

Land presently owned by William E. Higgins 1/2 and Catherine U. Higgins 1/2 who was granted title by deed instrument recorded in O.R. 0108 at Pages 311 through 316.

The following is a correct boundary description of 2.000 acres of land situated within VMS 8751 in Oak Run Civil Township, County of Madison, State of Ohio which 2.000 acres is based on a current field survey by Remo D. Mancini and Rodger I. Baker Ohio licensed surveyor # S-005539...being part of aerial parcel 102 tax map 62 of 107, being part of 55.50 acres cited as being Tract # 3 O.R. 0108 Pg. 0314 P.P.N. 13-00067.000 located at the junction of Madden-Higgins Road and Van Wagener Road...being bounded and more particularly described as follows:

Beginning with a set mag spike in the middle of Van Wagener Road (Co. Rd. # 84 50 feet wide) and in the projected centerline of Madden-Higgins Road (Co. Rd. # 82 50 feet wide right of way);

Thence: With the centerline of Van Wagener Road S.04 deg 11 min 54 sec W 259.431 feet to a set mag spike;

Thence: Leaving Van Wagener Road and passing a set capped rebar at 23.560 feet, go N 88 deg 15 min 00 sec W 295.431 feet to a set rebar capped;

Thence: N 04 deg 11 min 54 sec E (passing a set capped rebar at 261.091 feet) a total distance of 295.431 feet to a set mag spike in the centerline of Madden-Higgins Road;

Thence: With the centerline of said roadway go S 88 deg 15 min 00 sec E 295.431 feet to the true point of beginning.

Containing within said bounds 2.000 acres of land. Bearings derived from N 88 deg 15 min W along center of Madden-Higgins Road as cited in Tract # 3 O.R. 0108 Pg. 0314.

Rebars set have caps 1 inch diameter stamped R.I.Baker S-5539.

This property is not in a flood plain.

