

LEAD IN DISTANCES AND BEARINGS FROM & JUNCTION OF WEST PRINGLE BENJAMIN ROAD & KIOUSVILLE ROAD TO P.I. OF ROAD THEN N 20° 57' 00" E AS NOTED HEREIN:
 S 20° 57' 00" W WITH THE MIDDLE OF "TEE" IRON
 258.810' TO P.I. @ "TEE" IRON
 45' 25' 00" 100' 200'

PRINGLE-BENJAMIN ROAD Co. RD. N: 65

**LOT 3
1.8887 ACRES**

**LOT 2
1.8887 ACRES**

**LOT 1
1.8887 ACRES**

I CERTIFY THIS PLAT IS BASED ON A FIELD SURVEY MADE IN YEAR 2001 BY RODGER IRWIN BAKER, OHIO SURVEYOR FOR ERNEST HINES OWNER. PINS ARE 5/8" REBAR WITH CAPS STAMPED R.I. BAKER S. 5539. MAG SPIKES SET IN ROAD CENTERLINE. BEARINGS ARE BASED ON ROAD CALLS OR 120 PGS. 934-937 AND SURVEY PLAT N: 24 - 2001.

Rodger Irwin Baker July 22, 2001
 RODGER IRWIN BAKER # S.005539 (OHIO)
 1300 PLAIN CITY, GEORGETOWN ROAD (SOUTH)
 GALLOWAY, OHIO 43119 PH: 614.879.6004

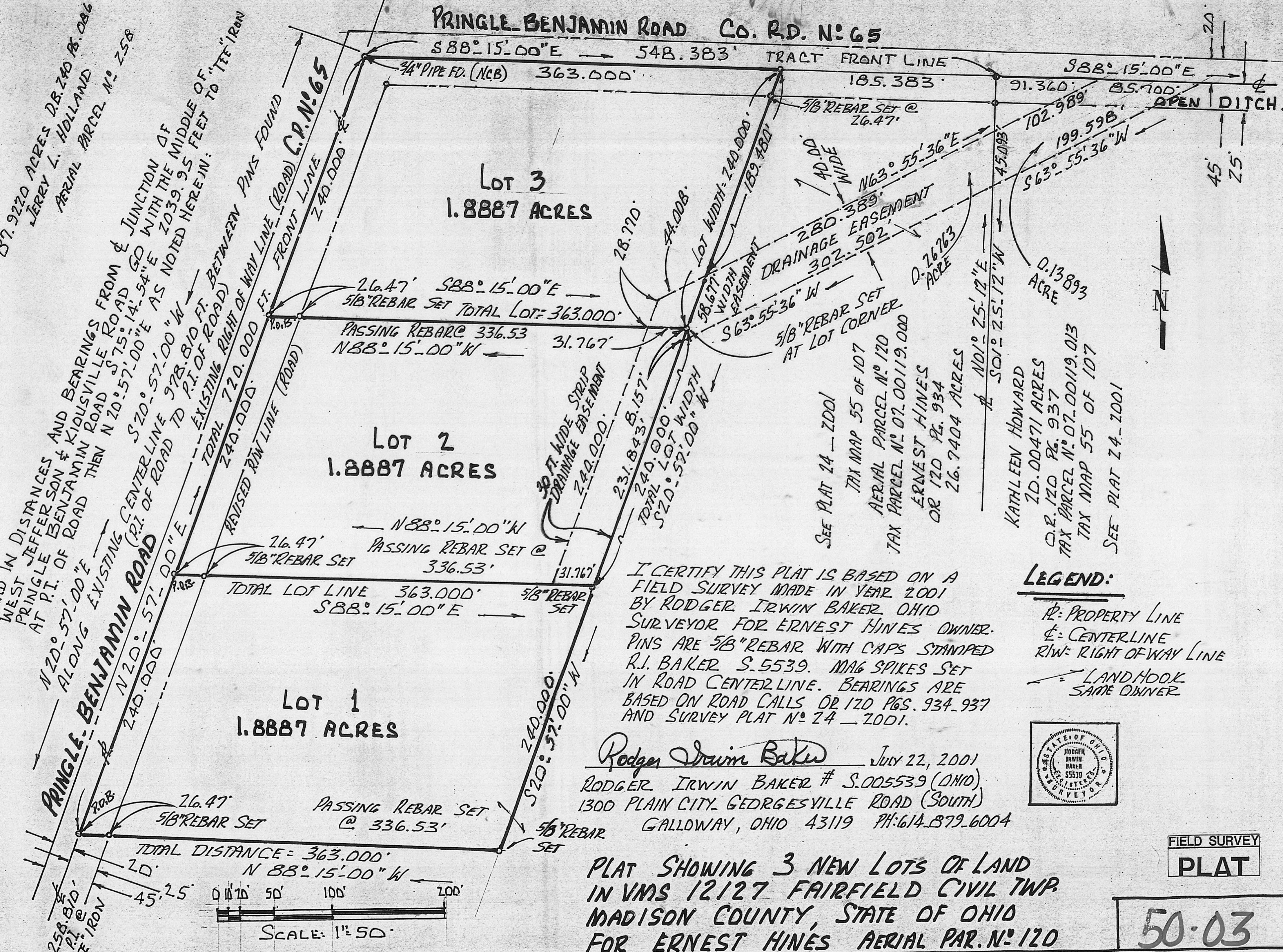
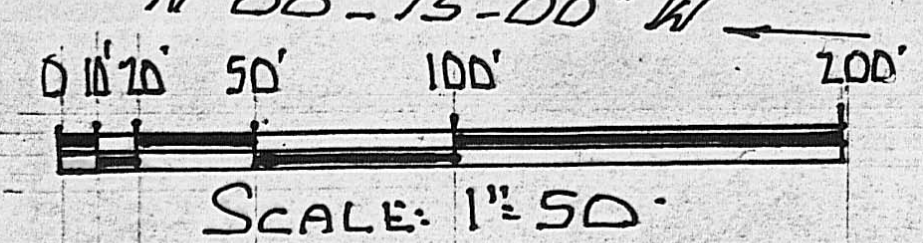
LEGEND:

