

Description of a DRAINAGE EASEMENT  
In Deer Creek Township, Madison County, Ohio  
VMS 5195, 7410/8623

This description is for a DRAINAGE EASEMENT within a property in the name of Ralph Lawrence Parsons II and Ralph Lawrence Parsons III (Deed Book 287, Page 114, Madison County Recorder) located 800 feet north of Sparling Road (50' Right-of-Way), approximately 2200 feet east of the intersection of Glade Run Road and Sparling Road, in Virginia Military Survey 5195 and 7410/8623, Deer Creek Township, Madison County, Ohio, and further described as follows:

Beginning at a railroad spike found at the intersection of Glade Run Road and Sparling Road and following Sparling Road for three calls:

- S83°20'18"E, 1429.93 feet, to a railroad spike found buried;
- thence S83°17'40"E, 32.11 feet, to a railroad spike found buried;
- thence S86°01'07"E, 735.37 feet, to a 5/8 iron pin found (bent) at the north edge of pavement of Sparling Road;
- thence N03°50'04"E, 891.60 feet, along a fence in the east line of a property in the name of Ralph L. Parsons II and Ralph L. Parsons III (Deed Book 287, Page 114), passing a pin set at 25.00 feet, crossing into Deer Creek Township at 825.56 feet, and passing into VMS 5195 at 1198.19 feet, to the POINT OF BEGINNING OF THE EASEMENT;
- thence N84°29'20"W, 325.03 feet;
- thence S36°21'30"W, 251.44 feet;
- thence N79°30'46"W, 220.39 feet;
- thence N12°00'05"E, 20.01 feet;
- thence S79°30'46"E, 207.31 feet;
- thence N36°21'30"E, 250.32 feet;
- thence S84°29'20"E, 335.79 feet;
- thence S03°50'04"W, 20.01 feet to the POINT OF BEGINNING OF THE EASEMENT.

Said EASEMENT is 20 feet wide and follows an existing drainage way. The EASEMENT is intended to extend from the east property line to Glade Run. The said EASEMENT is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the east line of the Parsons property as established in plat 50-91 of the Madison County Engineers map department. This description is based on a survey performed in April 2002 by Casey Elliott, PS759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

The following is a correct boundary description of 29.01798 acres of land situated within VMS 5195 and VMS 7410-8623 in Madison County, State of Ohio, fronting along Sparling Road (50 feet wide County Road #152), said survey performed in December 2003 and January 2004, being a portion of land now owned by Paul R. Phillippi and Judith J. Phillippi O.R. 175 Pg. 1816...said new boundary survey broken down as follows:

23.59112 acres being part of 105.9234 acres Deer Creek Township P.P.N.05-00438.002  
05.29645 acres being part of 11.6191 acres Union Township P.P.N. 29-00708.003  
00.13041 acre being part of 02.7841 acres Jefferson Township P.P.N. 06-01333.000

DESCRIPTION:

Commence with a railroad spike in the junction of Glade Run Road (northerly) and Sparling Road at an angle in the boundary line between Union Civil Township and Deer Creek Civil Township, go then along the alignment of 50 feet wide right of way for Sparling Road (crossing through a bridge over Glade Run Stream) on a bearing of S 83 deg 20 min 14 sec E a total distance of 1461.710 feet to a railroad spike (passing a railroad spike found at 1429.69 feet); then again with the frontage line in Sparling Road S 86 deg 01 min 03 sec E 735.240 feet to an existing 5/8 inch rebar found in the roadway berm along the northerly edge of pavement and being the true point of beginning;

Thence: Along the frontage boundary herewith and being in the roadway pavement of Sparling Road N 86 deg 01 min 03 sec W 300.001 feet to a set mag spike;

Thence: Passing a set rebar at 5.451 feet and passing through a wire fence at 13.2 feet to N 03 deg 50 min 04 sec E crossing the Union-Deer Creek Township boundary at 717.653 feet a total distance of 1904.431 feet to a set rebar capped;

Thence: S 86 deg 08 min 57 sec E (crossing into Jefferson Township at 2573.619 feet) a total of 2611.491 feet to a set rebar capped in an old wire fence line, a common line with James M. Phillippi Trustee O.R. 138 Pg.1584;

