

Thence with the said right of way line and crossing the said 8.235 Acre Tract with the line of the said 15 feet wide Curtain Drain Easement along the following two courses:

SOUTH 42 DEGREES 46 MINUTES 38 SECONDS EAST, a distance of 274.61 feet.

SOUTH 40 DEGREES 18 MINUTES 37 SECONDS EAST, a distance of 25.39 feet to the intersection of the southeasterly line of the said adjacent 8.235 Acre Tract and the line of the said 15 feet wide Curtain Drain Easement; and also, being in the LA Right of Way of 1-71.

Thence with the said line of the 8.235 Acre Tract, the line of the said 15 feet wide Curtain Drain Easement and the said L/A Right of Way of 1-71, SOUTH 53 DEGREES 30 MINUTES 00 SECONDS WEST, a distance of 15.03 feet to the intersection of the southeasterly line of the said 8.235 Acre Tract and the line of the said 15 feet wide Curtain Drain Easement.

Thence crossing the said 8.235 Acre Tract with the lines of the said 15 feet wide Curtain Drain Easement along the following two courses:

NORTH 40 DEGREES 18 MINUTES 37 SECONDS WEST, a distance of 24.07 feet.

NORTH 42 DEGREES 46 MINUTES 38 SECONDS WEST, a distance of 275.94 feet to the intersection of the northwesterly line of the said 8.235 Acre Tract and the line of the said 15 feet wide Curtain Drain easement.

Thence with the said line of the 8.235 Acre Tract and the line of the said 15 feet wide Curtain Drain Easement, NORTH 53 DEGREES 30 MINUTES 00 SECONDS EAST, a distance of 15.09 feet to the POINT OF BEGINNING.

This described Easement contains 0.1033 Ac. (4500.14 Sq. Ft.) be it the same, more or less.

The Easement being conveyed is for the purpose of granting the right to construct, maintain, repair and/or replace the Curtain Drain outlet from the Leach Field Area on the said 8.548 Acre Tract across the said adjacent 8.235 Acre Tract.

Parcel No.: E13-0001-0014-0-0079-00

Prior Deed Info.: Volume 2005 Page 53

Title Owner: Phill A Russo and Lisna Russo, husband and wife

Greene County Engineer's Tax Map Dept
Survey Recorded in
Greene County Surveyor's
Record No. 33 Page 299

Description Check
Greene County Engineer's Tax Map Dept.
 Legally Sufficient As Described
 Legally Sufficient With Corrections Noted
 Legally INSUFFICIENT, New Survey Required
Date: 02-16-2024 By: pam
PAR ID Dist E13 BK 1 PG 14 PAR 79

3466 Powers, Jamestown, OH 45335

Legal Description:

Situated in Township of Jefferson, County of Greene, and State of Ohio, in M.S. 936 and being more fully described as follows:

Beginning at a point on the L/A R/W of I-71 being a corner to Howard N. Brown 30.03 acres O.R. 165 Page 246 and W.R. and V.A. Stroud 12.16 acres Volume 488 Page 632 and in the center of Powers Road and bears North 40 deg. 18' 37" West, 123.37 feet from a concrete monument found on the center line of I-71 at Station 84+81.56.

Thence South 53 deg. 30' 00" West, 473.37 feet to an iron pin set on said right of way.

Thence South 68 deg. 36' 43" West, 103.58 feet to an iron pin set on said right of way.

Thence South 53 deg. 30' 00" West, 708.86 feet to an iron pin set on said right of way a corner to 30.03 acres and D.C. and L. Henry balance of 62.25 acres Volume 495 Page 342.

Thence North 38 deg. 28' 01" West, 271.46 feet to an iron pin set in line of 30.03 and 62.25 acres.

Thence North 53 deg. 30' 00" East, 1259.91 feet to a point in Powers Road in line of 30.03 and 12.16 acres and passing an iron pin set at 1239.91 feet.

Thence South 42 deg. 46' 37" East, 272.94 feet to an iron pin set on center of Powers Road in line of 30.03 and 12.16 acres.

Thence South 40 deg. 18' 37" East, 27.06 feet to the place of beginning and containing eight and two hundred and thirty-five thousandths (8.235) be in the same more or less. Being a part of 30.03 acres transferred to Howard N. Brown as recorded in Volume 165 Page 246 of The Official Records of Greene County, Ohio and is subject to a drainage easement to State of Ohio as recorded in Volume 346 Page 523 of the Deed Records of Greene County, Ohio.

Above description prepared from a field survey by Nathan K. Burr #4942 in May 01, iron pin set are 1/2" X 30" rebar, bearing basis is center of I-71, North 53 deg. 30' East.

Also being subject to the following described 15 feet wide Curtain Drain Easement:

TOGETHER with the following described 15 feet wide CURTAIN DRAIN EASEMENT:

Commencing at the northeast corner of the adjacent 8.235 Acre Tract and thence with the northwesterly line of the said 8.235 Acre Tract, SOUTH 53 DEGREES 30 MINUTES 00 SECONDS WEST, a distance of 20.00 feet to the intersection of the said line and the right of way line of Powers Road, the POINT OF BEGINNING.