

Howard T. & Margaret Ann Taymor
2.2976°
D.B. 2.5 pg. 166

Clarriette C. Henkle
62.029° D.B. 248 pg. 333

POTEE

ROAD

TWP. ROAD No. 107

Right of Way

Transferred to
0.3646^a in Right of Way

Madison County

20' Easement to
be granted to 1.7533^a
for Ingress and Egress
to said 1.7533^a tract

1.7533^{ac}
includes 0.3646^a
in R/W.

Clarriette C. Henkle
72.764^a
Deed BK. 248 pg. 333

Reference; Being part of a
72.764^a tract as conveyed to
Clarriette C. Henkle as recorded
in Deed Book 248, page 333

Gary D. & Mary T. Teart
32.765^a

SURVEY OF 1.7533^{ac}

VIRGINIA MILITARY SURVEY No. 4200

SOMERFORD TWP. MADISON COUNTY OHIO

Scale; 1"=50'

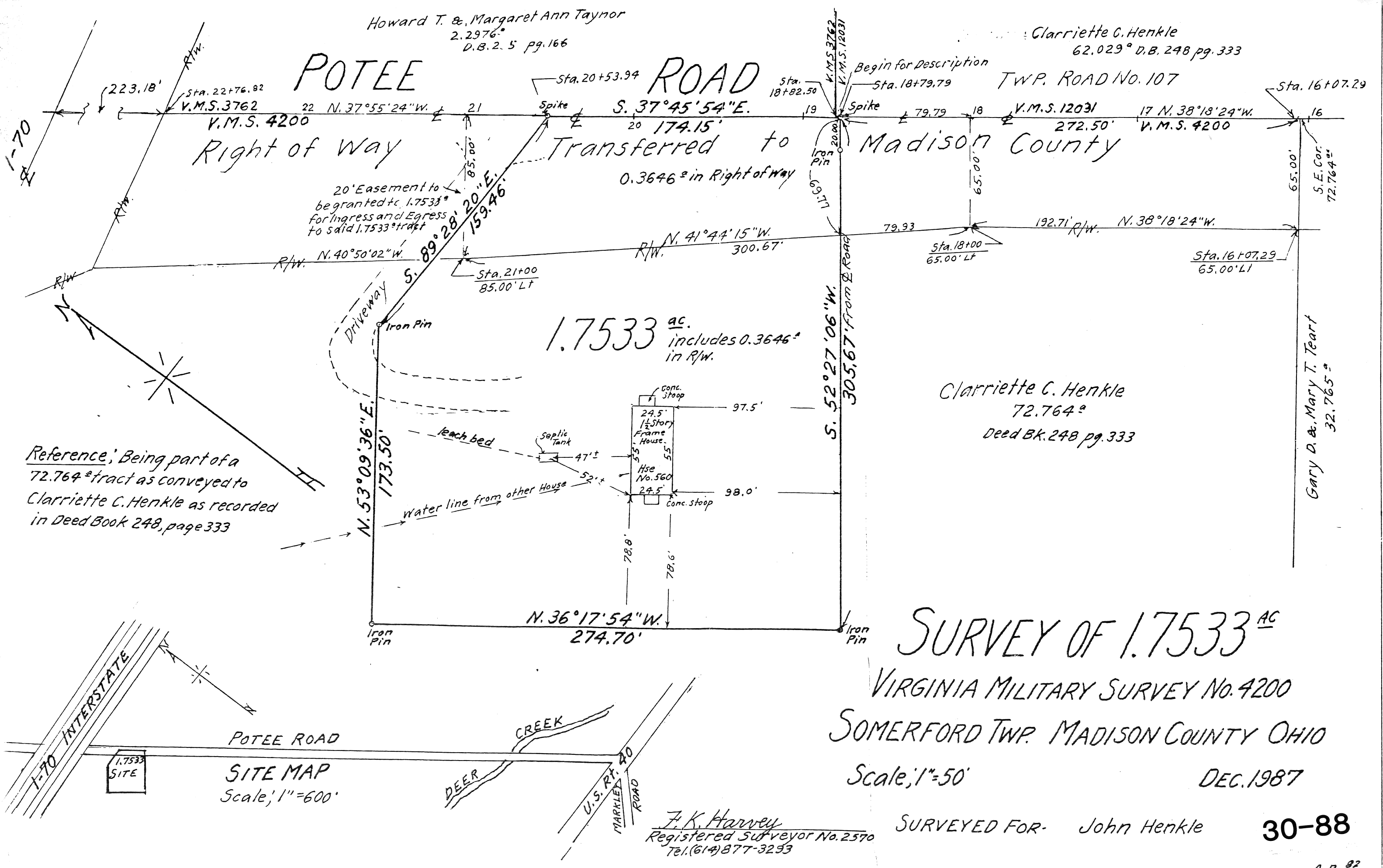
DEC. 1987

SURVEYED FOR John Henkle

30-88

F. K. Harvey
Registered Surveyor No. 2570
Tel. (614) 877-3293

A.P. 92/107



SITUATED in Virginia Military Survey No. 4200, Township of Somerford, County of Madison, State of Ohio. Being part of a 72.764 acre tract as conveyed to Clarriette C. Henkle as recorded in Deed Book 248, page 333, and more particularly described as follows:

Beginning at a spike set in the center of Potee Road, Township Road No. 107, which is referenced as being at Station 18 + 79.79 of Interstate 1-70 approach road plans, and which is also referenced as being 272.50 feet, measured in a Northerly direction, along the centerline of said Potee Road from the Southeasterly corner of said 72.764 acre tract, Deed Book 248, page 333. Also, said beginning point is 2.71 feet Southerly from the corner of V.M.S. 3762 and V.M.S. 12031 at center of road.

Thence from said true point of beginning, South $52^{\circ} 27' 06''$ West a distance of 305.67 feet to an iron pin, passing an iron pin at 20.00 feet.

Thence North $36^{\circ} 17' 54''$ West a distance of 274.70 feet to an iron pin.

Thence North $53^{\circ} 09' 36''$ East a distance of 173.50 feet to an iron pin.

Thence South $89^{\circ} 28' 20''$ East a distance of 159.46 feet along the Southerly line of an existing driveway to a spike in the center of said Potee Road at Station 20 + 53.94 of said I-70 road plans.

Thence South $37^{\circ} 45' 54''$ East a distance of 174.15 feet along the centerline of said Potee Road to place of beginning containing 1.7533 acres, including 0.3646 acre in road right of way.

Also, there is hereby granted to grantee, his heirs and assigns, a twenty (20) foot wide, non-exclusive, easement for an ingress and egress driveway in the location and as shown on the attached Exhibit A. Neither party, hereto, shall obstruct, or permit obstruction, of said driveway in any manner whatsoever and each party, hereto, shall pay one-half (1/2) of the costs of maintaining, repairing and, if necessary, reconstructing said driveway, except that any damage, other than ordinary wear and tear, caused by either party, his agents, employees, tenants, visitors, licencees or family members, shall be paid by such party.

Grantee, his heirs and assigns, shall have the right to use water from the present well on the adjoining premises so long as he agrees to pay one-half (1/2) of the cost of maintaining the well and pump which is now serving the premises herein conveyed.

Grantee, by accepting and recording this deed, agrees to all terms of the above easement and the terms thereof shall be binding upon and shall inure to the benefit of the heirs and assigns of the parties hereto.