being more specifically described as follows:

Beginning with a found spike in the approximate middle of roadway pavement for Twp. Rd. # 48 50 feet wide right of way...commonly known as Goodson Road...which spike is the most westerly corner to Hutsons' Farm and is also the most northerly corner of Enchanted Valley Subdivision found of record in original Plat Book # 2 at Page 225 (more recently filed on county Recorder's Slide # 556.....then with the following bearings and distances ;

Thence: With Goodson Road alignment and the front boundary herewith go N 73 deg 00 min 00 sec E 313.460 feet to a set mag spike...said spike the northern corner of this Tract # 7 and is the western corner of Tract # 8;

Thence: Passing a set 5/8 inch steel rod set at 40.000 feet go with the common boundary and division line between Tract # 7 and Tract #8 S 34 deg 42 min 13 sec E (passing a set 5/8 inch diameter steel rod at 2940.590 feet) a total distance of 2968.465 feet to a corner point out into the flowing water of Little Darby Creek;

Thence: Remaining within the creek's channel and going upstream (passing the alignment of Ohio Edison Power Company Poles at 41.811 feet..... S 56 deg 26 min 32 sec W a total distance of 359.821 feet to the southerly corner of this described Tract # 7...being in the middle of Little Darby Creek;

Thence: Passing found 3/4 inch pipes at 44.00 feet (top of creek bank), and at 155.700 feet, also at 607.46 feet, again passing pipes found at 1246.78 feet and at 1486.78 feet.....also crossing the centerline of power poles alignment at 468.410 feet...in part passing over a wet season isthmus... following along a downed old wire boundary fence...go N 33 deg 33 min 28 sec W (a segment of this boundary being common with the northeastern boundary of Enchanted Valley Subdivision)...a total distance of 3057.202 feet to the true point of beginning. (Passing a set 5/8 inch steel solid rod at 3017.202 feet);

This area is found to contain 22.80160 acres of land within the herein described bounds.

This Tract # 7 is encumbered with a 50 feet wide Ohio Edison Company Power Line easement for transmission of primary electricity through overhead lines mounted on wood poles. Said easement found of record in Deed Volume 206 at Page 052 filed in February year 1972. By field survey this pole alignment bears S 67 deg 43 min 51 sec E or N 67 deg 43 min 51 sec W and crosses a backwater slough (marshy area) and in part crosses over a land peninsula which appears to be little more than an isthmus during any water level higher than normal " summer season average water flow".

Mag spikes set in the roadway pavement and capped 5/8 inch by 30 inches long steel rods are set at points off of the road unless otherwise specifically noted. Caps placed by me Rodger I. Baker are stamped R.I.Baker S-5539.

Bearings are adapted to Goodson Road deed course S 73 deg W as cited in O.R. 008 at Pg. 0415.

This description is based on an actual field survey made in January, February, March and April year 2001.

Rodger Irwin Baker

April 2 nd., 2001

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

Telephone: 614-879-6004



Tract # 8 containing 22.55904 acres of land in VMS 2985:

Being a correct boundary survey description based on a current field measure of 92.56098 acres which is the major portion of tax parcel 08-00451.000 and aerial parcel # 387 in Jefferson Civil Township, Madison County, State of Ohio in the present ownership of Margaret S. Hutson 1/2 Et Al 2/3 according to deed of record in O.R. 0013 at Pg. 0583...said aerial parcel commonly called the Hutson Farm...the herein Tract # 8. being a portion of said farm:

Commence at a found spike marking the northern corner of Enchanted Valley Sub-division originally filed in Plat Volume 2 at Page 225 but more recently found on Recorder's Slide # 556..Madison County Court House....said spike the most western corner of Hutsons' Farm which spike is in the pavement of Goodson Road....go then from said spike and in the middle alignment of said Goodson Road (aka Twp. Rd. # 48 (50 feet wide right of way)....N 73 deg 00 min 00 sec E 313.460 feet to a set mag spike at the true point of beginning; (the western corner of Tract #8);

Thence: Again with the middle of Goodson Road and the front boundary of this Tract # 8 N 73 deg 00 min 00 sec E 313.460 feet to a set mag spike being the northerly corner of Tract # 8 and the westerly corner of Tract # 9;

Thence: Leaving Goodson Road and passing a set 5/8 inch rebar at 40.00 feet and passing another set 5/8 inch rebar at 2774.790 feet go S 36 deg 24 min 31 sec E 2809.825 feet to a point in the water of Little Darby Creek.... which point is the common corner for Tract # 8 and for Tract # 9;

