

210

LITTLE DARBY CREEK

V.M.S. 2883

R.R. Spike set

JOSIAH MORRIS RD. = 45' R/W

6.5128 Ac.

all CSB

Building Area

5.1761 Ac.

all CSB

Building Area

5.0214 Ac.

all CSB

Building Area

5.0219 Ac.

all CSB

Building Area

5.0225 Ac.

all CSB

Building Area

5.8232 - Eib
5.8232 - MID2
1.4558 - So
1.4558 - MICZ

14.558 AC.

210

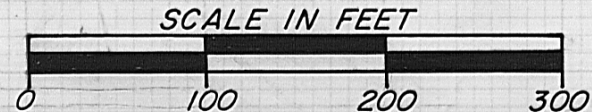
S 53° 21' 34" W 854.41'

322

Jonas J. Yutzy
141.50 Ac.

Grantor: Grace M. Phillips
Deed Book 292, page 27
Monroe Twp., Madison Co., Ohio

- = tax map parcel number
- = iron monument found
- = iron pipe set 3/4" x 30"



I hereby certify that the hereon platted property was prepared from an actual survey.
William W. Browning
William W. Browning P.S.7377

62-94

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Monroe, Virginia Military Survey Number 2883, and is part of a 57.7209 acre tract recorded in the name of Grace Marie Phillips in Deed Book 292, page 27, said parcel being more particularly described as follows:

Beginning at an iron spike found in the centerline of Josiah Morris Road (45'R/W), said spike being the northwest corner of a proposed 6.5128 acre tract; Thence S 08°15'50" E 1495.59 feet to a set iron pipe at the base of a wood corner post in the southerly line of the abovementioned 57.7209 acre tract; Thence S 53°21'34" W 583.74 feet to a found iron pipe in the easterly bank of the Little Darby Creek; Thence N 85°08'57" W 54.27 feet to the centerline of said creek; Thence with said centerline N 03°55'46" E 933.89 feet to a point, said point being referenced as bearing N 86°04'14" W 75.34 feet from a set iron pipe; Thence, continuing with said centerline of Little Darby Creek, N 13°14'58" W 577.41 feet to a P.K. spike set in the centerline of Josiah Morris Road; Thence, with the centerline of said road, N 81°32'32" E 90.61 feet to a found iron spike; Thence, continuing with said centerline, N 42°05'54" E 426.93 feet to the point of beginning. The above described parcel contains 14.558 acres. The reference bearing is the centerline of Josiah Morris Road in accordance with Deed Book 292, page 27. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps stamped P.S. 7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S. 7377, during April of 1994.

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Monroe, Virginia Military Survey Number 2883, and is part of a 57.7209 acre tract recorded in the name of Grace Marie Phillips in Deed Book 292, page 27, said parcel being more particularly described as follows:

Beginning at an iron spike found in the centerline of Woods & West Avenue(50'R/W), said spike being the southeast corner of said Phillips and the northeast corner of a 141.50 acre tract recorded in the name of Jonas J. Yutz;

Thence with the centerline of said road N 08°16'48" W 1173.00 feet to the true point of beginning;

Thence S 53°21'34" W passing a set iron pipe at 31.00 feet, a total distance of 854.03 feet to a set iron pipe;

Thence N 08°15'50" W 322.42 feet to a set railroad spike in the centerline of Josiah Morris Road(45'R/W);

Thence continuing with said centerline N 42°05'54" E 218.22 feet to a found iron spike;

Thence N 51°02'02" E 678.33 feet to a found iron spike at the centerline of intersection of Josiah Morris Road and Woods & West Avenue;

Thence with the centerline of said Avenue S 08°16'48" E 402.08 feet to the true point of beginning;

The above described parcel contains 6.5128 acres. The reference bearing is the centerline of Woods & West Avenue in accordance with Deed Book 292, page 27. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps stamped P.S.7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S.7377, during April of 1993.

William W. Browning
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The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Monroe, Virginia Military Survey Number 2883, and is part of a 57.7209 acre tract recorded in the name of Grace Marie Phillips in Deed Book 292, page 27, said parcel being more particularly described as follows:

Beginning at an iron spike found in the centerline of Woods & West Avenue(50'R/W), said spike being the southeast corner of said Phillips and the northeast corner of a 141.50 acre tract recorded in the name of Jonas J. Yutzy;

Thence with the centerline of said road N 08°16'48" W 873.00 feet to the true point of beginning;

Thence S 53°21'34" W passing a set iron pipe at 31.00 feet, a total distance of 854.13 feet to a set iron pipe;

Thence N 08°15'50" W 300.05 feet to a set iron pipe;

Thence N 53°21'34" E, passing a set iron pipe at 823.03 feet, a total distance of 854.03 feet to a point in the centerline of Woods & West Avenue;

Thence with the centerline of said Avenue S 08°16'48" E 300.00 feet to the true point of beginning;

The above described parcel contains 5.1761 acres. The reference bearing is the centerline of Woods & West Avenue in accordance with Deed Book 292, page 27. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps stamped P.S.7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S.7377, during April of 1993.

