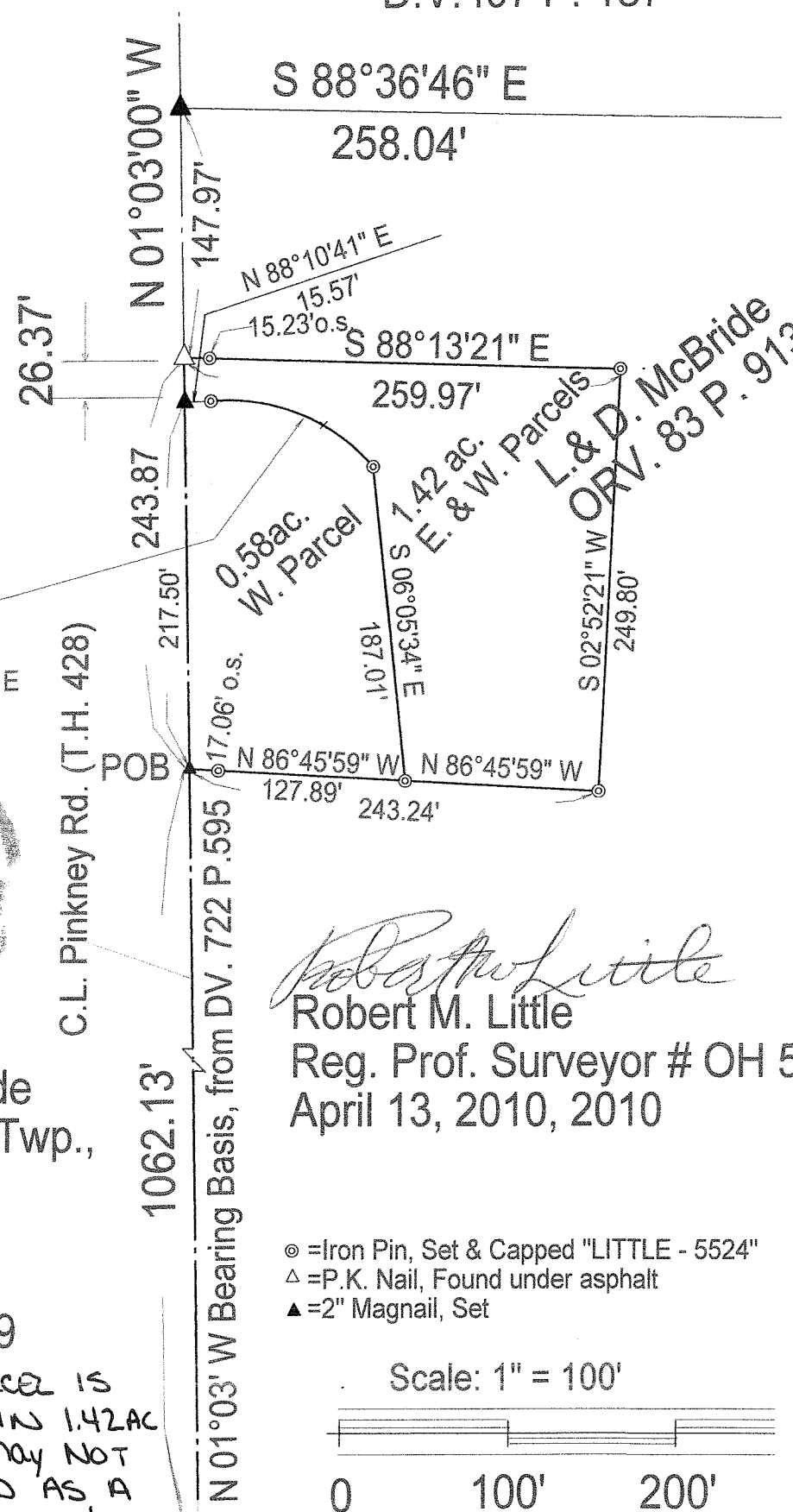


F. & R. Welch
D.V.497 P. 137



CURVE
I=55°05'21"
R=112.39'
T=58.62'
LC=103.95'
LCB=
S 67°50'10" E
Arc=108.06'