- P — PROPERTY LINE
- C — CENTERLINE
- RW — RIGHT OF WAY LINE
- L — LANDHOOK SAME OWNER



FIELD SURVEY
PLAT

50.03



Lot # 1

Commence for a point of starting reference with a found spike in the middle of Kiousville & West Jefferson Road and in the centerline projection of Pringle-Benjamin Road in Fairfield Civil Township, Madison County, State of Ohio...go then with the middle of Pringle-Benjamin Road (aka Co. Rd. # 65) S 75 deg 14 min 54 sec E 2039.95 feet to a found 3/4 inch buried pin at the road P.I. then again with said centerline N 20 deg 57 min 00 sec E 258.810 feet to a set mag spike at the southwesterly corner of Lot # 1 landsplit;

(being the true point of beginning for Lot # 1)

Thence: Again with aforesaid centerline go N 20 deg 57 min 00 sec E 240.000 feet to a set mag spike;

Thence: Passing a set rebar at 26.47 feet go S 88 deg 15 min 00 sec E 363.000 feet to a 5/8 inch capped rebar set;

Thence: S 20 deg 57 min 00 sec W 240.000 feet to a 5/8 inch capped rebar set;

Thence: Passing a set 5/8 inch rebar at 336.53 feet go N 88 deg 15 min 00 sec W a total distance of 363.000 feet to the point of beginning.

Containing within said bounds 1.8887 acres of land. Bearings adapted to the roadway calls cited in O R 120 at Pg. 934 & 937.

Rebar set are 5/8 inch diameter with plastic caps stamped R.I.Baker S-5539.

This description is based on a field survey made in July and August 2001 by the undersigned.

