3.516 AC 3.500 AC 2.11 AC KO 3.100 AC KO. 1.400 AC CSA

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 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 easeterly 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.

Rodges Shame Botton Dec. 03,

- EXISTING TO & RD. JUNCTION: 2527.500 FT. DRAINAGE NOTE: AS DEPICTED ON THE COMMON DIVISION LINE BETWEEN THE TWO NEW LANDSPLIT PARCELS, A CONCLETE CATCH BASIN WITH SURFACE METAL STORM GRATE WAS CONSTRUTED OVER THE IZ INCH SUBSURFACE DIAIN TILE DURING MID NOVEMBER YEAR ZOOZ. THE DRAINAGE SYSTEM IS WORKING IN GOOD CONDITION AT THIS TIME. - TO & ED. JUNCTION = Z300.170 FT. \_ \_\_ TO & RD. JUNCTION 2072.84 FT. \_ 454.660 FT .\_ 1846.312 FT. TO & RD. JET. \_\_ 681.188 FT. MAG SAKES SET IN THE ROAD ALIGNMENT -TO FOUND STEEL PIN IN & OF ROAD 2081.580'.
AS PER TOTALS OF DEED CALLS = ZOBI.548'
BEARING = N 88º17'40" W PRINGLE\_ BENJAMIN ROAD C.R. 65 S88-17.40"E -227.330 - 227.330 225.000 1279. BGO FT. TO & OF LILLY CHAPEL - OPOSSUM RUN ROAD -PRINGLE\_BENJAMIN ROAD ZZ6.528 -BIW--\$ G. RO.65 (566.45' 1 RESIDUAL) 1031 AENAL PARCEL NUMBER PO SPIKE D. AND TAKEL CALLS FOR 1763 FT. OWNER OF LOT Nº 1 & Nº 2

ORRIS W. YOUNG AND
CAROL YOUNG TRUSTEES

O.R. 0082 R. 0460 415 MORAIN OPEN DITCH Nº 44 RUNS ALONG SOUTHERLY SIDE OF ROAD WAY AND BEING YARALLEL THEREWITH ONED Nº 9675 P.P.N. 07.00435.000 AERIAL MAP 54 LOT EXISTING HOUSES MARY M. EDWARDS MCGLAUGHLIN \_OWNER.

CENERAL WARRANTY DEED N. 883/64

TRACEPED 159 P.M. OCTOBER 12\_1988

LECORDED 1:59 P.M. OCTOBER 13\_1988

FILED IN D. B. Z.77 PG. 849 1 PRIVATE RESIDENCES) SEE SLIDE Nº 466 (RECORDER) WRIGHTSY/ILLE ESTATES (SUBD) 1045 1046 1047 P.P.N 07\_00645.000 07\_00646.000 07\_000 86.000 NEW CATCH BASIN 30 FT. WIDE STRIP 849 43/40 PROPERTY MAP 20 FT. DRAINAGE EASEMENT 227.295 VMS 8423 HO'UTLITY EASONENT TDTAL : 454.591 FT. N89º 04' 04" W 60 4 VMS 6285-13258 - 154. 400 F PROPERTY BOUNDARY EVINS LINE PRIOR DEED : VOL. 158 PG. 321 ROYALD G. GUYTON VIRGINIAL MILITARY SURVEY LINE MIGLAUGHLIN D.B. 177 R. 849 DEED CITES 451.5 CAPPED REBARS SET CEACH ROORNER WAND ON THE MIDDLE DIVISION LINE 415 = AERIAL G2.25 AC. [233] D.B. 281 R. 721 (CURRENT)

DONNA J. GUYTON P.P.N. 07. 00247.000

DITCH ASSESS MENT Nº 44,45, \$ 11 MEGLAUGHLIN DEED EVIDENCE OF OLD PENCE 233 = AERIAL PARCEL 06119. LAND DIVISION IN LEGEND & DATA VMS B423 FAIRFIELD CIVIL TOWNSHIP, IN - : RIGHT OF WAT LINE R. PROPERTY LINE (BOUNDARY) 58 MEGLAUGHLIN DEED CITES 904.5' MADISON COUNTY, OHIO PART OF REPORTED E. CENTERLINE (MIDDLE)
SAKE P.K. NAIL OR BOAT SPIKE (NOTE)
RIW. RIGHT. OF WAY
YMS. VIRGINIA MILITARY SURVEY P.P.W. PLAT CORNER 27.70 ACRES IN THE MCGLANGHLIN'S SOUTHERLY BOUNDARY & DRAINAGE EASEMENT - PROPERTY CORNER FENCE LINE OR PARCEL LINE TREES AND GROWTH -MARY M. EDWARDS MEGLAUGHLIN D.B. Z77 PG. 849. PART OF AERIAL PARCEL Nº 4/5 TAX MAP Nº 54 /107 PART OF COUNTY AUDITOR'S NON'\_BUILDING P.P.N. ANDTOR'S PERMANENT PARCEL Nº 233 SITE E \* OF to I CERTIFY THAT THIS PLAT HAS BEEN A BEEN AND MADE BASED ON FIELDSURVEYING BEEN BURLING DURING OCTOBER AND NOVEMBER 3/4" PIPE @ GROWN WATER (ESTABLISHED) 225.115 RODGER YEAR ZOOZ AND AS PER REZORD.

BEARINGS ARE ADAPTED TO SBB-17-40 E
CITED IN S.R. 103 RG. 0178 ALONG
THE MIDDLE OF PRINGLE BENJAMIN ROAD.

REBARS WITH CAPS STAMPED BAKER S-5539

AND/OR MAG SPIKES SET.

ROCKED SHAMP BAKER

DETONISE

LOCKED SHAMP BAKER

DETONISE

ROCKED SHAMP BAKER

ROCKED R CORNER. IRWIN N 87:13:18"W AUTIE HOWARD & DARYLENE HOWARD VOL. 224 FG. 182 FIELD SURVEY BAKER PARCEL Nº 07-00435.000 \$5530 NOTE: PRIOR OWNERSHIPS TO CURRENT AERIAL PARCEL Nº 415 WEEE CLARENCE A. MILLER AND MARY H. MILLER D. 8.198 N. 571 577 ISTE DECEMBER 03.200Z RODGEL IRWIN BAKER LLS. & PS. RET S. 005539
1300 PLAIN CITY GEORGESVILLE ZGAD (SOUTH)
GALLOWAY, OHIO 43119 PH. GI4\_B79\_6004 HORIZONTAL GRAPHIC SCALE ANEX SEE ALSO EARLIER M.L. ADAMS AND ESTYL M. ADAMS 27.70 ACRES SCALE: 1"= 200"

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) a found spike buried at 1846.312 feet) a total distance of 2300.170 feet to a set grow 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 northwesterly 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  $40~{\rm sec}~E$  227.330 feet to the true point of beginning.

Containing within said bounds 3.51627 acres ( rounded to 5.516 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:

Roslan Jim 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 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 0.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.

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Rodge Samme Deten December 03, 2002

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

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(Kolgnomin Bata) 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:

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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.

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Cerlan Sulm 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:

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

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

Dec. 03,2002