

SOIL TYPES	
3.516 AC	3.500 AC
2.11 AC KO	3.100 AC KO
1.406 AC C&A	0.400 AC C&A

Drainage easement for the operation of, the protection of, the maintenance and repair of existing 12 inch diameter subsurface drain tile and the right to install an alternate outlet as necessary on the land of Mary M. Edwards McLaughlin who is the current owner of parcel 27.70 acres described in Deed Book 277 at Page 849...currently carried as permanent parcel # 07-00435.000 in Fairfield Civil Township, Madison County, State of Ohio:

Description of easement:  
 For a point of starting reference commence at the northwesterly corner of Mary M. Edwards McLaughlin as cited herein, the same point being the northeasterly corner of 9.21 acres belonging to William E. Boggs and Joyce E. Boggs O.R. 103 Pg. 178 which point is in the middle of Pringle-Benjamin Road....then with the common line between said McLaughlin and said Boggs ( following a boundary fence ) go S 00 deg 40 min 26 sec W to the existing tile noted herein ( believed to be about 540.497 feet distance )..this point of tile location being the middle of the following described 30 feet wide drainage easement and the point of beginning thereto;  
 Thence: Following along the centerline of this 30 feet wide drainage easement but intended to be the alignment of said subsurface drain tile where ever its' true location might physically be, S 89 deg 04 min 04 sec E ( passing through a concrete catch basin with storm grate at 227.296 feet ) a distance of 454.591 feet to a point;  
 Thence: Continue to follow the alignment of aforesaid drain tile in a southeasterly direction to the southern boundary of Mary M. Edwards McLaughlin's 27.70 acres;  
 Thence: Following the southerly line of said 30 feet wide drainage easement and being the southerly boundary also of said McLaughlin in an easterly direction extending to McLaughlin's easterly property boundary...which is sufficient to allow adequate effluent into Morain Open Ditch currently under county maintenance. ( See Morain Open Ditch No. 45, No. 45, and No. 11 ).

The purpose of this drainage easement is to provide property rights to subsequent owners to maintain, repair, protect or install necessary tile as might be needed along the entire alignment of the existing tile from McLaughlin's westerly property boundary ( 27.70 acres ) to McLaughlin's easterly property boundary which incorporates existing Morain Open Ditch.

These property rights shall be guaranteed to all present owners and with all future owners for any of the subsequent land splits of the present 27.70 acres, these rights are to be in perpetuity running with the land.

The Madison County Engineer shall be contacted prior to any excavation within the 25 feet strip of land lying easterly or westerly from the middle of existing Morain Ditch. Any alterations or proposed construction within these 25 feet wide limits must be approved and / or supervised by the office of Madison County Engineer.

This drainage system shall be used for relief of ground water only ( storm water ), subject to inspection by the County Health Department.

*Rodger Irwin Baker* Dec. 03, 2002

Property boundary description of a recently surveyed "land split" in Fairfield Civil Township, Madison County, State of Ohio...the northerly boundary herein being common with the centerline of Pringle-Benjamin Road ( County Road # 65 fifty feet right of way width )...being within VMS 8423 and being a portion of cited 27.70 acres now in the ownership of Mary M. Edwards McLaughlin of record in D. B. 277 at Pg. 849 ( see aerial parcel 415, tax map 54, permanent parcel identification number 07-00435.000 ) said "land split parcel" being bounded and more particularly described as follows:

Being a description of 3.51627 acres ( rounded to 3.516 acres )  
 Commence with a found spike in Lilly Chapel-Opossum Run Road and in the projected middle of Pringle-Benjamin Road ( Opossum sometimes found spelled O'possum or O'possum ) go then along the middle of Pringle Benjamin Road N 88 deg 17 min 40 sec W ( passing a found spike buried at 1846.312 feet ) a total distance of 2300.170 feet to a set mag spike at the true point of beginning. This set spike measures 227.330 feet easterly from the northwesterly corner of said 27.70 acres currently owned by Mary M. Edwards McLaughlin );  
 Thence: From the true point of beginning go S 00 deg 40 min 26 sec W ( crossing over Morain Open Ditch # 44 then passing a set rebar at 40.00 feet, then crossing a catch basin and middle of a 30 feet wide drainage easement at about 537.428 feet ) a total distance of 672.428 feet to a set rebar on the southerly boundary of VMS 8423 and northerly line of Donna J. Guyton P.P.N. 07-00247.000 D.B.281 Pg. 221, aerial parcel 233;  
 Thence: With the common boundary between McLaughlin and Guyton...the same being the southerly boundary of VMS 8423 ( sections of old pieces of wire fencing found slightly buried...occupation fence line evidence ) go N 89 deg 04 min 04 sec W 227.296 feet to the remains of an old wire fence...a remaining part old wood corner post...a rebar set on the easterly boundary of 9.21 acres P.P.N. 07-00119.008 O.R. 103 Pg. 0178 William E. Boggs and Joyce E. Boggs owners...being the intended southwesterly corner of McLaughlin's 27.70 acres;  
 Thence: Following the existing old wire boundary fence and common line between said Boggs and McLaughlin ( passing the middle of a 30 feet wide drainage easement at 135 feet, crossing over the Morain Open Ditch common with the south ditch line of Pringle-Benjamin Road side ditch N 00 deg 40 min 26 sec E a total distance of 675.497 feet to the northwesterly corner of McLaughlin, the northeasterly corner of said Boggs, a set mag spike in the middle of Pringle-Benjamin Road;  
 Thence: With the frontage hereto go along the middle of said roadway S 88 deg 17 min 40 sec E 227.330 feet to the true point of beginning.

Containing within said bounds 3.51627 acres ( rounded to 3.516 acres ).  
 Bearings derived from the course cited for the middle of roadway S 88 deg 17 min 40 sec E see O.R. 103 at Pg. 0178.  
 Mag spikes set in roadway pavement. Rebar with caps stamped R.Baker S-5539 are set at those corners cited.

This description is based on a current field survey made in October and in November year 2002 by Rodger Irwin Baker surveyor # S-005539.

Boundary limits are fixed as per those adjacent pipes, pins, posts, fences and deed records found...based on the best field evidence and lines of occupation.

Noted: Courses and distances from one owners' deed do not agree with the same common boundary ( same line of occupation ) called for in the abutter's deed of record. Being that such calls have apparent descriptive discrepancies, this field survey is based on the most stable field evidence of long time acceptance for occupation.

*Rodger Irwin Baker* December 03, 2002

Property boundary description of a recently surveyed "land split" in Fairfield Civil Township, Madison County, State of Ohio...the northerly boundary herein being common with the centerline of Pringle-Benjamin Road ( County Road # 65 fifty feet right of way width )...being within VMS 8423 and being a portion of cited 27.70 acres now in the ownership of Mary M. Edwards McLaughlin of record in D. B. 277 at Pg. 849 ( see aerial parcel 415, tax map 54, permanent parcel identification number 07-00435.000 ) said "land split parcel" being bounded and more particularly described as follows:

3.50024 acres ( rounded to 3.500 acres ) description.  
 Commence with a found spike in Lilly Chapel-Opossum Run Road and in the projected middle of Pringle-Benjamin Road ( Opossum sometimes found spelled O'possum or O'possum ) go then along the middle of Pringle Benjamin Road N 88 deg 17 min 40 sec W ( passing a found spike buried at 1846.312 feet ) a total distance of 2300.170 feet to a set mag spike at the true point of beginning. This set spike measures 227.330 feet easterly from the northwesterly corner of said 27.70 acres currently owned by Mary M. Edwards McLaughlin );  
 Thence: From the true point of beginning following the middle of Pringle-Benjamin Road S 88 deg 17 min 40 sec E 227.330 feet to a set mag spike;  
 Thence: Crossing over Morain Open Ditch No. 44 and passing a set rebar at 40.00 feet and crossing the middle of a 30 feet wide drainage easement at 534.359 feet, go S 00 deg 40 min 26 sec W 669.359 feet the total distance to a set rebar on the southerly boundary of VMS 8423;  
 Thence: With the southerly line of said VMS and northerly boundary of Donna J. Guyton aerial parcel 233 P.P.N. 07-00247.000 D.B. 281 Pg. 221 ( in part finding traces of old fence wire ) go N 89 deg 04 min 04 sec W 227.295 feet to a set rebar;  
 Thence: Passing over the middle of aforesaid 30 feet wide drainage easement and near a newly installed concrete catch basin and passing a set rebar at 632.428 feet go N 00 deg 40 min 26 sec E 672.428 feet to the true point of beginning. ( the catch basin above an existing 12 inch drain tile at about 135 feet from the southerly boundary of VMS 8423 ).

Containing within said bounds 3.500 acres of land. Bearings derived from the course cited in O.R. 103 at Pg. 0178 S 88 deg 17 min 40 sec E along the middle of Pringle-Benjamin Road.

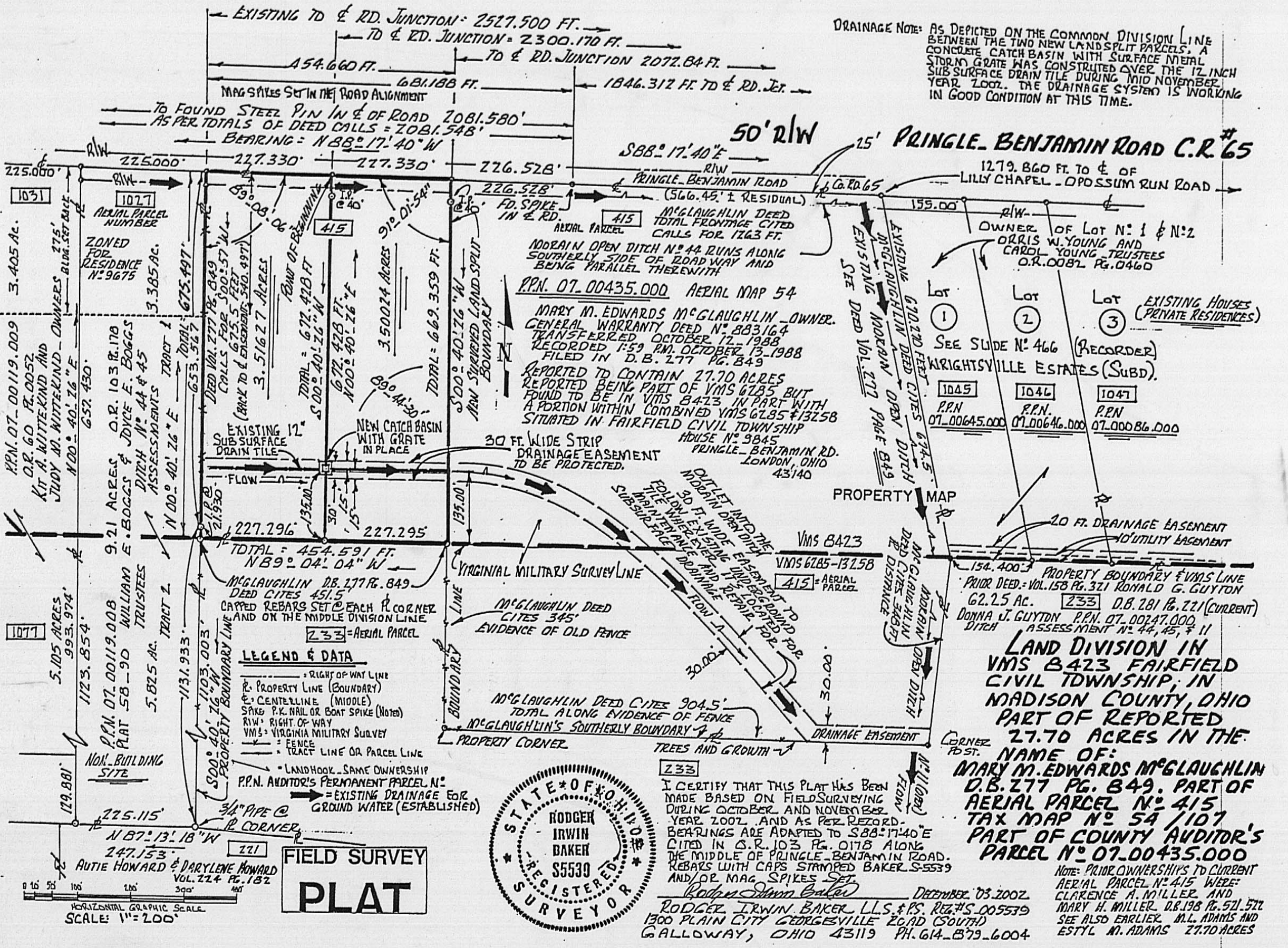
Mag spikes set in roadway pavement. Rebar with caps stamped R.Baker S-5539 are set at those corners cited.