Thence: Following said wire fence and passing a found rebar capped (Casey Elliott) at 280.053 feet, S 04 deg 55 min 30 sec W 300.053 feet to the corner of four civil townships and property corner hereto...marked with a large Ash tree about 5 feet in diameter. This common corner marks Union Twp., Deer Creek Twp., Jefferson Twp., and Fairfield Twp. and also the corner of VMS 7410-8623, VMS 11906-12141 and VMS 9718;

Thence: With the southerly boundary herewith go along a wire fence N 86 deg 08 min 57 sec W 2305.780 feet to a found steel rebar at the base of a wooden corner post at a fence corner and common with the boundary of aforesaid James M. Phillippi Trustee O.R. 140 Pg. 259;

Thence: Following a wire fence and westerly boundary of James M. Phillippi Trustee crossing into Union Township at 784.684 feet, S 03 deg 50 min 04 sec W a total of 1605.120 feet to the true point of beginning. (Passing a rebar at 1580.12 feet, passing a 2 inch pipe leaning at 1589.02, passing a wooden corner post at 1589.82 feet).

Containing within said bounds 29.01798 acres of land. Bearings adapted to the Sparling Road course cited in O.R. 175 at Pg. 1816 N 86 deg 01 min 03 sec W or S 86 deg 01 min 03 sec E. This description is based on a current field survey made by William Troy Barton, Remo D. Mancini and Rodger Irwin Baker P.S.#5-005539. Rebars set are 30 inches long with caps stamped R.I.Baker S-5539.

