



BEARINGS ARE BASED ON THE VERMONT SAVINGS BANK PLAT OF SUYDAMS LANDS ON DARBY CREEK OF RECORD IN PLAT BOOK 2, PAGE 330, RECORDERS' OFFICE, FRANKLIN COUNTY, OHIO.

ALL SET IRON PINS ARE 5/8" X 30" REBARS WITH A YELLOW PLASTIC CAP EMBOSSED "THOMAS ENGR. & SURVEYING."

CONCRETE COUNTY LINE MONUMENT-POST ABOUT 3' FT. HIGH, 1 1/2" PLUS IN DIAMETER, SIX SIDED WITH "MADISON COUNTY" CAST INTO THE NORTH SIDE, "FRANKLIN COUNTY" CAST INTO THE SOUTH SIDE, "1899" CAST INTO THE WEST SIDE, AND "WITNESS TO COUNTY CORNER" CAST INTO THE EAST SIDE.

PLAT OF SURVEY
OF 199.712 ACRES
FOR
JOAN PHILLIPS
NOVEMBER 1991-1177-91
PLEASANT TWP. FRANKLIN CO. OHIO
AND
JEFFERSON TWP. MADISON CO. OHIO
VMS. SURVEYS 2445, 2677 & 8461
THE THOMAS ENGINEERING & SURVEYING CO.

SITUATE in the State of Ohio, Counties of Madison and Franklin, Township of Jefferson in Madison County, and the Township of Pleasant in Franklin County, in Virginia Military Surveys numbered 2445, 2677, and 8461, and being part of the First Tract of 84.6 acres, and all of the Second, Third, and Fourth Tracts conveyed by deed of record in Deed Book 2923, Page 33, Records Office, Franklin County, Ohio, the same also being of record in Deed Book 186, Page 342, Records Office, Madison County, Ohio, and part of the 97.9 acre tract conveyed by deed of record in Deed Book 1532, Page 361, Records Office, Franklin County, Ohio, the same also being of record in Deed Book 144, Page 694, Records Office, Madison County, Ohio, and part of the 47.60 acre tract conveyed by deed of record in Deed Book 1786, Page 344, Records Office, Franklin County, Ohio, the same being of record in Deed Book 149, Page 359, Records Office, Madison County, Ohio, and being more particularly described as follows:

Beginning at a found railroad spike in the center of Gardner Road (Franklin County) at the southwest corner of a 50.00 foot wide lane, the southwest corner of said 97.9 acre tract and the southwest corner of the herein described tract; thence with the center of said Gardner Road across the end of said 50.00 foot wide lane, North 41° 58' 51" West, a distance of 50.41 feet to a found railroad spike at the southwest corner of a 1.00 acre tract conveyed by deed of record in Deed Book 3452, Page 151, Records Office, Franklin County, Ohio; thence with the south line of said 1.00 acre tract, North 54° 49' 48" East, a distance of 200.00 feet to a found iron pin at the southeast corner of said 1.00 acre tract, passing a found iron pin at 25.18 feet; thence with the west line of said 1.00 acre tract, North 41° 37' 22" West, a distance of 220.00 feet to a found iron pin at the northeast corner of said 1.00 acre tract; thence with the north line of said 1.00 acre tract, South 54° 49' 48" West, a distance of 200.00 feet to a found railroad spike at the northwest corner of said 1.00 acre tract, on the centerline of said Gardner Road, passing a found iron pin at 174.82 feet; thence with said centerline of Gardner Road and the west line of the herein described tract, North 41° 37' 22" West, a distance of 24.05 feet to a found railroad spike; thence continuing with said Gardner Road centerline, North 36° 13' 12" West, a distance of 41.58 feet to a found railroad spike on the line between said Franklin and Madison Counties, said found spike being south 53° 48' 26" West, a distance of 12.98 feet from an old concrete county line post monument; thence continuing with said road centerline (Plain City Georgesville Road in Madison County), the following five courses:
North 36° 13' 12" West, a distance of 103.90 feet to a found railroad spike;
North 33° 35' 23" West, a distance of 180.18 feet to a found railroad spike;
North 32° 37' 34" West, a distance of 181.28 feet to a found railroad spike;
North 33° 40' 52" West, a distance of 510.00 feet to a point;
North 34° 48' 32" West, a distance of 294.98 feet to a found railroad spike at the northwest corner of the herein described tract and at the southwest corner of a 20.45 acre Parcel 2 of record in Deed Book 277, Page 217, Records Office, Madison County, Ohio; thence with the south line of said Parcel 2, and the south line of Parcel 1 in the same deed,