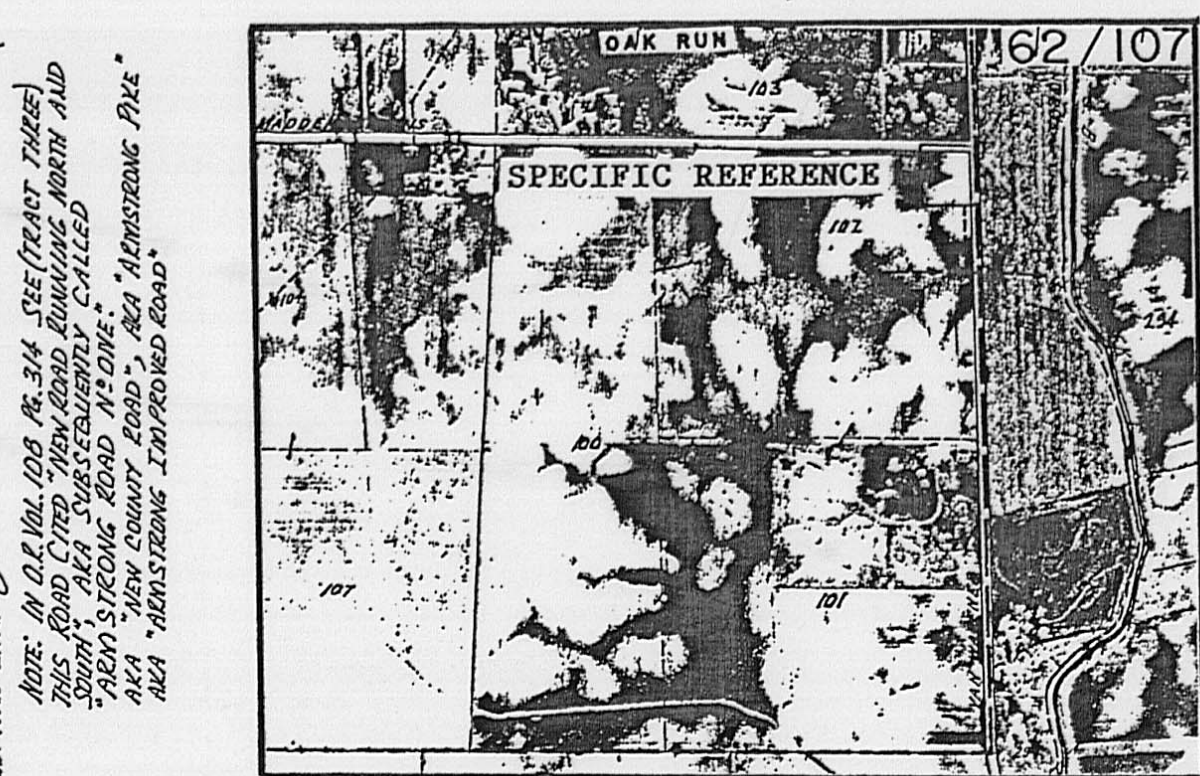
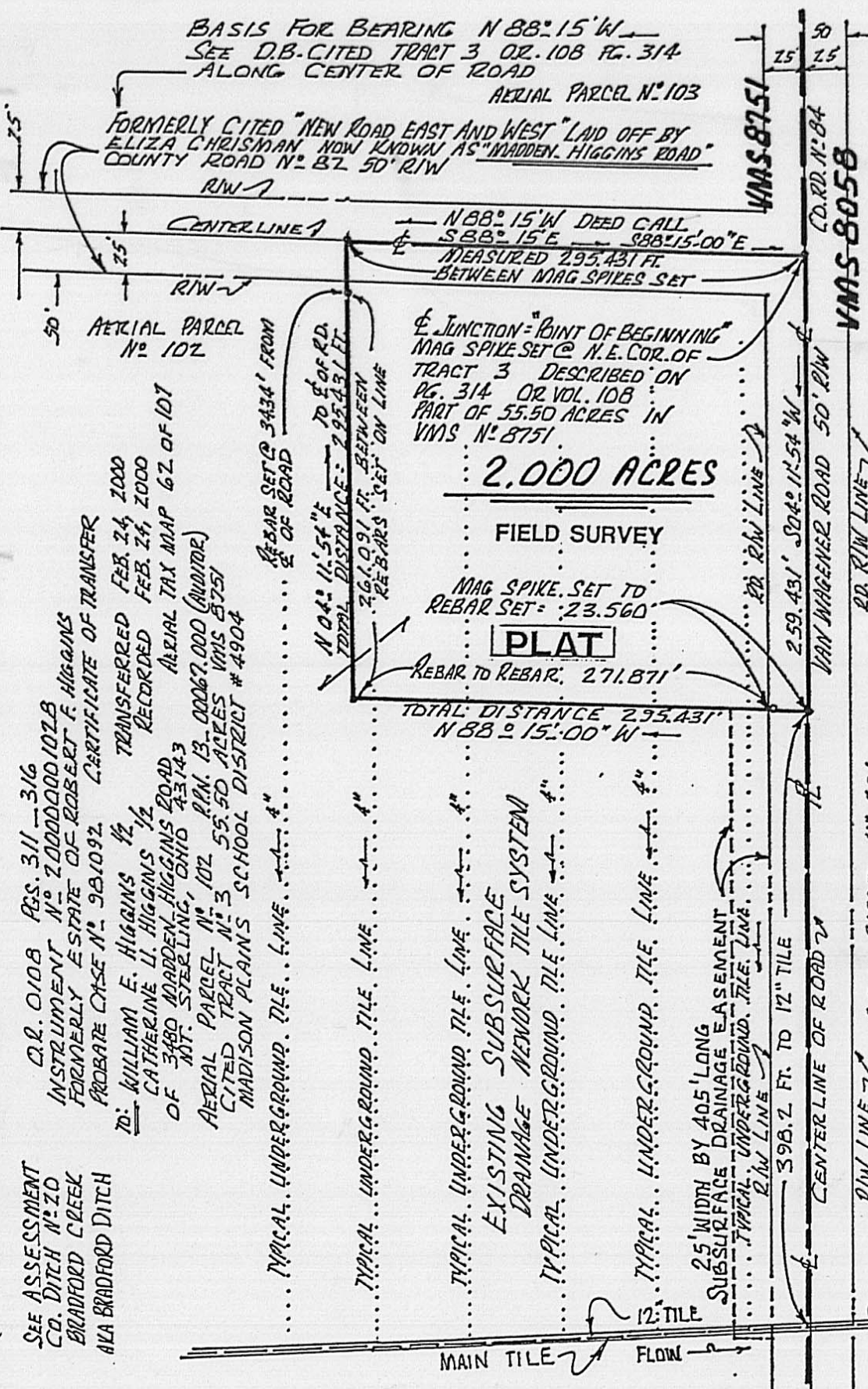
Also the following subsurface drainage easement 25 feet in width.

Being a 25 feet wide strip of land lying westerly of the west right of way boundary of Van Wagener Road (being adjacent to said right of way boundary) extending then from the southerly boundary of the herein described 2.000 acres a distance of 398.2 feet southerly (parallel with said roadway) to a point that is sufficient for connecting into an existing 12 inch subsurface drain tile...which drain tile outlets into Bradford Ditch # 20.