C.L. Pinkney Rd. (T.H. 428)

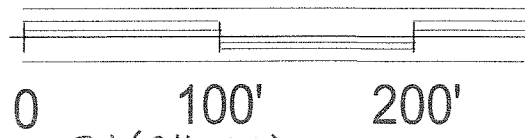
Robert M. Little
Robert M. Little

Reg. Prof. Surveyor # OH 5524
April 13, 2010, 2010

Survey for McBride
Pt. of Springfield Twp.,
Co. of Richland,
State of Ohio, in
NE 1/4 Sec. 31,
Twp. 21, Rng. 19

- ⊙ = Iron Pin, Set & Capped "LITTLE - 5524"
- △ = P.K. Nail, Found under asphalt
- ▲ = 2" Magnail, Set

Scale: 1" = 100'



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 4-26-10
INITIAL DATE

BB-84

.58AC PARCEL IS
included in 1.42AC
PARCEL & may NOT
BE USED AS A
SAVE & EXCEPT
FROM 1.42 AC PAR.

Millsboro Rd (C.H. 48)
P.O.C. = Int of C.L.'s of Millsboro
& Pinkney Rd.

SPRINGFIELD ZENITH
[Signature]

Robert M. Little

Surveyor and Engineer

67 Redwood Rd., Mansfield, OH 44907

Phone and Fax 419-756-5056

SURVEY FOR LEONARD McBRIDE, W. & E. Parcels

Situated in the Township of Springfield, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 31, Township 21, Range 19, and being more fully described as follows:

Commencing at a P.K. nail, found, marking the intersection of centerlines of Millsboro Rd. (C.H. 48) and Pinkney Rd., (T.H. 428), said point being the POINT OF COMMENCEMENT;

Thence North 01°03'00" West , a distance of 1062.13' to a 2" Magnail, set, said , referenced by an iron pin, set and capped, bearing S86°45'59" E a distance of 17.06' from said Magnail, said course being with the centerline of said Pinkney Rd., said Magnail being the POINT OF BEGINNING;

Thence continuing North 01°03'00" West a distance of 243.87' to a 2" P.K. nail, found, referenced by an iron pin, set and capped, bearing S 88°13'21" E a distance of 15.23' from said Magnail, said course being with the centerline of said Pinkney Rd.

thence South 88°13'21" East, a distance of 259.97' to an iron pin, set and capped, after passing an aforementioned iron pin, set and capped, at 15.23' at said bearing;

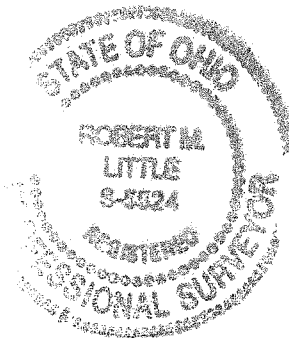
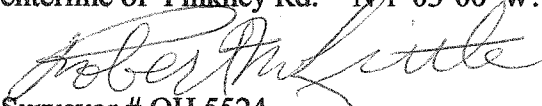
thence South 02°52'21" West , a distance of 249.80' to an iron pin, set and capped;

thence North 86°45'59" West , a distance of 243.24' to the POINT OF BEGINNING, passing at 17.06 easterly of said point of beginning, at said bearing, an aforementioned iron pin, set and capped;

said described tract containing 1.42 Acres, more or less.

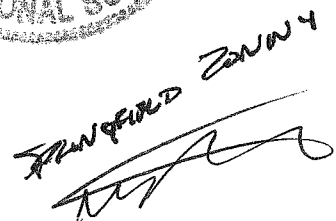
Bearing Basis: Centerline of Pinkney Rd. = N 1°03'00" W.