 August 08, 2001

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

Phone 614-879-6004

Lot # 2

Commence for a point of starting reference with a found spike in the middle of Kiousville & West Jefferson Road and in the centerline projection of Pringle-Benjamin Road in Fairfield Civil Township, Madison County, State of Ohio...go then with the middle of Pringle-Benjamin Road (aka Co. Rd. # 65) S 75 deg 14 min 54 sec E 2039.95 feet to a found 3/4 inch buried pin at the road P.I. then again with said centerline N 20 deg 57 min 00 sec E 258.810 feet to a set mag spike at the southwesterly corner of Lot # 1 landsplit;

Then again with the centerline of Pringle-Benjamin Road N 20 deg 57 min 00 sec E 480.00 ft. to a mag spike set at the common corner between Lot # 2 and Lot # 3 being the true point of beginning;

Now from the point of beginning;

Thence: Passing a set 5/8 inch rebar (capped) at 26.47 feet S 88 deg 15 min 00 sec E 363.000 feet to a set 5/8 inch capped rebar;

Thence: S 20 deg 57 min 00 sec W 240.000 feet to a set 5/8 inch capped rebar;

Thence: Passing a set 5/8 inch rebar at 336.53 feet go N 88 deg 15 min 00 sec W 363.000 feet to a set mag spike in the middle of Pringle-Benjamin Road at the southwesterly corner of Lot # 2 being described herein;

Thence: Following aforesaid centerline N 20 deg 57 min 00 sec E 240.000 feet to the true point of beginning.

Containing within said bounds 1.8887 acres of land. Bearings adapted to the roadway calls cited in O R 120 at Pg. 934 & 937.

Rebar set are 5/8 inch diameter with plastic caps stamped R.I.Baker S-5539.

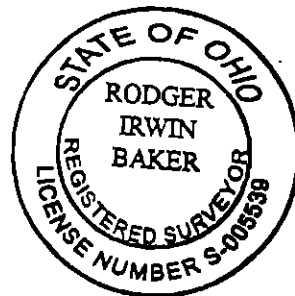
This description is based on a field survey made in July and August 2001 by the undersigned.

Rodger I. Baker

August 08, 2001

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

Phone 614-879-6004



Being a portion of 26.7404 acres in VMS 12127, Fairfield Civil Township, Madison County, Ohio in the name of Ernest Hines O.R. 120 Pg. 934 tax parcel # 07-00119.000, aerial par.120.

Lot # 3

Commence for a point of starting reference with a found spike in the middle of Kiousville & West Jefferson Road and in the centerline projection of Pringle-Benjamin Road in Fairfield Civil Township, Madison County, State of Ohio...go then with the middle of Pringle-Benjamin Road (aka Co. Rd. # 65) S 75 deg 14 min 54 sec E 2039.95 feet to a found 3/4 inch buried pin at the road P.I.

- Thence: Passing a set mag spike at 258.810 feet, at 498.810 feet, a bearing of N 20 deg 57 min 00 sec E a total distance of 738.810 feet to a set mag spike at the common corner between Lot # 2 and Lot # 3 which spike is the true point of beginning for Lot # 3 description;
- Thence: Continue with the centerline alignment N 20 deg 57 min 00 sec E 240.00 feet to a found 3/4 inch pipe at road P.I.;
- Thence: Again with the centerline of Pringle-Benjamin Road S 88 deg 15 min 00 sec E 363.000 feet to a set mag spike;
- Thence: Passing a set 5/8 inch rebar at 26.47 feet go S 20 deg 57 min 00 sec W a distance of 240.00 feet to a set 5/8 inch rebar;
- Thence: N 88 deg 15 min 00 sec W (passing a set rebar at 336.53 feet) a total distance of 363.000 feet to the true point of beginning.

Containing within said bounds 1.8887 acres of land. Bearings adapted to the roadway calls cited in O R 120 at Pg. 934 & 937.

Rebar set are 5/8 inch diameter with plastic caps stamped R.I.Baker S-5539.

This description is based on a field survey made in July and August 2001 by the undersigned.