Thence: Going upstream with the channel of Little Darby Creek S 45 deg 42 min 32 sec W 387.642 feet to a point in the near middle of Little Darby Creek's flowing channel of water;

Thence: Leaving said stream and passing a set 5/8 inch rod at 27.875 feet and also passing another set 5/8 inch steel rod at 2928.465 feet...go across an existing land peninsula and then crossing a backwater slough then uphill N 34 deg 42 min 13 sec W a total distance of 2968.465 feet to the true point of beginning. This last cited course and distance being along the common boundary between Tract # 7 and Tract # 8.

The total area found within these described courses and distances is 22.55904 acres.

Mag spikes set in the roadway pavement and capped 5/8 inch by 30 inches long steel rods are set at points off of the road unless otherwise specifically noted. Caps placed by me Rodger I. Baker are stamped R.I.Baker S-5539.

Bearings are adapted to Goodson Road deed course S 73 deg W as cited in O.R. 008 at Pg. 0415.

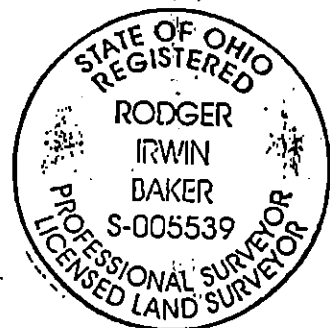
This description is based on an actual field survey made in January, February, March and April year 2001.

Rodger Irwin Baker

April 2 nd., 2001

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

Telephone: 614-879-6004



Tract # 9 containing 22.21034 acres in VMS 2985:

The following is a correct boundary description of 22.21034 acres of land surveyed from a newly resurveyed 92.56098 acres commonly known as the Hutson Farm of record in O.R. 0013 at Pg. 0583...said farm resurveyed less 2.000 acres split out not yet separately recorded...the 92.56098 acres being the major part of aerial parcel number 387, tax parcel 08-00451.000 Margaret S. Hutson 1/3 and Et Al 2/3 in the Civil Township of Jefferson, County of Madison, State of Ohio...said Tract # 9 is bounded and more particularly described as follows:

Commence as a point for starting reference with a found steel spike in Goodson Road (50 feet wide right of way aka Twp. Rd. # 48) at the most northerly corner of Enchanted Valley Subdivision recorded in Plat Book 2 at Page 225 (more recently filed on recorder's Slide # 556)...this spike also being the most westerly corner of Hutsons' Farm...go then along the middle of Goodson Road (passing a set spike at 313.460 feet) N 73 deg 00 min 00 sec E 626.920 feet to a set mag spike at the true point of beginning of Tract # 9 being described herein;

Thence: Continue again with the middle of Goodson Road N 73 deg 00 min 00 sec E and the front boundary herewith 313.500 feet to a set mag spike at the northerly corner of Tract # 9 and being the westerly corner of Tract # 10;

Thence: Following the common division boundary between Tracts 9 and 10 (passing a set 5/8 inch capped rebar at 40.00 feet and passing another 5/8 inch rebar set on the northerly creek bank of Little Darby Creek at a distance of 2947.521 feet, S 38 deg 06 min 01 sec E 2969.555 feet to a corner in the waters of said Little Darby Creek...a corner common with Tracts 9 and 10;

Thence: Going upstream with said creek's channel- (partly in the water) and in part on the bank or bank inslope go N 89 deg 00 min 00 sec W 440.000 feet to an angle point in this creek boundary line;

Thence: Deflecting to the left and continue upstream S 45 deg 42 min 32 sec W a distance of 34.158 feet to the new common corner for Tract # 8 and Tract # 9;

Thence: Leaving the aforesaid creek channel and passing a set 5/8 inch rebar at 35.035 feet and passing another set 5/8 inch rebar at 2769.825 feet, go N 36 deg 24 min 31 sec W a total distance of 2809.825 feet to the true point of beginning.

Containing within said bounds a total of 22.21034 acres based on a recent field survey made by Remo D. Mancini and Rodger Irwin Baker in year 2001.

Mag spikes set in the roadway pavement and capped 5/8 inch by 30 inches long steel rods are set at points off of the road unless otherwise specifically noted. Caps placed by me Rodger I. Baker are stamped R.I. Baker S-5539.