Robert M. Little
Registered Land Surveyor # OH 5524
Apr. 13, 2010



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
FAK 4-26-10
INITIAL DATE
BB-84

1.42 AC includes .58 AC PARCEL
IT WILL NOT BE APPROVED
TO SAVE & EXCEPT .58 out
OF 1.42 AC PARCEL.

FRANCOIS ZANNY


Robert M. Little

Surveyor and Engineer

67 Redwood Rd., Mansfield, OH 44907

Phone and Fax 419-756-5056

SURVEY FOR LEONARD McBRIDE, W. Parcel

Situated in the Township of Springfield, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 31, Township 21, Range 19, and being more fully described as follows:

Commencing at a P.K. nail, found under the asphalt, marking the intersection of centerlines of Millsboro Rd. (C.H. 48) and Pinkney Rd., (T.H. 428), said point being the POINT OF COMMENCEMENT;

Thence North 01°03'00" West, a distance of 1062.13' to a 2" Magnail, set, referenced by an iron pin, set and capped, bearing S 86°45'59" E a distance of 17.06' from said Magnail, said course being with the centerline of said Pinkney Rd., said Magnail being the POINT OF BEGINNING;

Thence continuing North 01°03'00" West a distance of 217.50 to a 2" Magnail, set, referenced by an iron pin, set and capped, bearing N 88°10'41" E a distance of 15.57' from said Magnail, said course being with the centerline of said Pinkney Rd.

thence North 88°10'41" East, a distance of 15.57' to an aforementioned iron pin, set and capped, marking the point of curvature of a non-tangent curve, concave to the south, having a radius of 112.39', a central angle of 55°05'21", and a chord of 103.95' bearing South 67°50'10" East;

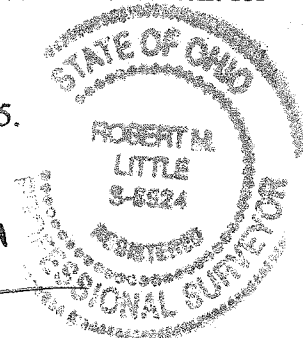
thence easterly along said curve, an arc distance of 108.06' to an iron pin, set and capped;

thence South 06°05'34" East a distance of 187.01' to an iron pin, set and capped;

Thence North 86°45'59" West a distance of 127.89 to the POINT OF BEGINNING, passing an aforementioned iron pin, set and capped, 17.06' easterly of said point of beginning, at said bearing;

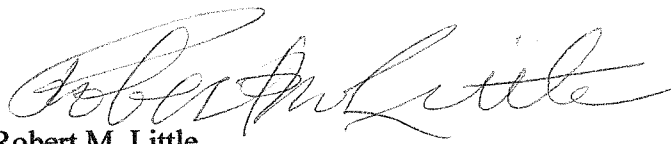
said described tract containing 0.58 Acres, more or less, but subject to an easement for Pinkney Road and all other highways and easements of record.

Bearing Basis: C.L. Pinkney Rd., N 1°03'00" W, D.V. 722, P. 595.



.58 can NOT BE USED AS A Save & EXCEPT FROM 1.42 AC PARCEL
SPRINGFIELD ZONING
[Signature]

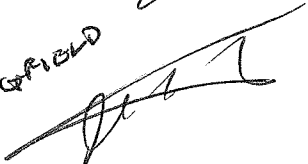
NEW SPLIT
HIGHLAND COUNTY
TAX MAP OFFICE
EAK 4-26-10
INITIAL DATE
BB84



Robert M. Little

Professional Land Surveyor #OH 5524

April 13

SPRINGFIELD ZONING




Mansfield/Ontario/Richland County
Health Department

DIVISION OF ENVIRONMENTAL HEALTH

555 Lexington Ave. • Mansfield, OH 44907

419-774-4520 • fax: 419-774-0845 • www.richlandhealth.org

February 5, 2009

Mr. Leonard McBride
260 State Route 314
Mansfield, Ohio 44903

Dear Mr. McBride,

Recently you approached this department about reviewing your existing household sewage treatment system (HSTS) located at 755 Pinkney Road, in Springfield Township, Section 31. You stated that you have plans on subdividing your property and forming a new .577 acre lot with the house on it. You are presently the owner of the adjoining properties.

