

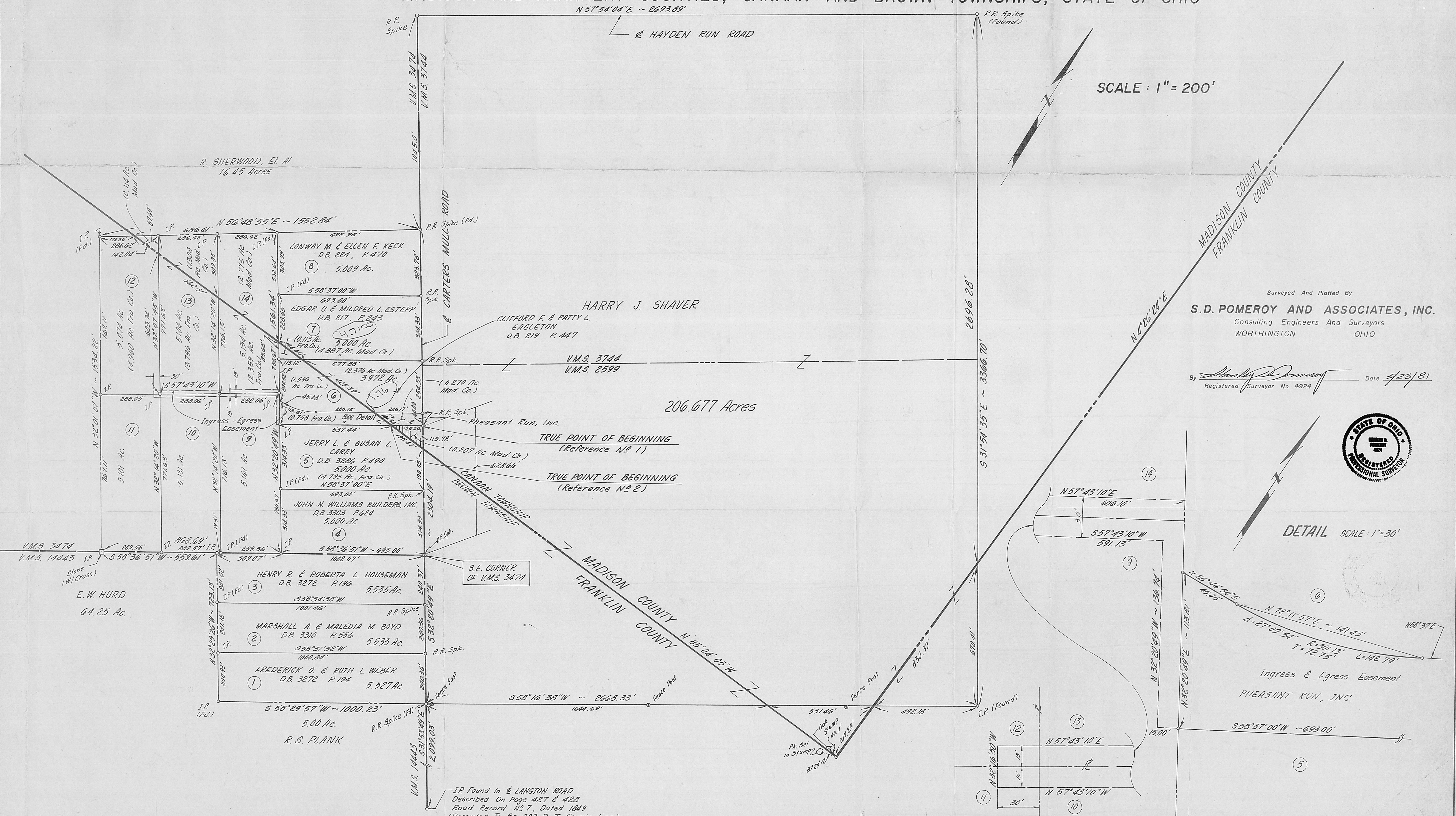
PLAT OF SURVEY

PHEASANT RUN FARMETS AND HARRY J. SHAVER ESTATE

72.309 ACRES
V.M.S 3474 & V.M.S. 14443

206.677 ACRES
V.M.S. 3744 & V.M.S. 2599

MADISON AND FRANKLIN COUNTIES, CANAAN AND BROWN TOWNSHIPS, STATE OF OHIO



SCALE : 1" = 200'

Surveyed And Platted By
S.D. POMEROY AND ASSOCIATES, INC.
Consulting Engineers And Surveyors
WORTHINGTON OHIO

By *[Signature]* Date *5/28/81*
Registered Surveyor No. 4924



DETAIL SCALE : 1" = 30'

Ingress & Egress Easement
PHEASANT RUN, INC.

