

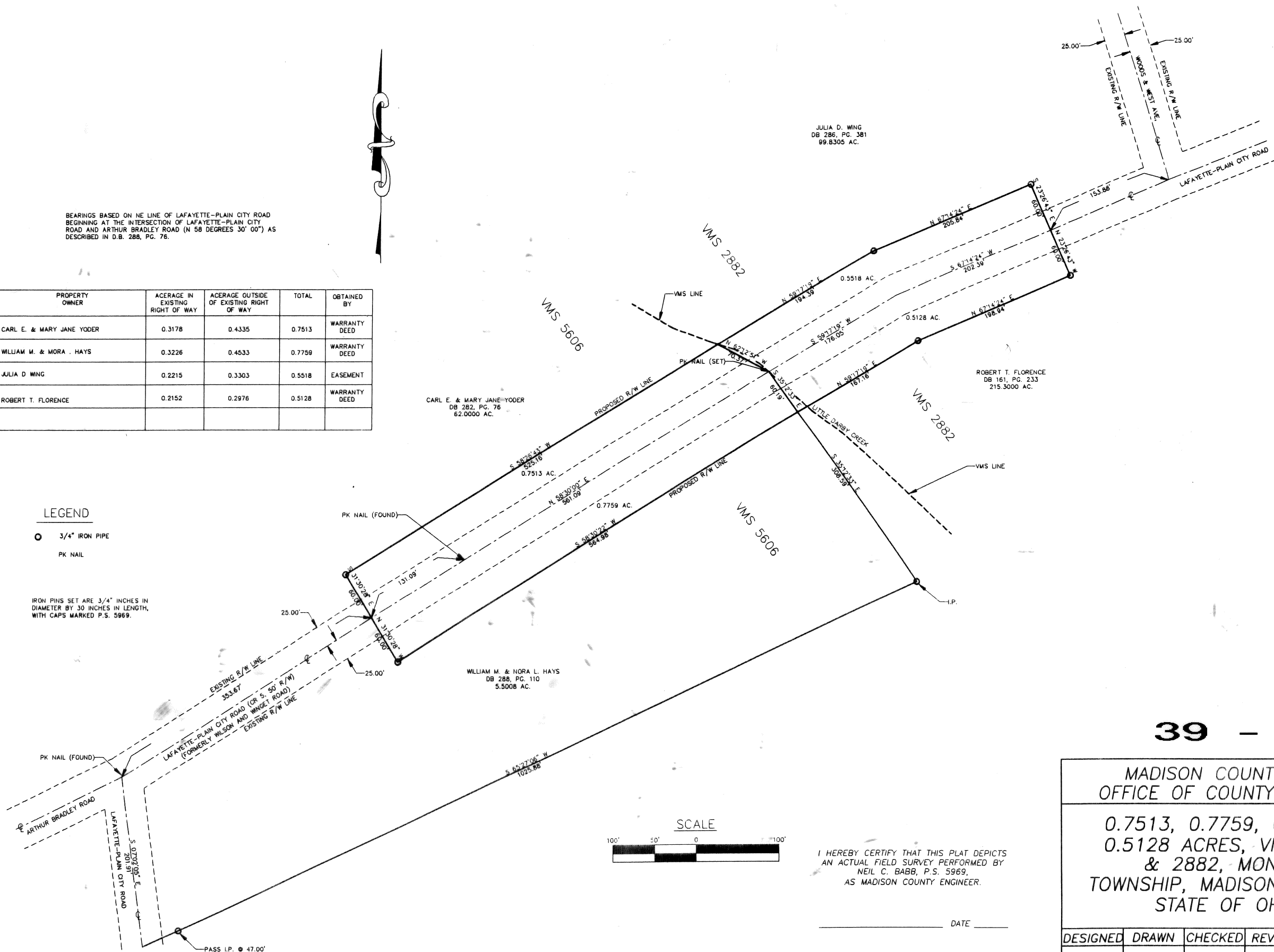
BEARINGS BASED ON NE LINE OF LAFAYETTE-PLAIN CITY ROAD
BEGINNING AT THE INTERSECTION OF LAFAYETTE-PLAIN CITY
ROAD AND ARTHUR BRADLEY ROAD (N 58 DEGREES 30' 00") AS
DESCRIBED IN D.B. 288, PG. 76.

PROPERTY OWNER	ACERAGE IN EXISTING RIGHT OF WAY	ACERAGE OUTSIDE OF EXISTING RIGHT OF WAY	TOTAL	OBTAINED BY
CARL E. & MARY JANE YODER	0.3178	0.4335	0.7513	WARRANTY DEED
WILLIAM M. & MORA L. HAYS	0.3226	0.4533	0.7759	WARRANTY DEED
JULIA D. WING	0.2215	0.3303	0.5518	EASEMENT
ROBERT T. FLORENCE	0.2152	0.2976	0.5128	WARRANTY DEED

LEGEND

- 3/4" IRON PIPE
- PK NAIL

IRON PINS SET ARE 3/4" INCHES IN DIAMETER BY 30 INCHES IN LENGTH, WITH CAPS MARKED P.S. 5969.