Bearings are adapted to Goodson Road deed course S 73 deg W as cited in O.R. 008 at Pg. 0415.

This description is based on an actual field survey made in January, February, March and April year 2001.

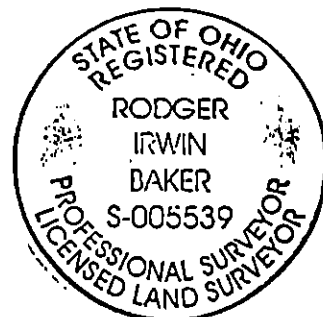
Rodger Irwin Baker

April 2 nd., 2001

Rodger Irwin Baker Ohio licensed surveyor # S-005539

1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Telephone: 614-879-6004



Tract # 10 24.9900 acres in VMS 2985:

The following is a correct boundary description of 24.9900 acres surveyed out of a re-surveyed 92.56098 acres in Jefferson Civil Township, Madison County, Ohio fronting along Goodson Road Twp. Rd. #48, 50 feet right of way width...said Tract # 10 is part of aerial parcel # 387, tax parcel 08-00451.000 O.R. 0013 Pg. 0583 Margaret S. Hutson 1/3 and Et Al 2/3 (Margaret S. Hutson deceased) being bounded and more particularly described as follows:

Commence for a point of starting reference with a found spike in Goodson Road at the northern most corner of Enchanted Valley Subdivision recorded in Plat Book 2 at Page 225 (now filed on Slide # 556)...said spike also the westerly corner of Hutsons' Farm....go then with the middle of Goodson Road N 73 deg 00 min 00 sec E 1190.420 feet to a found spike and true point of beginning;

Thence: With the southwesterly side of 2.000 acres split out of the overall farm S 34 deg 43 min 06 sec E 365.860 feet to a found 5/8 inch rebar capped Cottrill # 6858;

Thence: With the southeasterly side of aforesaid 2.000 acres split out go N 73 deg 00 min 00 sec E 250.000 feet to another found Cottrill capped 5/8 inch rebar in an existing boundary line wire fence;

Thence: Following the Hutson Farm boundary fence (passing a found 3/4 inch pipe at 684.762 feet and passing a set 5/8 inch steel rod capped R.I.Baker S-5539 at 2897.135 feet...S 34 deg 43 min 06 sec E a total distance of 2928.860 feet to a corner point in the flowing water of Little Darby Creek;

Thence: Following said stream against the flow (upstream) go N 61 deg 00 min 00 sec W 460.000 feet to an angle in this creek boundary line;

Thence: Continue upstream N 89 deg 00 min 00 sec W 120.000 feet to a corner point;

Thence: Leaving aforesaid creek channel and passing a set 5/8 inch steel rod on the creek bank at 22.034 feet go then with the common line between Tract # 9 and Tract #10 N 38 deg 06 min 01 sec W (passing another set 5/8 inch rebar at 2929.555 feet a total distance of 2969.555 to a set mag spike in the middle of Goodson Road;

Thence: With the middle of Goodson Road go N 73 deg 00 min 00 sec E 250.000 feet to the true point of beginning.

The existing total area is 24.9900 acres of land within these described bounds.

Mag spikes set in the roadway pavement and capped 5/8 inch by 30 inches long steel rods are set at points off of the road unless otherwise specifically noted. Caps placed by me Rodger I. Baker are stamped R.I.Baker S-5539.

Bearings are adapted to Goodson Road deed course S 73 deg W as cited in O.R. 008 at Pg. 0415.

This description is based on an actual field survey made in January, February, March and April year 2001.

This Tract # 10 is encumbered with a twenty (20') feet wide storm drainage easement.

Rodger Irwin Baker

April 2 nd., 2001

Rodger Irwin Baker Ohio licensed surveyor # S-005539

1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Telephone: 614-879-6004



STORM WATER DRAINAGE EASEMENT WITHIN THE BOUNDS OF TRACT # 10...being 20 feet wide:

From a set mag spike in the middle of Goodson Road at the northern corner of Tract # 9 the same being the westerly corner of Tract # 10which spike measures 940.420 feet N 73 deg 00 min 00 sec E along the middle of Goodson Road from a found spike at the northerly corner of Enchanted Valley Subdivision see former P.B. 2 at Pg 225 more recently filed on County Recorder's Slide # 556..then from the westerly corner of Tract # 10 go N 73 deg 00 min 00 sec E 250.000 feet to a found spike at the westerly corner of 2.000 acres split out by surveyor Cottrill in October year 1999 but not yet transferred nor separately recorded; then with the southwesterly line of said 2.000 acres go S 34 deg 43 min 06 sec E 365.860 feet to a found 5/8 inch diameter steel rebar capped Cottrill # 6858 which rebar marks the southerly corner of aforesaid 2.000 acres and is the true point of beginning:

Thence: With the southeasterly boundary of said 2.000 acres N 73 deg 00 min 00 sec E 24.386 feet to a point;

Thence: With the boundary of this 20 feet wide drainage easement S 17 deg 53 min 59 sec W 258.622 feet to a point; (crossing a portion of Tract # 10)

Thence: Remaining 20 feet perpendicular from the southerly boundary of Tract # 10 and running parallel therewith S 38 deg 06 min 01 sec E 2377.191 feet to a point in the southeasterly or southerly boundary of Tract # 10 which line extends into the water of Little Darby Creek;

Thence: With said boundary in Little Darby Creek going upstream N 89 deg 00 min 00 sec W 25.778 feet to the most southern corner of Tract # 10 and the same being the most easterly corner of Tract # 9;

Thence: Leaving Little Darby Creek and following the common boundary division line between Tract # 9 and Tract # 10 go with said line N 38 deg 06 min 01 sec W 2371.568 feet to a point;

Thence: Leaving this common boundary between Tract # 9 and Tract # 10...crossing a portion of Tract # 10 N 17 deg 53 min 59 sec E 255.304 feet to the true point of beginning.

Containing within the limits of this 20 feet wide storm water drainage easement 1.20827 acres entirely within the bounds of Tract # 10 as surveyed in year 2001.

Being within VMS 2985, Jefferson Civil Township, Madison County, Ohio and is part of aerial parcel # 387 and is part of tax parcel # 08-00451.000.

Title reference Margaret S. Hutson 1/2 Et Al 2/3 O.R. 0013 at Pg. 0583.

It is the intent of the Grantors that this easement be used to encompass an underground drainage structure...(tile or drain pipe etc:). This easement and the subsurface line whichever type is to be used for "NON-CONTAMINATED WATER" only.

There is to be nothing transported in said drainage line that would be impure, sully, defile or tainted that might tend to discharge a pollutant into Little Darby Creek, which effluent may be inspected by the Madison County Health Department from time to time.

Mag spikes set in the roadway pavement and capped 5/8 inch by 30 inches long steel rods are set at points off of the road unless otherwise specifically noted. Caps placed by me Rodger I. Baker are stamped R.I.Baker S-5539.

Bearings are adapted to Goodson Road deed course S 73 deg W as cited in O.R. 008 at Pg. 0415.

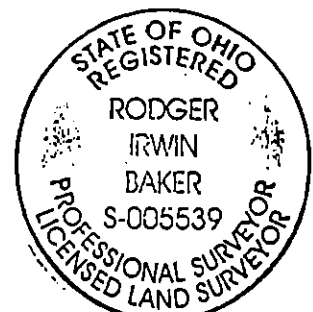
This description is based on an actual field survey made in January, February, March and April year 2001.

Rodger Irwin Baker

April 2 nd., 2001

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

Telephone: 614-879-6004



STORM WATER DRAINAGE EASEMENT WITHIN THE BOUNDS OF TRACT # 10...being 20 feet wide:

Containing within the limits of this 20 feet wide storm water drainage easement 1.20827 acres entirely within the bounds of Tract # 10 as surveyed in year 2001.

Being within VMS 2985, Jefferson Civil Township, Madison County, Ohio and is part of aerial parcel # 387 and is part of tax parcel # 08-00451.000.

Title reference Margaret S. Hutson 1/2 Et Al 2/3 O.R. 0013 at Pg. 0583.