William W. Browning
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The following description is for a parcel of land in the state of Ohio, County of Madison, Township of Monroe, VMS 2883, and is part of a 57.7209 acre tract recorded in the name of Grace Marie Phillips in Deed Book 292, page 27, said parcel being more particularly described as follows:

Beginning at an iron spike found in the centerline of Woods & West Avenue (50 foot R/W), said spike being the southeast corner of said Phillips and the northeast corner of a 141.50 acre tract recorded in the name of Jonas J. Yutzy; Thence with the line between said Phillips and Yutzy S 53 deg. 21' 34" W 854.41 feet to a set iron pipe at the base of a wood corner post; Thence with two new lines of the aforementioned Phillips N 08 deg. 15' 50" W 291.04 feet to a set iron pipe; Thence N 53 deg. 21' 34" E, passing a set iron pipe at 823.31 feet, a total distance of 854.31 feet to a point in the centerline of Woods & West Avenue; Thence with the centerline of said Avenue S 08 deg. 16' 48" E 291.00 feet to the point of beginning;

The above described parcel contains 5.0225 acres. The reference bearing is the centerline of Woods & West Avenue in accordance with Deed Book 292, page 27. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps stamped P.S. 7377. The original plat of this survey is on permanent file in the Madison County Tax Map department. Surveyed by William W. Browning, P.S. 7377, during April of 1993.

Together with the following Easement: The following description is for a drainage easement in the State of Ohio, County of Madison, Township of Monroe, VMS 2883, and is part of a 57.7209 acre tract recorded in the name of Grace M. Phillips in Deed Book 292, page 27, said easement being 20 feet in width and 10 feet from and parallel with the following described centerline:

Beginning at a point in the centerline of Little Darby Creek, said point being 10 feet from and perpendicular with the southerly line of said Phillips and the northerly line of a 141.50 acre tract recorded in the name of Jonas J. Yutzy; Thence, 10 feet from and parallel with said southerly line, S 85 deg. 08' 57" E 56.50 feet to a point; N 53 deg. 21' 34" E 583.74 feet to a point; thence N 08 deg. 15' 50" W 1165.08 feet to a point; thence N 53 deg. 21' 34" W 498.00 feet to the center of Little Darby Creek. Surveyed by William W. Browning, P.S. 7377, during May of 1993.

The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Monroe, Virginia Military Survey Number 2883, and is part of a 57.7209 acre tract recorded in the name of Grace Marie Phillips in Deed Book 292, page 27, said parcel being more particularly described as follows:

Beginning at an iron spike found in the centerline of Woods & West Avenue(50'R/W), said spike being the southeast corner of said Phillips and the northeast corner of a 141.50 acre tract recorded in the name of Jonas J. Yutzy;

Thence with the centerline of said road N 08°16'48" W 291.00 feet to the true point of beginning;

Thence S 53°21'34" W passing a set iron pipe at 31.00 feet, a total distance of 854.21 feet to a set iron pipe;

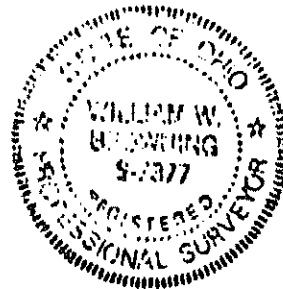
Thence N 08°15'50" W 291.04 feet to a set iron pipe;

Thence N 53°21'34" E, passing a set iron pipe at 823.22 feet, a total distance of 854.22 feet to a point in the centerline of Woods & West Avenue;

Thence with the centerline of said Avenue S 08°16'48" E 291.00 feet to the true point of beginning;

The above described parcel contains 5.0219 acres. The reference bearing is the centerline of Woods & West Avenue in accordance with Deed Book 292, page 27. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps stamped P.S.7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S.7377, during April of 1993.

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The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Monroe, Virginia Military Survey Number 2883, and is part of a 57.7209 acre tract recorded in the name of Grace Marie Phillips in Deed Book 292, page 27, said parcel being more particularly described as follows:

Beginning at an iron spike found in the centerline of Woods & West Avenue(50'R/W), said spike being the southeast corner of said Phillips and the northeast corner of a 141.50 acre tract recorded in the name of Jonas J. Yutzy;

Thence with the centerline of said road N 08°16'48" W 582.00 feet to the true point of beginning;

Thence S 53°21'34" W passing a set iron pipe at 31.00 feet, a total distance of 854.22 feet to a set iron pipe;

Thence N 08°15'50" W 291.04 feet to a set iron pipe;

Thence N 53°21'34" E, passing a set iron pipe at 823.13 feet, a total distance of 854.13 feet to a point in the centerline of Woods & West Avenue;

Thence with the centerline of said Avenue S 08°16'48" E 291.00 feet to the true point of beginning;

The above described parcel contains 5.0214 acres. The reference bearing is the centerline of Woods & West Avenue in accordance with Deed Book 292, page 27. Iron pipes set are 3/4 inches in diameter and 30 inches in length with caps stamped P.S.7377. The original plat of this survey is on permanent file in the Madison County Tax Map Department. Surveyed by William W. Browning, P.S.7377, during April of 1993.

William W. Browning
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EASEMENT PARCEL
FOR THE BENEFIT OF PARCELS I, II, III and IV

The following description is for a drainage easement in the State of Ohio, County of Madison, Township of Monroe, Virginia Military Survey Number 2883, and is part of a 57.7209 acre tract recorded in the name of Grace M. Phillips in Deed Book 292, page 27. Said easement being 20 feet in width and 10 feet from and parallel with the following described centerline:

Beginning at a point in the centerline of Little Darby Creek, said point being 10 feet from and perpendicular with the southerly line of said Phillips and the northerly line of a 141.50 acre tract recorded in the name of Jonas J. Yutzy; Thence 10 feet from and parallel with said southerly line, S 85 deg 08'57" E 56.50 feet to a point and N 53 deg 21' 34" E 583.74 to a point; Thence N 08 deg 15' 50" W 1165.08 feet to a point; Thence N 53 deg 21' 34" W 498.00 feet to the center of Little Darby Creek.

Surveyed by William W. Browning, P.S. 7377, during May of 1993.