Rodger Irwin Baker May 9 th., 2002

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

Phone: 614-879-6004

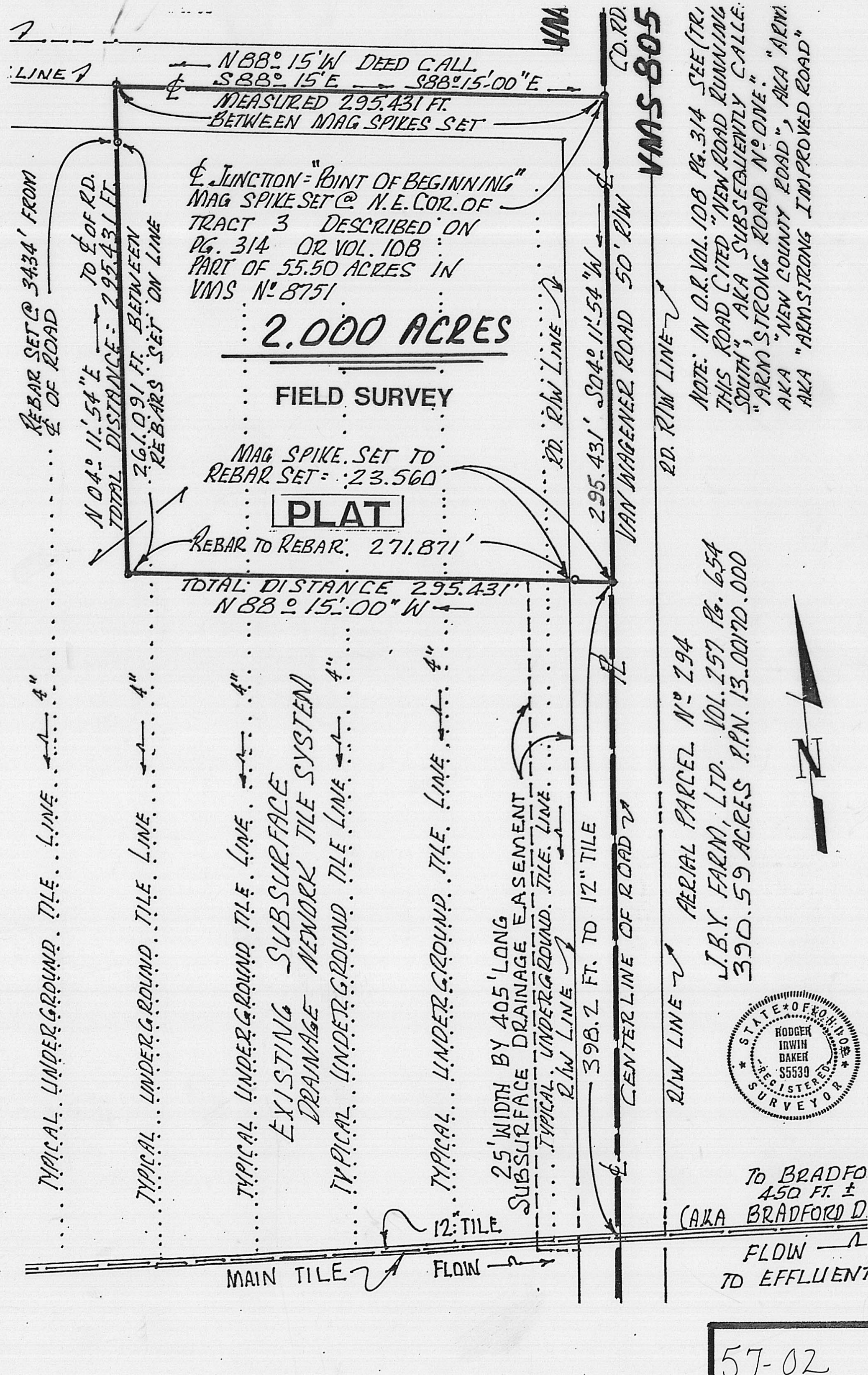
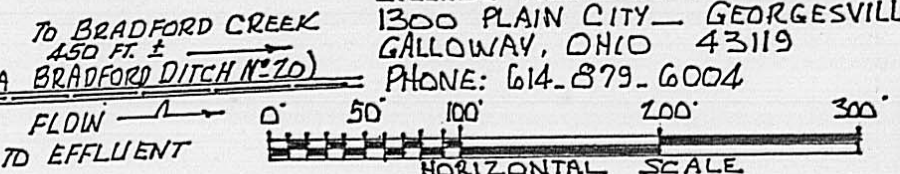


LEGEND & SYMBOLS
 P - PROPERTY LINE (BOUNDARY)
 CL - CENTERLINE, R/W - RIGHT OF WAY
 DB - DEED BOOK, O.R. - OFFICIAL RECORD
 P.P.N. - PERMANENT PARCEL NUMBER (AUDITOR)
 --- - APPROXIMATE LOCATION OF TILE DRAIN LINE
 --- - VMS VIRGINIA MILITARY SURVEY BOUNDARY
 --- - LAND HOOD - SAME OWNER