August 08, 2001

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Galloway, Ohio 43119

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Easement for subsurface drainage:

Commence for a point of starting reference with a found spike in the middle of Kiousville & West Jefferson Road and in the centerline projection of Pringle-Benjamin Road in Fairfield Civil Township, Madison County, State of Ohio...go then with the middle of Pringle-Benjamin Road (aka Co. Rd. # 65) S 75 deg 14 min 54 sec E 2039.95 feet to a found 3/4 inch buried pin at the road P.I. then again with said centerline N 20 deg 57 min 00 sec E 258.810 feet to a set mag spike at the southwesterly corner of Lot # 1 landsplit;

Then again with the centerline of Pringle-Benjamin Road N 20 deg 57 min 00 sec E 240.00 feet to a mag spike set at the common corner between Lot # 1 and Lot # 2;

Then with the common lot line therewith (between Lot # 1 and Lot # 2) S 88 deg 15 min 00 sec E 363.00 feet to a set 5/8 inch rebar at the southeasterly corner of Lot # 2 and hereafter being the true point of beginning;

Thence: N 88 deg 15 min 00 sec W 31.767 feet;

Thence: N 20 deg 57 min 00 sec E (passing over the common boundary between Lot # 2 and Lot # 3 at 240.000 feet a total distance of 268.770 feet;

Thence: N 63 deg 55 min 36 sec E 44.008 feet to the easterly line of Lot # 3;

Thence: Continue N 63 deg 55 min 36 sec E 280.389 feet to the common boundary between Ernest Hines and land of Kathleen A. Howard;

Thence: With said common boundary S 01 deg 25 min 12 sec W 45.093 feet to a point;

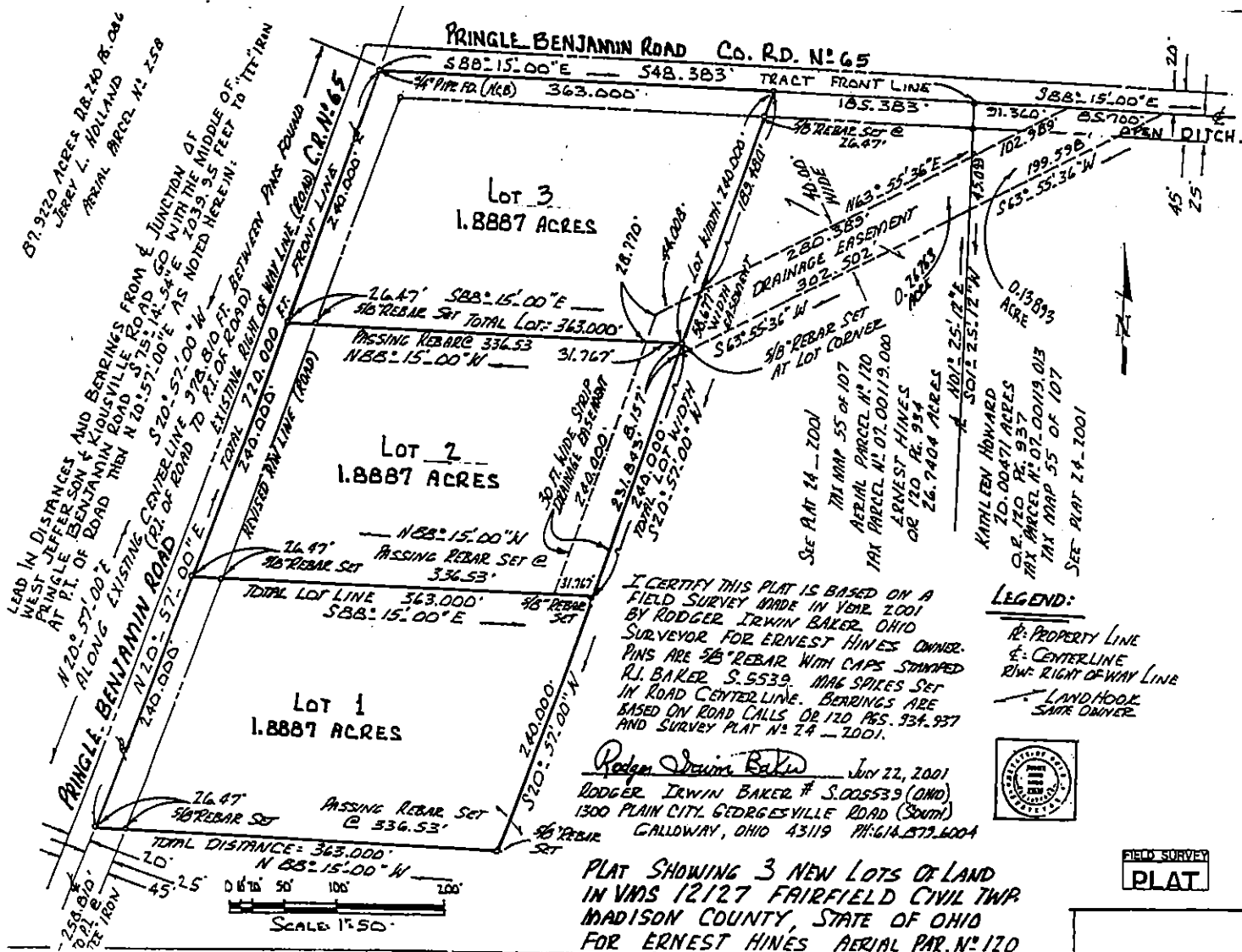
Thence: S 63 deg 55 min 36 sec W 302.502 feet to the easterly line of Lot #2;