This description is based on a current field survey made in October and in November year 2002 by Rodger Irwin Baker surveyor # S-005539.

Boundary limits are fixed as per those adjacent pipes, pins, posts, fences and deed records found...based on the best field evidence and lines of occupation.

Noted: Courses and distances from one owners' deed do not agree with the same common boundary ( same line of occupation ) called for in the abutter's deed of record. Being that such calls have apparent descriptive discrepancies, this field survey is based on the most stable field evidence of long time acceptance for occupation.

*Rodger Irwin Baker* December 03, 2002



14-03

Property boundary description of a recently surveyed "land split" in Fairfield Civil Township, Madison County, State of Ohio...the northerly boundary herein being common with the centerline of Pringle-Benjamin Road ( County Road # 65 fifty feet right of way width )...being within VMS 8423 and being a portion of cited 27.70 acres now in the ownership of Mary M. Edwards McGlaughlin of record in D. B. 277 at Pg. 849 ( see aerial parcel 415, tax map 54, permanent parcel identification number 07-00435.000 ) said "land split parcel" being bounded and more particularly described as follows:

3.50024 acres ( rounded to 3.500 acres ) description.

Commence with a found spike in Lilly Chapel-Opossum Run Road and in the projected middle of Pringle-Benjamin Road ( Opossum sometimes found spelled O'pposum or O'possum ) go then along the middle of Pringle Benjamin Road N 88 deg 17 min 40 sec W ( passing a found spike buried at 1846.312 feet ) a total distance of 2300.170 feet to a set mag spike at the true point of beginning. This set spike measures 227.330 feet easterly from the northwesterly corner of said 27.70 acres currently owned by Mary M. Edwards McGlaughlin );

Thence: From the true point of beginning following the middle of Pringle-Benjamin Road S 88 deg 17 min 40 sec E 227.330 feet to a set mag spike;

Thence: Crossing over Morain Open Ditch No. 44 and passing a set rebar at 40.00 feet and crossing the middle of a 30 feet wide drainage easement at 534.359 feet, go S 00 deg 40 min 26 sec W 669.359 feet the total distance to a set rebar on the southerly boundary of VMS 8423;

Thence: With the southerly line of said VMS and northerly boundary of Donna J. Guyton aerial parcel 233 P.P.N. 07-00247.000 D.B. 281 Pg. 221 ( in part finding traces of old fence wire ) go N 89 deg 04 min 04 sec W 227.295 feet to a set rebar;

Thence: Passing over the middle of aforesaid 30 feet wide drainage easement and near a newly installed concrete catch basin and passing a set rebar at 632.428 feet go N 00 deg 40 min 26 sec E 672.428 feet to the true point of beginning. ( the catch basin above an existing 12 inch drain tile at about 135 feet from the southerly boundary of VMS 8423 ).