North 56° 51' 07" East, a distance of 7408.76 feet to a point at the waters edge on the west side of Big Darby Creek, passing a found iron pin at 7376.77 feet; thence with the west edge of the water of said Big Darby Creek and crossing said 47.60 acre tract, the following thirty five courses:

South 21° 25' 45" East, a distance of 86.46 feet;
South 25° 30' 51" East, a distance of 78.36 feet;
South 26° 49' 50" East, a distance of 126.44 feet;
South 12° 24' 11" East, a distance of 24.77 feet;
South 19° 22' 39" West, a distance of 17.48 feet;
South 37° 56' 37" West, a distance of 72.15 feet;
South 30° 49' 41" West, a distance of 14.48 feet;
South 73° 07' 27" West, a distance of 51.29 feet;
South 66° 26' 51" West, a distance of 79.34 feet;
South 33° 35' 55" West, a distance of 110.41 feet;
South 21° 32' 47" West, a distance of 93.71 feet;
South 19° 21' 12" West, a distance of 209.73 feet;

South 25° 16' 23" West, a distance of 160.54 feet;
South 31° 36' 17" West, a distance of 204.01 feet;
South 35° 24' 27" West, a distance of 135.92 feet;
South 43° 11' 07" West, a distance of 57.67 feet;
South 67° 56' 40" West, a distance of 26.38 feet;
South 82° 49' 33" West, a distance of 21.58 feet;
North 87° 31' 09" West, a distance of 94.19 feet;
South 88° 56' 05" West, a distance of 46.86 feet;
South 59° 26' 29" West, a distance of 49.85 feet;
South 07° 53' 27" West, a distance of 24.37 feet;
North 73° 41' 12" West, a distance of 14.24 feet;
South 51° 49' 16" West, a distance of 45.38 feet;
South 58° 18' 58" West, a distance of 203.80 feet;
South 51° 08' 32" West, a distance of 209.52 feet;
South 37° 03' 35" East, a distance of 85.47 feet;
South 25° 14' 41" East, a distance of 35.73 feet;
South 43° 31' 49" West, a distance of 24.06 feet;
South 12° 34' 52" East, a distance of 68.85 feet;
South 27° 50' 33" East, a distance of 44.01 feet;
South 32° 05' 19" East, a distance of 118.86 feet;
South 16° 57' 14" East, a distance of 40.63 feet;
South 04° 58' 43" East, a distance of 43.70 feet;

South 06° 42' 37" East, a distance of 15.44 feet to a point on said line between Madison and Franklin Counties; thence with said County line,

South 55° 01' 41" West, a distance of 1869.45 feet to a set iron pin just west of a fence, passing a found concrete County Line monument-post at 55.90 feet, said monument-post being about 3 ft high, 1 ft plus in diameter, concrete, six sided with "Madison County" cast into the north side, "Franklin County" cast into the south side, "1899" cast into the west side, and "Witness to County Corner" cast into the east side; thence west of and with said fence the following four courses:

South 14° 54' 24" West, a distance of 35.85 feet to a set iron pin;
South 14° 15' 26" East, a distance of 39.94 feet to a set iron pin;
South 32° 48' 25" East, a distance of 30.47 feet to a set iron pin;
South 41° 14' 37" East, a distance of 232.61 feet to a set iron pin on the south line of said 50 foot wide lane, the south line of said 97.9 acre tract, and the north line of a 160.45 acre tract conveyed by deed of record in Deed Book 1892, Page 568, Records Office, Franklin County, Ohio; thence with said south line,
South 54° 49' 48" West, a distance of 3474.61 feet to the

point of beginning, containing 199.712 acres more or less and being subject however to all legal highways and easements of record. 174.484 acres being in Madison County, and 25.228 acres being in Franklin County. Bearings are based on the Vermont Savings Bank Plat of Suydams Lands on Darby Creek of record in Plat Book 2, Page 330, Records Office, Franklin County, Ohio, and a 1976 survey by Bird & Bull, Ltd. This description is based on a November 1991 survey by Robert G. Watts, Reg. Prof. Land Surveyor #4138. All set iron pins are 5/8"x30" rebars with a yellow plastic cap embossed "Thomas Engr & Surveying".



Robert G. Watts
Registered Prof. Land Surveyor #4138