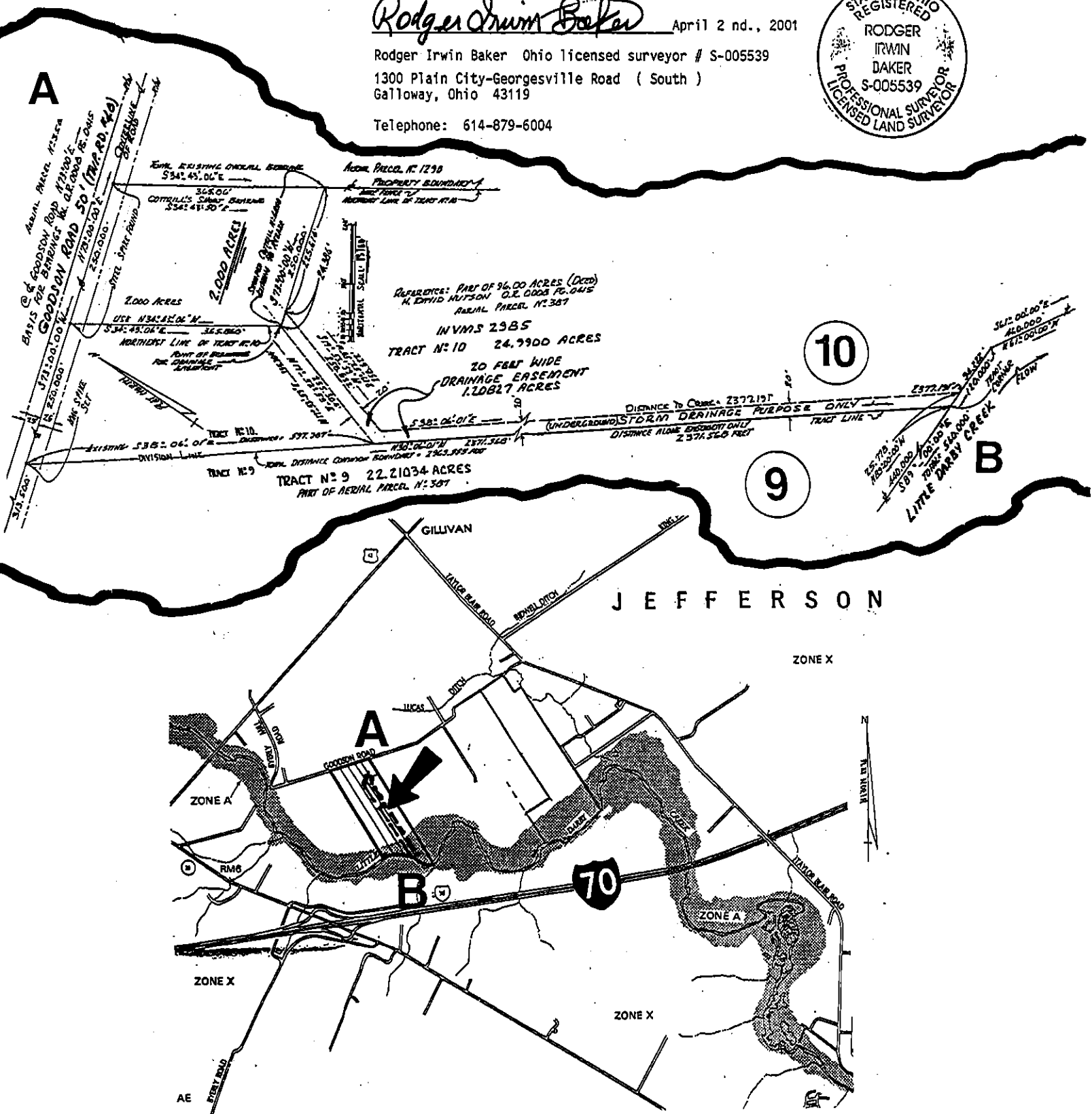
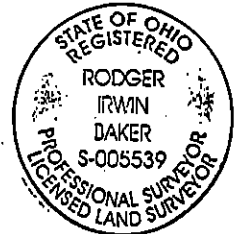
It is the intent of the Grantors that this easement be used to encompass an underground drainage structure...(tile or drain pipe etc:). This easement and the subsurface line whichever type is to be used for "NON-CONTAMINATED WATER" only.

There is to be nothing transported in said drainage line that would be impure, sully, defile or tainted that might tend to discharge a pollutant into Little Darby Creek, which effluent may be inspected by the Madison County Health Department from time to time.

Bearings are adapted to Goodson Road deed course S 73 deg W as cited in O.R. 008 at Pg. 0415.

This description is based on an actual field survey made in January, February, March and April year 2001.