Thence: With the easterly line of said lot S 20 deg 57 min 00 sec W 231.843 feet to the point of beginning.

This drainage easement is for subsurface drainage tile or drain pipe approved by the Madison County Engineer and is to be used for releaf of storm water and subsurface water so long as there is no pollutants, no harmful waste material and no harmful chemical being discharged in any way.

Said easement is depicted on the accompanying exhibit and is to be used in conjunction with an easement of the same width extending N 63 deg 55 min 36 sec E to the middle of Pringle-Benjamin Road over lands owned by Kathleen A. Howard...emptying into an existing open roadside ditch....which ditch measures about 6 feet deep below the surface of said roadway.

This easement is primarily for the benefit of the owners of Lots 1, 2 and 3...also for that protion of Ernest Hines's residual that this easement crosses and for the benefit of Kathleen A. Howard for that portion this described easement touches.



Easement of subsurface drainage:

Commence for reference at a mag spike found in the middle of Pringle-Benjamin Road at the northwesterly corner of 20.00471 acres belonging to Kathleen A. Howard of record in O R 120 at Pg. 937 in Fairfield Civil Township, Madison County, Ohio...said mag spike being also the northeasterly corner of Ernest Hines land containing 26.7404 acres of record in O R 120 at Pg. 934 ;

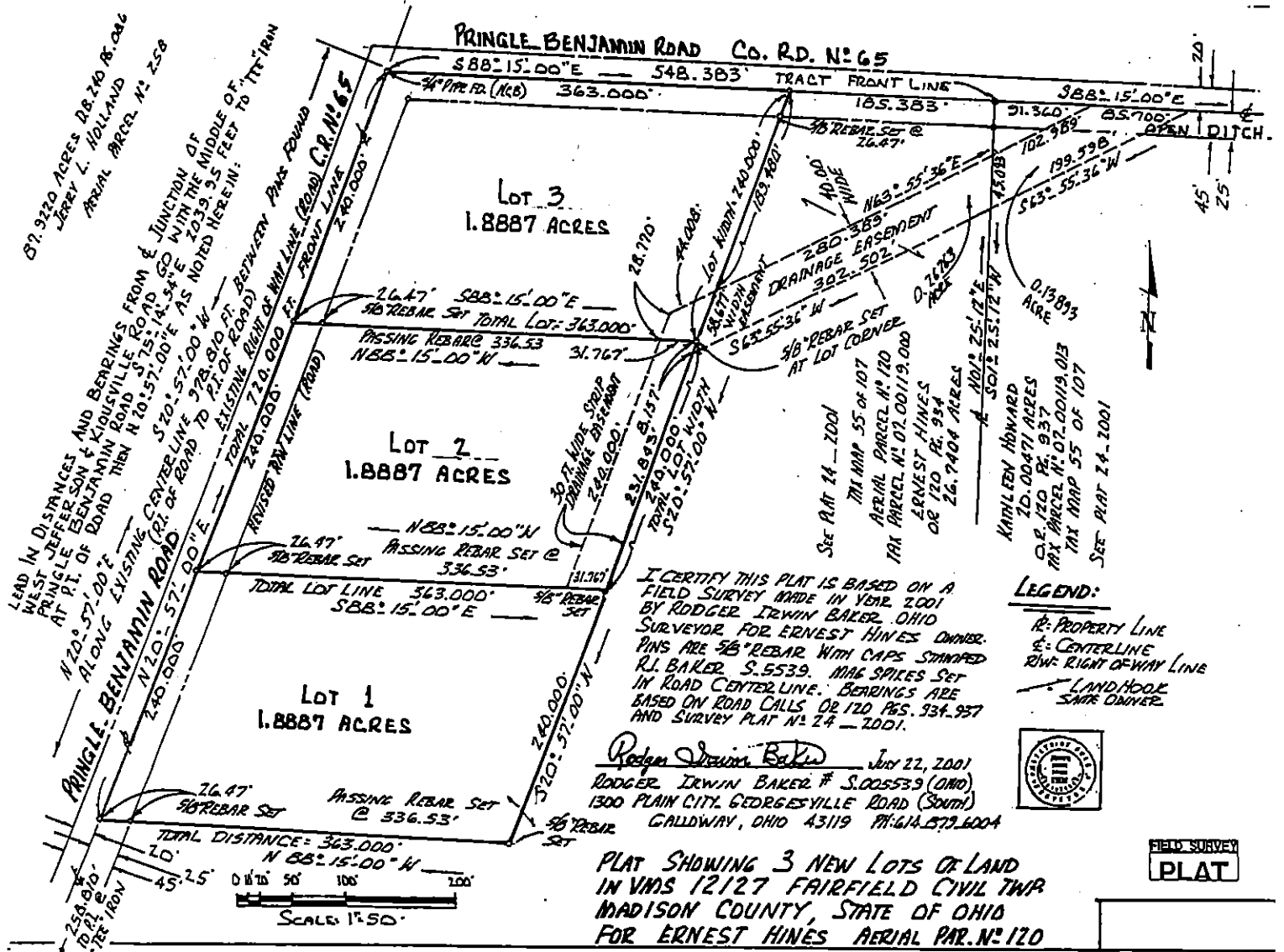
Go then with the middle of Pringle-Benjamin Road S 88 deg 15 min 00 sec E 91.360 feet to the point of beginning for this 40 feet wide drainage easement;

Thence: With said centerline S 88 deg 15 min 00 sec E 85.700 feet to a point;

Thence: Crossing a deep open drainage ditch located along the southerly side of said roadway, S 63 deg 55 min 36 sec W 199.598 feet to a point on the common boundary between lands of Kathleen A. Howard and Ernest Hines;

Thence: With said common boundary (westerly boundary of Howard and easterly boundary of Hines) go N 01 deg 25 min 12 sec E 45.093 feet to a point;

Thence: N 63 deg 55 min 36 sec E 102.989 feet to the point of beginning.



This drainage easement is for subsurface drainage tile or drain pipe approved by the Madison County Engineer and is to be used for relief of storm water and subsurface water so long as there is no pollutants, no harmful waste material and no harmful chemical being discharged in any way.

This easement is primarily for the benefit of the owners of Lots 1, 2 and 3...also for that portion of Ernest Hines's residual that this easement crosses and for the benefit of Kathleen A. Howard for that portion this described easement touches.