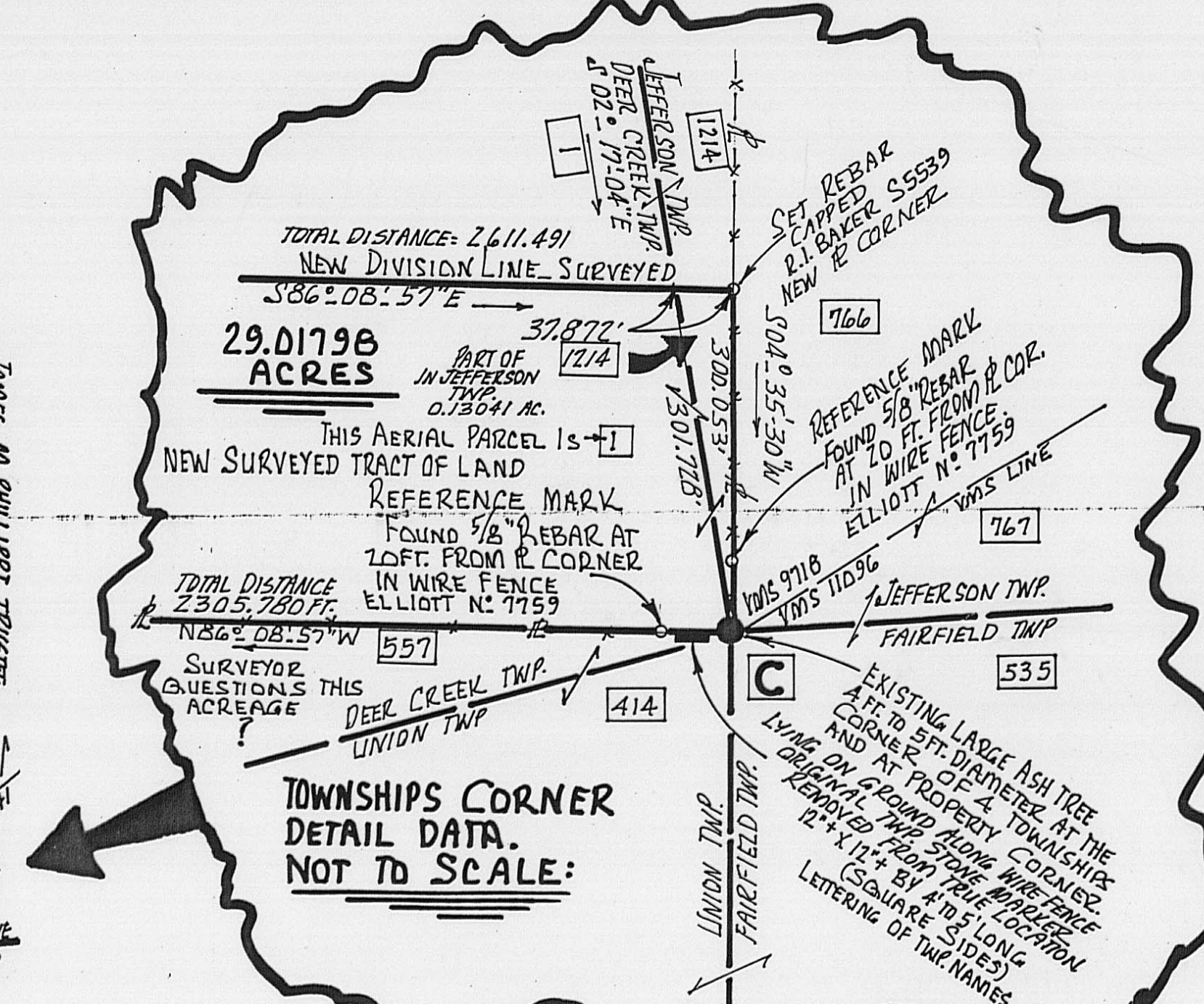
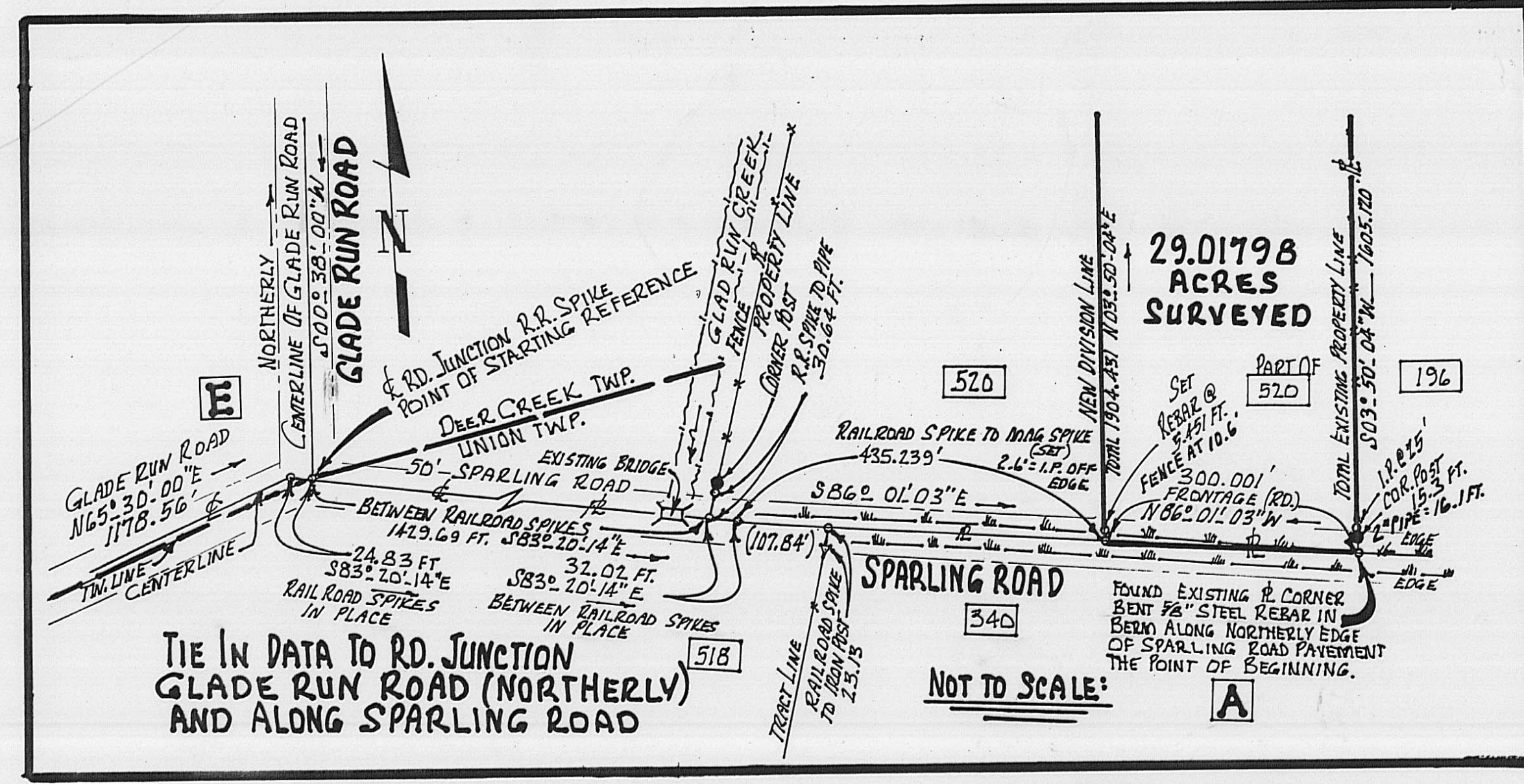
This property is not within a flood plain and is subject to a drainage easement twenty feet in width recorded in O.R. 140 at Pg. 261..said easement being within Deer Creek Township extending to Glade Run Creek.