I.P. Found in E LANGTON ROAD
Described On Page 427 & 428
Road Record No 7, Dated 1949
(Recorded To Be 202 P. To County Line)

DESCRIPTION

SLAVER TRACT, EAST OF CARTER'S MILL ROAD & LANGTON ROAD

Situated in the Counties of Madison and Franklin, the Townships of Canaan and Brown, Virginia Military Survey #2599 and Virginia Military Survey #3744, State of Ohio, containing 206.677 acres of land, more or less and being part of that 279.26 acres of land as recorded in Deed Book 2704, Page 116, that is east of Langton Road (Franklin County) and Carter's Mill Road (Madison County), (all references to deed books in this description refer to the records of the Recorder's Office, Franklin County, Ohio) said 206.677 acres of land being more particularly described as follows:

Beginning at a railroad spike at the intersection of Hayden Run Road (formerly Beyer Road) and Carter's Mill Road, said spike being the TRUE POINT OF BEGINNING of the herein described tract;

thence, northeasterly with the centerline of said Hayden Run Road, also the northerly line of said Virginia Military Survey #3744, N 57°-54'-04" E., 2,693.89 feet to a railroad spike;

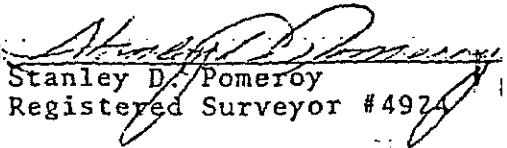
thence, southeasterly with the easterly line of said Virginia Military Survey #3744 and Virginia Military Survey #2599, S 31°-54'-35" E., 3,366.70 feet (passing a point between Madison County on the north and Franklin County on the south at 2,696.28 feet) to an iron pin found in the southeasterly corner of said Virginia Survey #2599;

thence, southwesterly along the southerly line of said Virginia Military Survey #2599, S 58°-16'-38" W., 2,668.33 feet to a railroad spike found in the centerline of said Langton Road (passing a point on the line between Franklin County on the east and Madison County on the west at 492.18 feet and again on the line between Madison County on the east and Franklin County on the west at 1,023.64 feet), said spike being N 31°-53'-49" W., 2,099.03 feet from an iron pin found buried in the centerline of said Langton Road and described as a point in D. Bowser's north line on the County Road Plat by James O.S. Langton Et. Al.), Road Record No. 7, Pages 427 and 428

thence, northwesterly with the centerline of said Langton Road, also the westerly line of said Virginia Military Survey #2599, N 32°-20'-49" W., 3,349.19 feet (passing a point between Franklin County on the south and Madison County on the north at 1,233.97 feet) to the TRUE POINT OF BEGINNING, containing 206.677 acres, more or less, of which 27.082 acres is located in Brown Township, Franklin County and 179.595 acres is in Canaan Township, Madison County, all of which is subject to all easements, restrictions and highways of previous records.

The foregoing description was prepared from an actual field survey of the premises by S.D. POMEROY & ASSOCIATES, INC., Consulting Engineers and Surveyors, Worthington, Ohio 43085.

BY:


Stanley D. Pomeroy
Registered Surveyor #4924

DESCRIPTION
30.705 ACRES
PROPERTY WEST OF LANGTON ROAD & CARTER'S MILL ROAD
LOCATED WEST OF PHEASANT RUN, INC.
(41.603 ACRES)
TRACT

Situated in the Counties of Madison and Franklin, the Township of Canaan and Brown, Virginia Military Survey #3474 and Virginia Military Survey #14443, the State of Ohio, containing 30.705 acres of land, more or less and being part of that 279.26 acres of land recorded in Deed Book 2704, Page 116, that is west of Langton Road (Franklin County) and Carter's Mill Road (Madison County), (all references to deed books in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 30.705 acres of land, being more particularly described as follows:

Beginning for reference at a railroad spike in Carter's Mill Road, said spike being approximately 1,045 feet southeasterly from the intersection of Hayden Run Road (Formerly Beyer Road), said spike being also the southeasterly corner of lands owned by R. Sherwood, et.al.; thence, southwesterly along said Sherwood's southeasterly line S 56°-48'-55" W., a distance of 692.98 feet to an iron pin, the TRUE POINT OF BEGINNING of the herein described tract;


thence, from the TRUE POINT OF BEGINNING, southeasterly S 32°-20'-49" E., parallel with and 693.0 feet southwesterly (as measured at right angles) the centerline of Carter's Mill Road (Madison County) and Langton Road (Franklin County), a distance of 1,561.34 feet to an iron pin in the line separating Virginia Military Survey #3474 and Virginia Military Survey #14443, passing a point on line between Madison County and Franklin County at 532.64 feet;

thence, southwesterly along the line between Virginia Military Survey #14443 and Virginia Military Survey #3473, S 58°-36'-51" W., 868.69 feet (passing an iron pin at 309.07 feet, in a northwesterly corner of that 41.621 acre tract of land conveyed to PHEASANT RUN, INC., as the same is recorded in Deed Book 3267, Page 547, said pin being also the northeasterly corner of E.W. Hurd's 64.25 acre tract) to a stone with a cross, said stone being in the north line of said 64.25 acre tract and being also at the southwest corner of this herein described 30.705 acre tract;

thence, northwesterly N 32°-01'-07"- W., 1,534.22 feet to an iron pin found in the southeasterly line of said Sherwood's southeasterly line;

thence, northeasterly along said Sherwood's southeasterly line N 56°-48'-55" E., (passing a point on line between Franklin County and Madison County line at 173.26 feet), 859.86 feet to the TRUE POINT OF BEGINNING, containing 30.705 acres, more or less, of which 4.197 acres are located in Virginia Military Survey #3474, Canaan Township, Madison County and 26.508 acres are in Virginia Military Survey #3474 and #14443, Brown Township, Franklin County, all of which are subject to all easements, restrictions and highways of previous record.

The foregoing description was prepared from an actual field survey of the premises by S.D. POMEROY & ASSOCIATES, INC., Consulting Engineers and Surveyors, Worthington, Ohio.

BY: 
Stanley D. Pomeroy
Registered Surveyor #4924