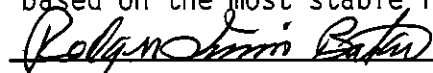
Containing within said bounds 3.500 acres of land. Bearings derived from the course cited in O.R. 103 at Pg. 0178 S 88 deg 17 min 40 sec E along the middle of Pringle-Benjamin Road.

Mag spikes set in roadway pavement. Rebar with caps stamped R.Baker S-5539 are set at those corners cited.

This description is based on a current field survey made in October and in November year 2002 by Rodger Irwin Baker surveyor # S-005539.

Boundary limits are fixed as per those adjacent pipes, pins, posts, fences and deed records found...based on the best field evidence and lines of occupation.

Noted: Courses and distances from one owners'deed do not agree with the same common boundary ( same line of occupation ) called for in the abutter's deed of record. Being that such calls have apparent descriptive discrepancies, this field survey is based on the most stable field evidence of long time acceptance for occupation.



December 03, 2002

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

Phone 614-879-6004

Property boundary description of a recently surveyed "land split" in Fairfield Civil Township, Madison County, State of Ohio...the northerly boundary herein being common with the centerline of Pringle-Benjamin Road ( County Road # 65 fifty feet right of way width )...being within VMS 8423 and being a portion of cited 27.70 acres now in the ownership of Mary M. Edwards McGlaughlin of record in D. B. 277 at Pg. 849 ( see aerial parcel 415, tax map 54, permanent parcel identification number 07-00435.000 ) said "land split parcel" being bounded and more particularly described as follows:

Being a description of 3.51627 acres ( rounded to 3.516 acres )

Commence with a found spike in Lilly Chapel-Opossum Run Road and in the projected middle of Pringle-Benjamin Road ( Opossum sometimes found spelled O'pposum or O'possum ) go then along the middle of Pringle Benjamin Road N 88 deg 17 min 40 sec W ( passing a found spike buried at 1846.312 feet ) a total distance of 2300.170 feet to a set mag spike at the true point of beginning. This set spike measures 227.330 feet easterly from the northwesterly corner of said 27.70 acres currently owned by Mary M. Edwards McGlaughlin );

Thence: From the true point of beginning go S 00 deg 40 min 26 sec W ( crossing over Morain Open Ditch # 44 then passing a set rebar at 40.00 feet, then crossing a catch basin and middle of a 30 feet wide drainage easement at about 537.428 feet ) a total distance of 672.428 feet to a set rebar on the southerly boundary of VMS 8423 and northerly line of Donna J. Guyton P.P.N. 07-00247.000 D.B.281 Pg. 221, aerial parcel 233;

Thence: With the common boundary between McGlaughlin and Guyton..the same being the southerly boundary of VMS 8423 ( sections of old pieces of wire fencing found slightly buried..occupation fence line evidence ) go N 89 deg 04 min 04 sec W 227.296 feet to the remains of an old wire fence..a remaining part old wood corner post...a rebar set on the easterly boundary of 9.21 acres P.P.N. 07-00119.008 O.R. 103 Pg. 0178 William E. Boggs and Joyce E. Boggs owners...being the intended southwesterly corner of McGlaughlin's 27.70 acres;

Thence: Following the existing old wire boundary fence and common line between said Boggs and McGlaughlin ( passing the middle of a 30 feet wide drainage easement at 135 feet, crossing over the Morain Open Ditch common with the south ditch line of Pringle-Benjamin Road side ditch, N 00 deg 40 min 26 sec E a total distance of 675.497 feet to the northwesterly corner of McGlaughlin, the northeasterly corner of said Boggs, a set mag spike in the middle of Pringle-Benjamin Road;

Thence: With the frontage hereto go along the middle of said roadway S 88 deg 17 min 40 sec E 227.330 feet to the true point of beginning.