January 29, 2004

Rodger Irwin Baker L.L.S. & P.S. Registration # S-005539  
P.O.Box 315 West Jefferson, Ohio 43162  
Phone: 6140879-6004



THIS DESCRIPTION APPEARS TO EXTEND ABOUT 25.6 FT. ± INTO BOGGS PROPERTY, P. R. B.



Survivorship Deed\*

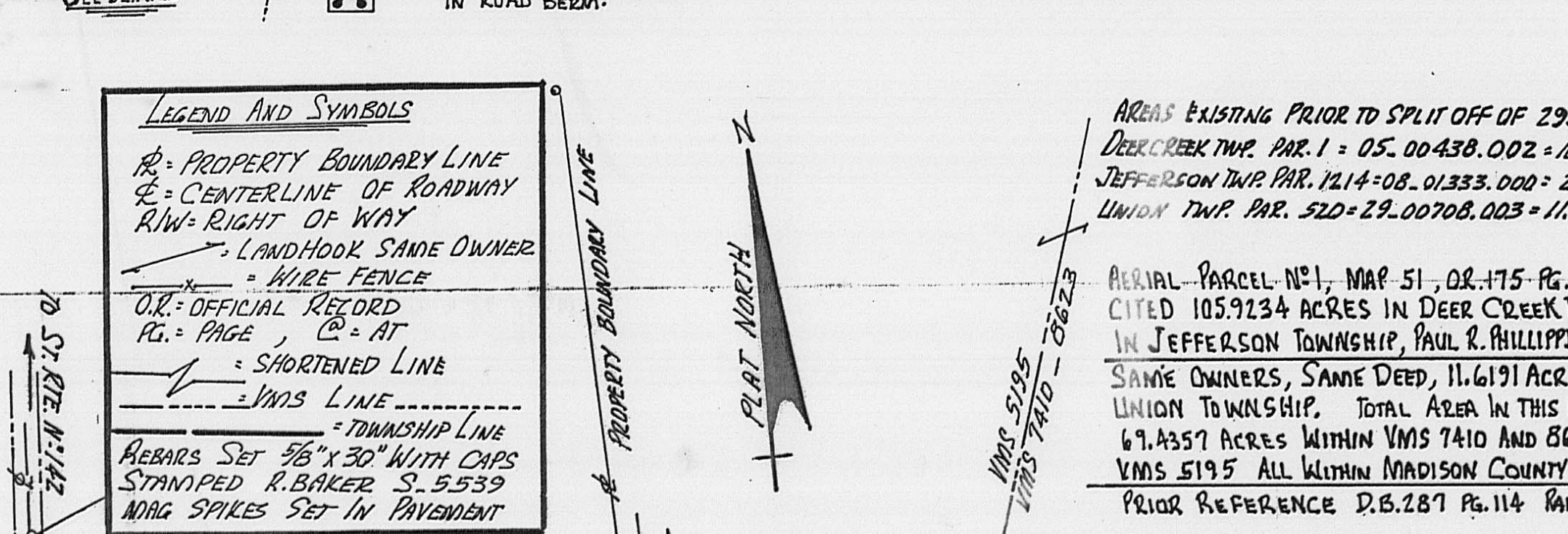
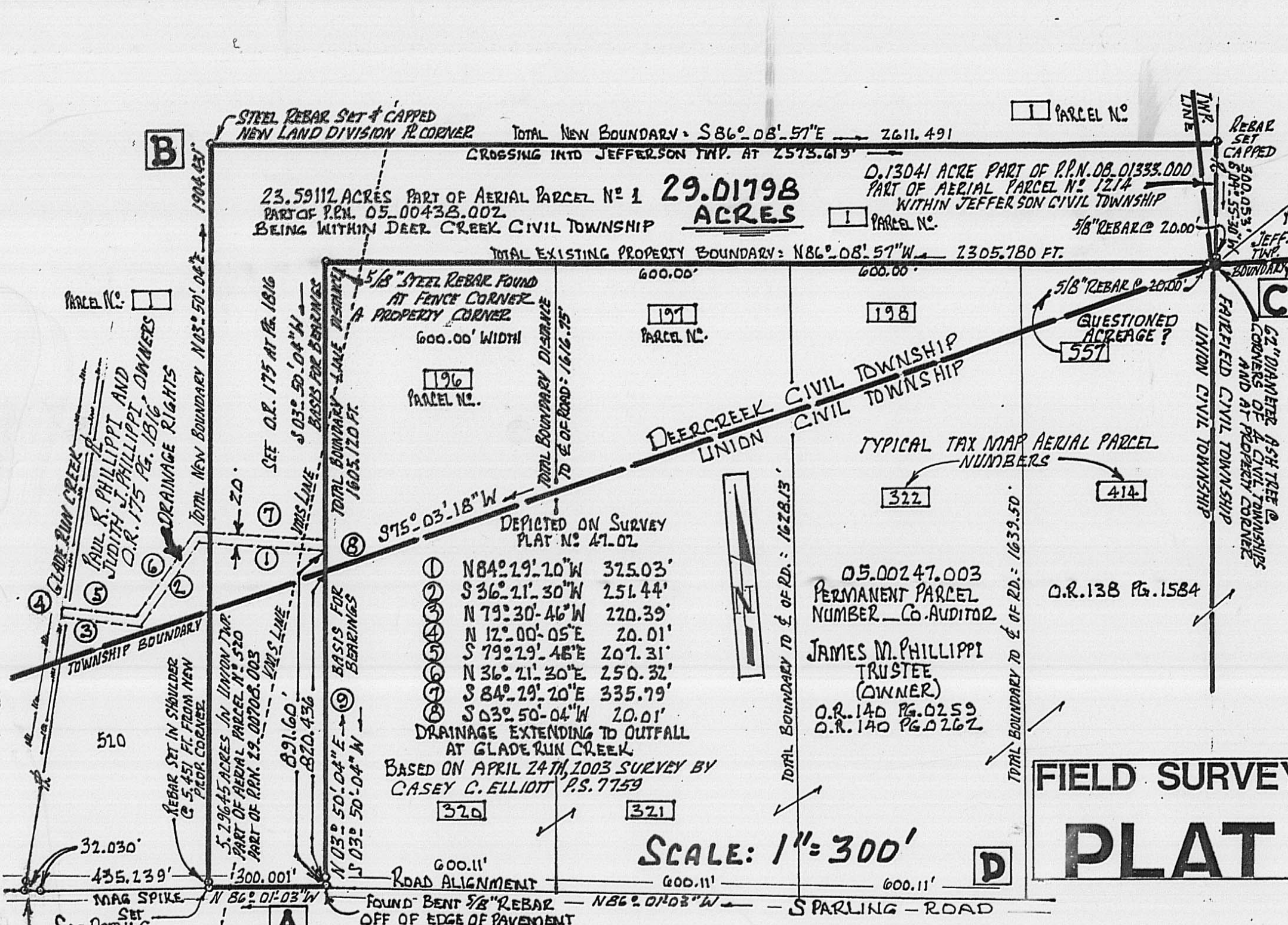
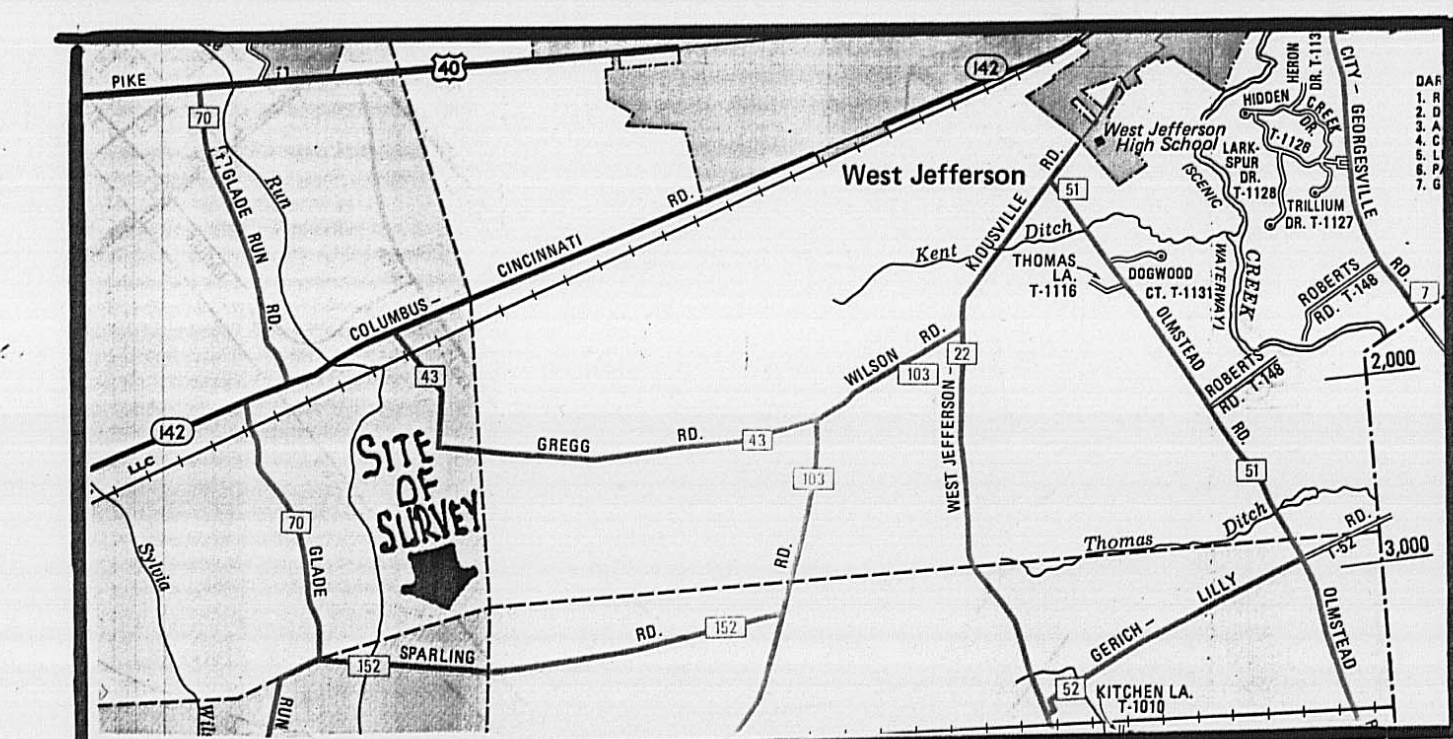
Ralph Lawrence Parsons II, married and Ralph Lawrence Parsons III, married, of Madison County, for valuable consideration paid, grant(s) with general warranty covenants, to Paul R. Phillippi and Judith J. Phillippi, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 269 Blendon Road, West Jefferson, Ohio 43162, the following REAL PROPERTY: Situated in the County of Madison in the State of Ohio and in the Township of Deercreek, Union and Jefferson