SCALE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NEIL C. BABB, P.S. 5969,
AS MADISON COUNTY ENGINEER.

DATE

39 - 96

MADISON COUNTY, OHIO
OFFICE OF COUNTY ENGINEER

0.7513, 0.7759, 0.5518 &
0.5128 ACRES, VMS 5606
& 2882, MONROE
TOWNSHIP, MADISON COUNTY,
STATE OF OHIO

DESIGNED	DRAWN	CHECKED	REVIEWED	DATE
CWD	CWD	NCB	NCB	6/94

The following description is for a parcel of land located in the State of Ohio, County of Madison, Township of Monroe, in VMS 5606, said parcel being part of a 5.5008 acre tract recorded in the Madison County Recorder's Office in deed book 288, page 110 in the name of William M. & Nora L. Hays, said parcel being more particularly described as follows: Beginning at a P.K. nail (found) at the centerline intersection of Lafayette-Plain City Road (County Road 5, formerly Wilson and Winget Road, 50 foot right-of-way) and Arthur Bradley Road (County Road 131, 50 foot right-of-way),

thence N 58°30'00" E along the centerline of Lafayette-Plain City Road a distance of 353.67 feet to a P.K. nail (set) and the true point of beginning.

Thence N 58°30'00" E along said centerline, passing a P.K. nail (found) at 131.09 feet, a distance of 561.09 feet to a point in the middle of the Little Darby Creek;

thence along the southwesterly side of a 215.3000 acre tract recorded in deed book 161, page 233 in the name of Robert T. Florence and the northeasterly side of the aforementioned 5.5008 acre tract S 35°12'33" E a distance of 60.19 feet to a point, the same point being on line with a found iron pipe at the southeasterly corner of the 5.008 acre tract measured at 308.59 feet;

thence S 58°30'22" W a distance of 564.98 to an iron pipe (set); thence N 31°30'28" W a distance of 60.00 feet to the true point of beginning.

The above described parcel contains 0.7759 acres, including 0.3226 acres in the existing right-of-way of the Lafayette-Plain City Road. Iron pipes set are 3/4 inches in diameter by 30 inches in length, with caps marked P.S. 5969. The reference bearing is the centerline of the Lafayette-Plain City Road being N 58°30'00" E as recorded in deed book 282, page 76. Surveyed by Neil Babb, as Madison County Engineer, in May 1994, for the construction of a new bridge over Little Darby Creek. The original plat is on permanent file in the Madison County Engineers Office.

The following description is for a parcel of land located in the State of Ohio, County of Madison, Township of Monroe, in VMS 5606, said parcel being part of a 62.00 acre tract recorded in the Madison County Recorder's Office in deed book 282, page 76 in the name of Carl E. and Mary Jane Yoder, said parcel being more particularly described as follows: Beginning at a P.K. nail (found) at the centerline intersection of Lafayette-Plain City Road (County Road 5, formerly Wilson and Winget Road, 50 foot right-of-way) and Arthur Bradley Road (County Road 131, 50 foot right-of-way), thence N 58°30'00" E along the centerline of Lafayette-Plain City Road a distance of 353.67 feet to a P.K. nail (set) and the true point of beginning.

Thence N 31°30'28" W a distance of 60.00 feet to an iron pipe (set);

thence N 58°26'43" E a distance of 525.16 feet to a point in the center of Little Darby Creek located S 59°17'19" W at a distance of 194.39 feet from an iron pipe (set) located on the east side of the Little Darby Creek;

thence along the southwesterly side of a 99.8305 acre tract recorded in deed book 286, page 381 in the name of Julia D. Wing and the northeasterly side of the aforementioned 62.0000 acre tract S 62°12'51" E a distance of 70.37 feet to a point in the middle of the Little Darby Creek;

thence S 58°30'00" W along the centerline of Lafayette-Plain City Road, passing a P.K. nail (found) at 430.00 feet, a distance of 561.09 feet to the true point of beginning.

The above described parcel contains 0.7513 acres, including 0.3178 acres in the existing right-of-way of the Lafayette-Plain City Road. Iron pipes set are 3/4 inches in diameter by 30 inches in length, with caps marked P.S. 5969. The reference bearing is the centerline of the Lafayette-Plain City Road being N 58°30'00" E as recorded in deed book 282, page 0076. Surveyed by Neil Babb as Madison County Engineer in May of 1994, for the construction of a new bridge over Little Darby Creek. The original plat is on permanent file in the Madison County Engineers Office.