Rodger Irwin Baker April 2 nd., 2001
 Rodger Irwin Baker Ohio licensed surveyor # S-005539
 1300 Plain City-Georgesville Road (South)
 Galloway, Ohio 43119
 Telephone: 614-879-6004



FARM BOUNDARY DESCRIPTION OF EXISTING 92.56098 ACRES OF LAND IN VMS 2985

The following is a correct perimeter survey description of 92.56098 acres now carried of record as being 96.000 acres tax parcel # 08-00451.000 in VMS 2985 in Jefferson Civil Township, Madison County, State of Ohio described in O.R.0013 Pg. 0583 (prior reference O.R. 0008 Pg. 0415) aerial parcel # 387 in the name of Margaret S. Hutson 1/3 Et Al 2/3 (Margaret S. Hutson deceased, thus her estate)....fronting Goodson Road Twp. Road # 48 being bounded and more particularly described as follows: (Note: The herein described 92.56098 acres does not include 2.000 acres being reserved to the present owners which 2.000 acres was surveyed and described in October 1999 and is a part of the reported 96.000 acres).

Beginning with a found spike in the middle of 50 feet wide right of way of Goodson Road about 3 feet offset from the middle of roadway pavement which spike is the most northerly corner of Lot # 1 of Enchanted Valley Subdivision platted for record in Plat Book 2 at Page 225 Slide # 556 Madison County Recorder's Office;

- Thence: With the property line and middle of Goodson Road go N 73 deg 00 min 00 sec E 1190.420 feet to a found spike..corner to 2.000 acres splitout;
- Thence: With said 2.000 acres split out S 34 deg 43 min 06 sec E 365.860 feet to a found capped 5/8 inch rebar stamped Cottrill # 6858;
- Thence: Again with the southeasterly boundary of said 2.000 acres splitout go N 73 deg 00 min 00 sec E 250.000 feet to an existing Cottrill 5/8 inch capped rebar in an existing wire fence which fence line is the boundary between said Hutson and 24.491 acres recorded in Vol. 276 at Pg.0073 aerial parcel 1298 Thomas R. Green and Robin Green tax parcel 08-00604.007;
- Thence: Following along this common boundary wire fence S 34 deg 43 min 06 sec E 684.762 feet to a found 3/4 inch pipe a corner to Green and a corner for Susan H. Pittner 28.579 acres Vol.287 Pg.0523 aerial parcel 1949;
- Thence: Continue with aforesaid boundary (in part marked with a wire fence) with Hutson's easterly line..the same Pittner's westerly line S 34 deg 43 min 06 sec E 2244.098 feet to a corner point in the water of little Darby Creek passing a set 5/8 inch rod at 2212.373 feet...the total distance for said Hutson being S 34 deg 43 min 06 sec E 2928.860 feet;
- Thence: With the meanders of Little Darby Creek going upstream N 61 deg 00 min 00 sec W 460.000 feet to a angle point;
- Thence: Again upstream passing a corner at 120.000 feet N 89 deg 00 min 00 sec W 560.000 feet to another angle point in said property boundary;
- Thence: Passing another property corner at 34.158 feet go upstream S 45 deg 42 min 32 sec W 421.800 feet to another angle point in the water of Little Darby Creek;
- Thence: Going upstream in the middle of said creek passing an alignment of power poles for overhead electric (Ohio Edison Company) at 41.811 feet S 56 deg 26 min 32 sec W a total distance of 359.821 feet to a corner point in the middle of Little Darby Creek;
- Thence: Passing 3/4 inch pipes found at 44.00 feet, at 155.700 feet, at 607.460 feet, at 1246.78 feet, at 1486.78 feet, and passing the aforesaid alignment of power poles at 468.410 feet N 33 deg 33 min 28 sec W (in part being along the easterly boundary of Enchanted Valley Subdivision) a total distance of 3057.202 feet to the true point of beginning.

Containing 92.56098 acres within the herein described bounds. Bearings are based on Goodson Road course S 73 deg W cited in O.R. 0008 at Pg. 0415. Rods set are 5/8 inch diameter with caps stamped R.I.Baker S-5539.

The Ohio Edison Power Company's existing overhead primary service and wood poles are within a 50 feet wide utility easement recorded in D.B. 206 at Pg. 052.

This description is based on a field survey made during January, February, March of year 2001 by Remo D. Mancini and Rodger Irwin Baker, Ohio license # S-005539.

Rodger Irwin Baker P.S. March 31, 2001

Rodger Irwin Baker P.L.S. registration # S-005539 (Ohio)
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119 Phone: 614-879-6004