Stated to be 120.3266 acres per attached Exhibit "A".

200300012042  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E REED  
11-21-2003 At 02:21 pm.  
SURV DEED  
OR Book 175 Page 1816 - 1817

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
DATE: 11-21-03  
ACREAGE: 11.6191 + 2.7841 + 105.9234  
29.01798 ACES 05-01333.000 05-00438.002

TRANSFERRED  
BY  
11-21-03  
441134-02  
AND WILSON COUNTY CLERK  
WILSON COUNTY, OHIO



STATEMENT  
I CERTIFY THAT THIS DRAWING IS  
BASED ON A CURRENT FIELD SURVEY  
MADE BY WILLIAM TROY BARTON AND  
RODGER IRWIN BAKER S.005539.

RODGER IRWIN BAKER L.L.S. & P.S.  
P.O. BOX 315 WEST JEFFERSON  
OHIO 43162, RM. 614.879.6004

STATE OF OHIO  
RODGER IRWIN BAKER  
S-5539  
REGISTERED SURVEYOR

JERRY BOGGS AND  
PHILLIPS BOGGS  
OWNERS  
VOL 287 PG. 095  
BOGGS 100.0349 ACRES

GLADE RUN ROAD  
SPARLING ROAD  
SCALE: 1"=300'

29.01798 ACRES  
JAMES M. PHILLIPPI TRUSTEE  
AERIAL MAP N° 51

FIELD SURVEY FRONTING ALONG SPARLING ROAD  
PART IN UNION, DEER CREEK, AND JEFFERSON TOWNSHIPS  
MADISON COUNTY, OHIO, FOR TYSON PHILLIPPI ET AL  
DEED REFERENCE = OFFICIAL RECORD 175 PAGE 1816



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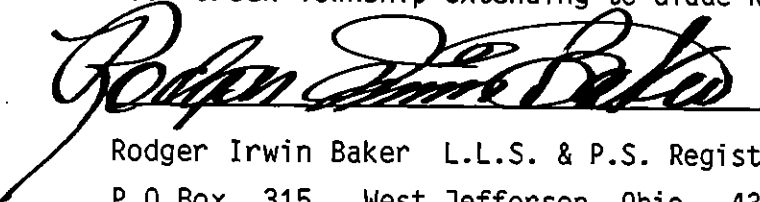
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 January 29, 2004  
Rodger Irwin Baker L.L.S. & P.S. Registration # S-005539  
P.O.Box 315 West Jefferson, Ohio 43162  
Phone: 6140879-6004



GENERAL DRAINAGE EASEMENT: Twenty ( 20 ) feet total width for storm water.

We Jerry Boggs and Phyliss C. Boggs owners of real estate property in Madison County, State of Ohio commonly known as aerial parcel # 731 in Deer Creek Civil Township and aerial parcel 519 in Union Civil Township, fronting along Sparling Road ( Co. Rd. # 152 ) recorded in Deed Volume 287 at Page 095, being 100.0349 acres, do hereby grant to Paul R. Phillippi and Judith J. Phillippi present owners of abutting 120.3266 acres of record in Official Record 175 at Page 1816 and also hereby grant to the subsequent owners thereof and / or to their heirs and assigns of said 120.3266 acres or portions thereof, an easement twenty feet in width extending from said Phillippi property to a sufficient outlet into Glade Run Creek....a distance of less than 100 feet.

By virtue of the granting of said drainage easement said Phillippi or their assigns shall have the rights to install a subsurface drain line or drainage pipe from said 120.3266 acres ( total ) across Boggs' property and to maintain said drain line. Grantee Phillippi shall mend the existing fence at the location where the easement is located. Phillippi shall also install a gaurd at the effluent of said drain pipe to keep animals from crawling into the drainage system. Any excavation performed shall be the responsiblility of Phillippi or their assigns to make the finished ground surface equal or better than the ground condition prior to excavation. Provide erosion protection as needed.

By accepting these stipulated terms it is agreed that only natural storm water with no polluted material is to flow through the drainage pipe.

This drainage easement agreement was approved by the parties on the 17<sup>th</sup> day of FEBRUARY, year 2004.

Jerry Boggs

Jerry Boggs owner at Glade Run Creek,

Phyliss C Boggs AKA

Phyliss C Boggs

Phyliss C. Boggs owner at Glade Run Creek,

Paul R. Phillippi

Paul R. Phillippi owner upland

Judith J. Phillippi

Judith J. Phillippi owner upland

State Of Ohio  
County of Madison, ss:

This General Drainage Easement ( instrument of grant and agreement between the parties ) was acknowledged before me on this 17<sup>th</sup> day of

FEBRUARY, year 2004 by Jerry Boggs, by Phyliss C. Boggs, by Paul R. Phillippi and by Judith J. Phillippi, who acknowledged this signing of the same to be his and her voluntary act and deed.

Today is

Feb. 17<sup>th</sup>

by

Rodger Irwin Baker

Rodger Irwin Baker Notary Public and  
professional land surveyor Ohio # S-005539  
P.O.Box 315 West Jefferson, Ohio 43162  
Phone: 1-614-879-6004



RODGER IRWIN BAKER  
Notary Public, State of Ohio  
Recorded in Madison County  
My Commission Expires June 16, 2008