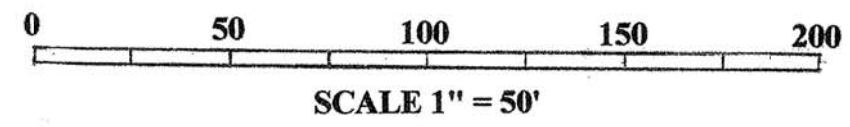


LOCATION MAP

**Plat of Helen E. Stevens 2.578 Acres
Out of Darby Crest Addition
Jefferson Twp., Madison County, Ohio**

July 2008, April 2009 392-08
FOR

JOHN K. EVERETT, ATTORNEY



THE THOMAS ENGINEERING & SURVEYING CO.

16-10

Robert G. Watts
ROBERT G. WATTS, RPLS #4138



Additions & Revision



THE *Thomas* ENGINEERING AND SURVEYING CO.
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DESCRIPTION OF HELEN E. STEVENS 2.578 ACRE, MORE OR LESS
TRACT OUT OF DARBY CREST ADDITION, MADISON COUNTY, OHIO

Situate in the State of Ohio, County of Madison, Township of Jefferson and being part of the property transferred by deed of record in Official Record 238, Page 1970, Recorders Office, Madison County, Ohio which includes Lots One (1) through Six (6) inclusive of Block Nineteen (19) and Lots Ten (10) and Eleven (11), the east one half of Lot Twelve (12), and Lots Thirteen (13) through Nineteen (19) inclusive, all being of Block Eighteen (18) of Darby Crest Addition of record in Plat Book 1, Page 252 (Slide 248), Recorders Office, Madison County, Ohio together with a 0.50 acre tract out of Reserve "D" of said Darby Crest Addition and also including, not outlined in the above mentioned deed, the portion of the vacated Riverside Drive adjacent to Lots 12 through 19, Block 18, the record for the vacation of the adjacent west one half of Riverside Drive being found in the Madison County Commissioners Journal No. 31, Page 89, there being no record found in the Madison County Records for the vacated east one half of Riverside Drive which lies adjacent to Lots 1 through 6, Block 19 and a portion of said 0.50 acre tract, and also including the west one half of said Lot 12, Block 18 for which no record was found in the Madison County records, however the Madison County Tax records include the entire portion of the vacated Riverside Drive and the west one half of said Lot 12, Block 18, as being taxed to Helen E. Stevens to whom all the property included in the aforementioned deed recorded in Official Record 238, Page 1970, was transferred, the part of the above outlined tract including the portion of the vacated Riverside Drive and the west one half of said Lot 12, Block 18 being more particularly described as follows:

Beginning at a found iron pin at the northwest corner of said Lot 10, Block 18 of said Darby Crest Addition on the south line of Greenwood Drive; thence with the south line of Greenwood Drive and the front lines of said Lots 10 and 11 of Block 18, with a curve to the right having a radius of 364.9 feet, the chord of which bears,

North 62° 04' 40" East, a distance of 90.62 feet to a found iron pin at the northeast corner of said Lot 11, Block 18, thence with the north line of said Lot 12,

North 69° 18' 01" East, a distance of 25.39 feet to a found iron pin; thence with a curve to the left having a radius of 96.22 feet defining the north line of said vacated portion of Riverside Drive, the chord of which bears,

North 43° 23' 33" East, a distance of 83.73 feet to a found iron pin at a curve point on the east side of said Riverside Drive on the west line of said Reserve "D"; thence with the east line of said Riverside Drive and the west line of said Reserve "D",

North 17° 40' 31" East, a distance of 81.56 feet to a found iron pin at a curve point on the east line of said Riverside Drive and the west line of said Reserve "D", and the northwest corner of said 0.5 acre tract; thence across said Reserve "D" with the north line of said 0.5 acre tract,

North 72° 34' 00" East, a distance of 120.00 feet to a point being 1.52 feet north of a found iron pin at the bottom of the creek bank and passing a set iron pin at 105.63 feet at the top of the creek bank; thence continuing on a projection of the same line,