Containing within said bounds 3.51627 acres ( rounded to 3.516 acres ).

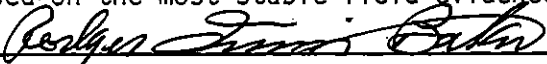
Bearings derived from the course cited for the middle of roadway S 88 deg 17 min 40 sec E see O.R. 103 at Pg. 0178.

Mag spikes set in roadway pavement. Rebar with caps stamped R.Baker S-5539 are set at those corners cited.

This description is based on a current field survey made in October and in November year 2002 by Rodger Irwin Baker surveyor # S-005539.

Boundary limits are fixed as per those adjacent pipes, pins, posts, fences and deed records found...based on the best field evidence and lines of occupation.

Noted: Courses and distances from one owners' deed do not agree with the same common boundary ( same line of occupation ) called for in the abutter's deed of record. Being that such calls have apparent descriptive discrepancies, this field survey is based on the most stable field evidence of long time acceptance for occupation:

 December 03, 2002

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

Phone 614-879-6004

Drainage easement for the operation of, the protection of, the maintenance and repair of existing 12 inch diameter subsurface drain tile and the right to install an alternate outlet as necessary on the land of Mary M. Edwards McGlaughlin who is the current owner of deed cited 27.70 acres described in Deed Book 277 at Page 849...currently carried as permanent parcel # 07-00435.000 in Fairfield Civil Township, Madison County, State of Ohio:

Description of easement:

For a point of starting reference commence at the northwesterly corner of Mary M. Edwards McGlaughlin as cited herein, the same point being the northeasterly corner of 9.21 acres belonging to William E. Boggs and Joyce E. Boggs O.R. 103 Pg. 178 which point is in the middle of Pringle-Benjamin Road.....then with the common line between said McGlaughlin and said Boggs ( following a boundary fence ) go S 00 deg 40 min 26 sec W to the existing tile noted herein ( believed to be about 540.497 feet distance )..this point of tile location being the middle of the following described 30 feet wide drainage easement and the point of beginning thereto;

Thence: Following along the centerline of this 30 feet wide drainage easement but intended to be the alignment of said subsurface drain tile where ever its' true location might physically be, S 89 deg 04 min 04 sec E ( passing through a concrete catch basin with storm grate at 227.296 feet)a distance of 454.591 feet to a point;

Thence: Continue to follow the alignment of aforesaid drian tile in a southeasterly direction ~~To~~ the southern boundary of Mary M. Edwards McGlaughlin's 27.70 acres;

Thence: Following the southerly line of said 30 feet wide drainage easement and being the southerly boundary also of said McGlaughlin in an easterly direction extending to McGlaughlin's easterly property boundary..which is sufficient to allow adequate effluent into Morain Open Ditch currently under county maintenance. ( See Morain Open Ditch No. 45, No. 45, and No. 11 ).

The purpose of this drainage easement is to provide property rights to subsequent owners to maintain, repair, protect or install necessary tile as might be needed along the entire alignment of the existing tile from McGlaughlin's westerly property boundary ( 27.70 acres ) to McGlaughlin's easterly property boundary which incorporates existing Morain Open Ditch.

These property rights shall be guaranteed to all present owners and with all future owners for any of the subsequent land splits of the present 27.70 acres, these rights are to be in perpetuity running with the land.

The Madison County Engineer shall be contacted prior to any excavation within the 25 feet strip of land lying easterly or westerly from the middle of existing Morain Ditch. Any alterations or proposed construction within these 25 feet wide limits must be approved and / or supervised by the office of Madison County Engineer.

This drainage system shall be used for relief of ground water only ( storm water ), subject to inspection by the County Health Department.

 Dec. 03, 2002

Rodger Irwin Baker Ohio surveyor # S-005539  
1300 Plain City-Georgesville Road ( South )  
Galloway, Ohio 43119 Ph. 614-879-6004