



SCALE IN FEET  
1" = 30'

V.M.S. 1479

142

Jonas J. Gingerich et al  
99.469 ac.

20' Drainage  
Easement

I hereby certify that the hereon platted property  
was prepared from an actual survey.

*William W. Browning*  
William W. Browning P.S. 7377 Nov. 2002



574

John & Rose Hostetler  
33.934 ac.  
D.B. 240, p.125

628.50' to low water  
Big Darby Creek

iron corner post

S 74° 27' 00" W

336.90'

12" Concrete  
post

(26.16')

R/W

N 76° 14' 57" E

356.71'

20' Ingress - Egress Easement

12" Concrete post

(20.76')

P.O.B.  
P.K. nail set

1282.86 to spike fd.  
N.W. corner 99.469 ac.

1.8985 Acres

JONAS J. GINGERICH ET AL  
1.8985 AC. OUT OF 99.469 AC.  
DEED BOOK 259, PAGE 207  
DARBY TWP., MADISON CO., OHIO

233.08'  
SMITH - CALHOUN ROAD - 40' R/W  
S 15° 42' 00" E  
(ref. brng. D.B. 259, p. 207)

65-03

**Gingerich – 1.8985 Acre Tract**

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey Number 1479, and is part of a 99.469 acre tract recorded in the name of Jonas J. Gingerich et al, Deed Book 259, page 207, said parcel being more particularly described as follows:

Beginning at a P.K. nail set in the centerline of Smith-Calhoun Road (40' right-of-way), said nail bearing S 15°42'00" E (reference bearing in accordance with Deed Book 259, page 207) 1282.86 feet to a spike found at a northwesterly corner of the abovementioned 99.469 acre tract;

Thence, continuing with said centerline, S 15°42'00" E 233.08 feet to a point, said point being the northeasterly corner of a 33.934 acre tract recorded in the name of John and Rose Hostetler in Deed Book 240, page 125 and a southerly corner of the abovementioned 99.469 acre tract;

Thence, with part of the line between said 33.934 acre tract and said 99.649 acre tract, S 74°27'00" W, passing a 12" concrete post at 26.76 feet, a total distance of 336.90 feet to a iron corner post;

Thence, with two new division lines of the aforementioned 99.469 acre tract, N 20°17'13" W 245.12 feet to a set iron pipe and N 76°14'57" E, passing a concrete corner post at 335.95 feet, a total distance of 356.71 feet to the point of beginning.

The above described parcel contains 1.8985 acres. Iron pipes set are ¾ inches in diameter and 30 inches in length with caps stamped P.S. 7377. The original plat of this property is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning P.S. 7377 during November of 2002.

  
William W. Browning P.S. 7377



**Gingerich – Drainage Easement**

The following description is for a drainage easement for a parcel of land in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey Number 1479, and is part of a 99.469 acre tract recorded in the name of Jonas J. Gingerich et al, Deed Book 259, page 207, said easement being 20.00 feet in width and 10.00 feet from and parallel with the following described centerline;

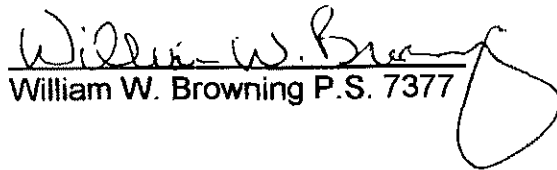
Beginning at a P.K. nail set in the centerline of Smith-Calhoun Road (40' right-of-way), said nail being the southeast corner of a proposed 2.2227 acre tract and the northeast corner of a proposed 1.8985 acre tract;

Thence with the line between said 2.2227 acre tract and said 1.8985 acre tract, S 76°14'57" W 356.71 feet to a set iron pipe at the northwest corner of said 2.2227 acre tract and said 1.8985 acre tract said pipe being the true point of beginning;

Thence S 20°17'13" E 235.12 feet to a point;

Thence S 74°27'00" W 628.50 feet to a point in the low water line of Big Darby Creek'

The above described easement is for drainage purposes only. Iron pipes set are ¾ inches in diameter and 30 inches in length with caps stamped P.S. 7377. The original plat of this easement is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning P.S. 7377 during November of 2002.

  
William W. Browning P.S. 7377



### Gingerich – Ingress-Egress Easement

The following description is for an Ingress-Egress easement for a parcel of land in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey Number 1479, and is part of a 99.469 acre tract recorded in the name of Jonas J. Gingerich et al, Deed Book 259, page 207, said easement being more particularly described as follows:

Beginning at a P.K. nail set in the centerline of Smith-Calhoun Road (40' right-of-way), said nail being the southeast corner of a proposed 2.2227 acre tract and the northeast corner of a proposed 1.8985 acre tract;

Thence, continuing with said centerline, S 15°42'00" E 10.00 feet to a point;

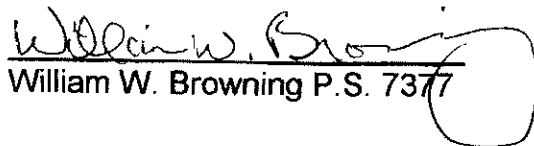
Thence, 10.00 feet from and parallel with the line between said 2.2227 acre tract and said 1.8985 acre tract, S 76°14'57" W 355.90 feet to a point on the west line of said 1.8985 acre tract;

Thence N 20°17'13" W passing a set iron pipe at 10.06 feet, a total distance of 20.12 feet to a point;

Thence, 10.00 feet from and parallel with the line between said 2.2227 acre tract and said 1.8985 acre tract, N 76°14'57" E 357.51 feet to a point in the centerline of Smith-Calhoun Road;

Thence, with said centerline, S 15°42'00" E 10.00 feet to the point of beginning.

The above described easement contains 0.164 acres and is for egress and ingress purposes only. Iron pipes set are ¾ inches in diameter and 30 inches in length with caps stamped P.S. 7377. The original plat of this easement is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning P.S. 7377 during November of 2002.

  
William W. Browning P.S. 7377