North 72° 34' 00" East, a distance of 61.45 feet to the low water line of Big Darby Creek as of August 11, 2008; thence with the meanders of the low water line of Big Darby Creek as of August 11, 2008, downstream

South 03° 36' 43" West, a distance of 230.01 feet to a point on a projection of the north line of said Lot 1, Block 19 on said low water line of Big Darby Creek as of August 11, 2008; thence from said point on said projected north line of said Lot 1, and with said projected north line,

South 72° 34' 00" West, a distance of 100.61 feet to a set iron pin at the northeast corner of said Lot 1, Block 19 also being North 72° 34' 00" East, a distance of 55.50 feet from a found iron pin at the northwest corner of said Lot 1, Block 19 and passing a set iron pin at 21.80 feet; thence with the east line of said Lot 1, Block 19,

South 04° 12' 41" East, a distance of 63.78 feet to a set iron pin at the northeast corner of said Lot 2, Block 19; thence with the east line of said Lot 2, Block 19,

South 22° 56' 39" East, a distance of 46.05 feet to a set iron pin at the northeast corner of said Lot 3, Block 19; thence with the east line of said Lot 3, Block 19,

South 25° 16' 08" East, a distance of 41.47 feet to a set iron pin at the northeast corner of said Lot 4, Block 19; thence with the east line of said Lot 4, Block 19,

South 31° 13' 08" East, a distance of 41.17 feet to a set iron pin at the northeast corner of said Lot 5, Block 19; thence with the east line of said Lot 5, Block 19,

South 34° 27' 17" East, a distance of 41.43 feet to a set iron pin at the northeast corner of said Lot 6, Block 19; thence with the east line of said Lot 6, Block 19,

South 42° 01' 21" East, a distance of 43.56 feet to a set iron pin at the southeast corner of said Lot 6, Block 19 and the southeast corner of said Darby Crest Addition; thence with the south line of said Darby Crest Addition and the south lines of said Lot 6, Block 19 and said Lot 19, Block 18

South 72° 34' 00" West, a distance of 259.18 feet to a set iron pin being North 72° 34' 00" East, a distance of 30.00 feet from the southwest corner of said Lot 19, Block 18, said set iron pin being at the southeast corner of a 0.131 acre tract out of said Lots 19, 18, 17, 16, and 15, Block 18 passing a set iron pin at 35.70 feet at a called for stone, now moved; thence with the east line of said 0.131 acre tract,

North 15° 01' 27" East, a distance of 143.16 feet to a set iron pin at the northeast corner of said 0.131 acre tract and the southeast corner of a 0.115 acre tract out of said Lots 16, 15, 14, 13, and 10, Block 18; thence with the east line of said 0.115 acre tract,

North 03° 28' 47" East, a distance of 136.28 feet to a set iron pin at the southeast corner of said Lot 10, Block 18 and the southwest corner of said Lot 11, Block 18; thence across said Lot 10, and continuing with said east line of said 0.115 acre tract,

North 53° 37' 32" West, a distance of 107.93 feet to the point of beginning containing 2.578 acres more or less and being subject however to all legal highways and easements of record, and a 1.00 foot reserve off the entire south side of said Darby Crest Addition being off the entire south sides of said Lot 6, Block 19 and Lot 19, Block 18 and the south end of said vacated Riverside Drive.

All Official Records and Plat Books mentioned are those found in the Recorders Office, Madison County, Ohio. The Commissioners Journal mentioned is found in the Commissioners Office, Madison County, Ohio. All set iron pins are 5/8"x30" rebars with red plastic caps embossed "Thomas Engr & Surveying". Bearings are based on the bearing of South 17° 35' West for the center of Riverside Drive at the fronts of Lots 13, 14, and 15, Block 15 as found on the record plat of Darby Crest Addition in Plat Book 1, Page 252 (Slide 248), Recorders Office, Madison County, Ohio. This description is based on a field survey of July 2008 and April 2009 by Robert G. Watts, Reg Prof. Surveyor #4138.

Robert G. Watts
RPLS #4138