This office met with you onsite, reviewed an installer drawing of the existing leach bed, probed the septic area, and consulted with the installer. Based on these findings, this office has determined the location of the existing HSTS to be forty-eight feet from the proposed new property line.

Furthermore, this department will have no objection to the subdividing of your property once a recorded easement has been written acknowledging the presence and maintenance of the septic drain outlet that runs through the adjacent property.

A sample of an easement agreement has been given to you for your reference.

Should you have any questions regarding this letter, this office can be reached at 419.774.4593. Success in your endeavors,

Sincerely,

Benjamin J. Mutti, R.S.

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Leonard McBride

_____ the Grantors herein, for One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, paid by the Grantees herein, being _____

Leonard McBride and the Grantors do hereby release, grant and convey

to the said Grantees, their heirs, executors, administrators, and assigns an easement over and through a parcel

of land located in the _____ Quarter of Section 31, Township Springfield

_____, Range _____, consisting of 1 acres of land as more accurately shown upon an exhibit attached

hereto and marked "Exhibit A".

And, whereas, the Grantees are the owners of a certain parcel of land more particularly described as follows:

Beginning at _____

The easement granted herein shall consist of See First Page of the real estate shown on "Exhibit A" as owned by the Grantor. Said easement is noted on "Exhibit A" as a _____ drainage easement running in an SOUTH EAST direction. The purpose of that easement shall be to allow the Grantees, their heirs and assigns forever, a right-of-way on, over, and through the aforementioned easement area to lay, maintain, operate, repair, and remove the drainage tile line which drainage tile line shall be used to drain septic tank drainage, effluent water drainage, or surface water drainage, from the premises of the Grantee.

The easement, rights, and privileges granted herein shall be perpetual, and the Grantor hereby warrants that the Grantor has full power and authority to grant this easement.

It is agreed by the Grantees herein that any drainage tile to be located upon the easement created herein shall be installed and maintained at no expense to the Grantors, their successors or assigns, and is to be done so as not to injure the land, buildings or other fixtures located upon the property of the Grantor. Further, said Grantees agree to compensate the Grantor for any injuries which may occur to the Grantor by virtue of the Grantees use for maintenance of the easement. It is further agreed and understood between the parties that the Grantees herein shall have the right to go in and upon the premises of the Grantors in order to construct, operate, maintain or repair any tile lines located upon the drainage easement created herein.

This instrument shall be binding on, and shall insure to the benefit of, the heirs, legal representatives, successors, and assigns of the parties hereto. Wherever the term shall be deemed to include the heirs, legal representatives, successors and assigns of that party.

In Witness Whereof, the said ^ Leonard McBride

_____, hereby release and relinquish unto the Grantees their heirs and assigns, all their right and interest in the easement hereinbefore granted.

IN WITNESS WHEREOF, the parties have hereunto set their hands this _____ day of FEBRUARY 5TH, 2010.

WITNESSES: ^ Leonard McBride

By: Deanna J. Mitti

By: _____

STATE OF OHIO
RICHLAND COUNTY, ss:

Before me, a Notary Public, in and for said County and State personally appeared the above named

_____, the Grantor in the foregoing Easement, and acknowledged the same to be their free act and deed, and the free act and deed of the corporation.

In Testimony Whereof, I hereunto subscribe my name and affix my official seal at _____

_____, this 5th day of February, 2010.

Angela C. Lomax
Notary Public