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME BASED ON A FIELD SURVEY PERFORMED DURING APRIL AND MAY 2002 BY REMO D. MANCINI AND BY RODGER IRWIN BAKER, OHIO LICENSED SURVEYOR NO. S-005539. MAG SPIKES SET IN ROAD PAVEMENT WITH STEEL REBAR SET AT OFF OF THE ROADWAY POINTS. REBAR HAVE PLASTIC CAPS STAMPED "BAKER S-5539". THIS 1/2 ACRES SURVEYED LANDSPLIT PARCEL HAS BEEN APPROVED AS A BUILDING SITE ON MAY 7TH, 2002 BY THE APPEAL BOARD OF MADISON COUNTY (BZA) UNDER CASE NO. 0213. CONDITIONAL USE. SUBMITTED BY "BOBBY HIGGINS".

IN MY OPINION THIS PLAT DEPICTS THE TRUE LINES AS SURVEYED. THIS PROPERTY IS NOT IN A FLOOD PLAIN.
 Rodger Irwin Baker P.S. MAY 8th, 2002
 RODGER IRWIN BAKER P.S. & L.L.S.
 REGISTERED SURVEYOR (OHIO)
 LICENSE NUMBER S-005539
 1300 PLAIN CITY - GEORGESVILLE RD. (South)
 GALLOWAY, OHIO 43119
 PHONE: 614-879-6004

IN VMS 8751
 OAK RUN CIVIL TOWNSHIP
 MADISON COUNTY, OHIO
 PART OF AERIAL PARCEL 102
 PART OF P.P.N. 13-00067.000
 SURVEY FOR "HIGGINS" ET AL



NOTE: IN O.R. VOL. 108 PG. 314 SEE (TR. THIS ROAD CITED "NEW ROAD RUNNING SOUTH", AKA SUBSEQUENTLY CALLED "ARMSTRONG ROAD N° ONE". AKA "NEW COUNTY ROAD", AKA "ARM. AKA "ARMSTRONG IMPROVED ROAD"

AERIAL PARCEL N° 294
 J.B.Y. FARM, LTD. VOL. 257 PG. 654
 390.59 ACRES P.P.N. 13-00170.000



To BRADFO
 450 FT. ±
 (AKA BRADFORD D.)
 FLOW
 TO EFFLUENT

57-02

Land presently owned by William E. Higgins 1/2 and Catherine U. Higgins 1/2 who was granted title by deed instrument recorded in O.R. 0108 at Pages 311 through 316.

The following is a correct boundary description of 2.000 acres of land situated within VMS 8751 in Oak Run Civil Township, County of Madison, State of Ohio which 2.000 acres is based on a current field survey by Remo D. Mancini and Rodger I. Baker Ohio licensed surveyor # S-005539...being part of aerial parcel 102 tax map 62 of 107, being part of 55.50 acres cited as being Tract # 3 O.R. 0108 Pg. 0314 P.P.N. 13-00067.000 located at the junction of Madden-Higgins Road and Van Wagener Road...being bounded and more particularly described as follows:

Beginning with a set mag spike in the middle of Van Wagener Road (Co. Rd. # 84 50 feet wide) and in the projected centerline of Madden-Higgins Road (Co. Rd. # 82 50 feet wide right of way);

Thence: With the centerline of Van Wagener Road S 04 deg 11 min 54 sec W 295.431 feet to a set mag spike;

Thence: Leaving Van Wagener Road and passing a set capped rebar at 23.560 feet, go N 88 deg 15 min 00 sec W 295.431 feet to a set rebar capped;

Thence: N 04 deg 11 min 54 sec E (passing a set capped rebar at 261.091 feet) a total distance of 295.431 feet to a set mag spike in the centerline of Madden-Higgins Road;

Thence: With the centerline of said roadway go S 88 deg 15 min 00 sec E 295.431 feet to the true point of beginning.

Containing within said bounds 2.000 acres of land. Bearings derived from N 88 deg 15 min W along center of Madden-Higgins Road as cited in Tract # 3 O.R. 0108 Pg. 0314.

Rebars set have caps 1 inch diameter stamped R.I.Baker S-5539.

This property is not in a flood plain.

Also the following subsurface drainage easement 25 feet in width.

Being a 25 feet wide strip of land lying westerly of the west right of way boundary of Van Wagener Road (being adjacent to said right of way boundary) extending then from the southerly boundary of the herein described 2.000 acres a distance of 398.2 feet southerly (parallel with said roadway) to a point that is sufficient for connecting into an existing 12 inch subsurface drain tile...which drain tile outlets into Bradford Ditch # 20.



May 9 th., 2002

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

Phone: 614-879-6004