The following description is for a parcel of land located in the State of Ohio, County of Madison, Township of Monroe, in VMS 2882, said parcel describing an easement for highway purposes and is part of a 99.8305 acre tract recorded in the Madison County Recorder's Office in deed book 286, page 381 in the name of Julia D. Wing, said easement being more particularly described as follows: Beginning at a P.K. nail (found) at the centerline intersection of Lafayette-Plain City Road (County Road 5, formerly Wilson and Winget Road, 50 foot right-of-way) and Arthur Bradley Road (County Road 131, 50 foot right-of-way), thence N 58°30'00" E along the centerline of Lafayette-Plain City Road, passing a P.K. nail (found) at 484.76 feet, a distance of 914.76 feet to a point in the middle of the Little Darby Creek and the true point of beginning.

Thence along the northeasterly side of a 62.0000 acre tract recorded in deed book 282, page 76 in the name of Carl E. Yoder and Mary Jane Yoder and the southwesterly side of the aforementioned 99.8305 acre tract and being the center of Little Darby Creek N 62°12'51" W a distance of 70.37 feet to a point located N 58°26'43" E a distance of 525.16 feet from an iron pipe (set) on the west side of the Little Darby Creek;

thence N 59°17'19" E a distance of 194.39 feet to an iron pipe (set);

thence N 67°14'24" E a distance of 205.84 feet to an iron pipe (set);

thence S 23°26'43" E a distance of 60.00 feet to a P.K. nail (set) on the centerline of Lafayette-Plain City Road, 153.88 feet southwest of the intersection of the centerline of Lafayette-Plain City Road and the centerline of Woods & West Avenue (County Road 125, 50 foot right-of-way);

thence S 67°14'24" W along said centerline of C.R. 5 a distance of 202.39 feet to a P.K. nail (set), and S 59°17'19" W 176.05 feet to the true point of beginning.

The above described parcel contains 0.5518 acres, including 0.2215 acres in the existing right-of-way of the Lafayette-Plain City Road. Iron pipes set are 3/4 inches in diameter by 30 inches in length, with caps marked P.S. 5969. The reference bearing is the centerline of the Lafayette-Plain City Road being N 58°30'00" E as recorded in deed book 282, page 76. Surveyed by Neil Babb, as Madison County Engineer, in May of 1994, for the construction of a new bridge over Little Darby Creek. The original plat is on permanent file in the Madison County Engineer's Office.

The following description is for a parcel of land located in the State of Ohio, County of Madison, Township of Monroe, in VMS 2882 and in VMS 5606, said parcel being part of a 215.3000 acre tract recorded in the Madison County Recorder's Office in deed book 161, page 233 in the name of Robert T. Florence, said parcel being more particularly described as follows: Beginning at a P.K. nail (found) at the centerline intersection of Lafayette-Plain City Road (County Road 5, formerly Wilson and Winget Road, 50 foot right-of-way) and Arthur Bradley Road (County Road 131, 50 foot right-of-way), thence N 58°30'00" E along the centerline of Lafayette-Plain City Road, passing a P.K. nail (found) at 484.76 feet, a distance of 914.76 feet to a point in the middle of the Little Darby Creek and the true point of beginning.

Thence N 59°17'19" E along said centerline a distance of 176.05 feet to a P.K. nail (set), and N 67°14'24" E a distance of 202.39 feet to a P.K. nail (set), located 153.88 feet from the intersection of the centerline of Lafayette-Plain City Road and the centerline of Woods & West Avenue (County Road 125, 50 foot right-of-way);

thence S 23°26'43" E a distance of 60.00 feet to an iron pipe (set);

thence S 67°14'24" W a distance of 198.94 feet to an iron pipe (set);

thence S 59°17'19" W a distance of 167.16 feet to a point on the northeasterly side of a 5.5008 acre tract recorded in deed book 288, page 110 in the name of William Hays and Nora L. Hayes and the southwesterly side of the aforementioned 215.3000 acre tract, being referenced to a found iron pipe at the southeasterly corner of the 5.008 acre tract being S 35°12'33" E at 248.40 feet;

thence N 35°12'33" W a distance of 60.19 feet to the true point of beginning.

The above described parcel contains 0.5128 acres, including 0.2152 acres in the existing right-of-way of the Lafayette-Plain City Road. Iron pipes set are 3/4 inches in diameter by 30 inches in length, with caps marks P.S. 5969. The reference bearing is the centerline of the Lafayette-Plain City Road being N 58°30'00" E as recorded in deed book 282, page 76. Surveyed by Neil Babb, as Madison Co. Engineer, in May 1994, for the construction of a new bridge over the Little Darby Creek. The original plat is on permanent file in the Madison County Engineer's Office.