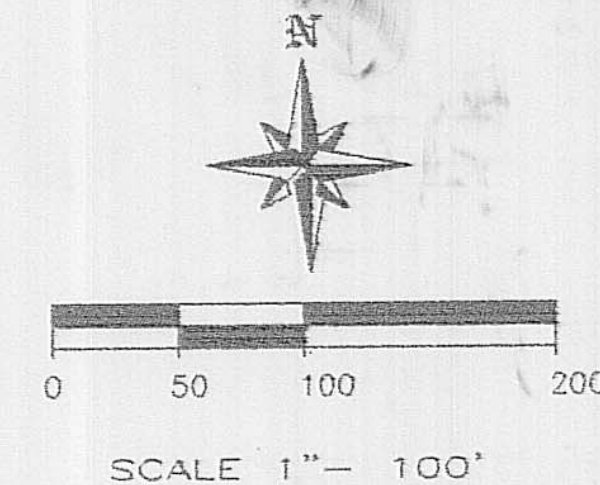
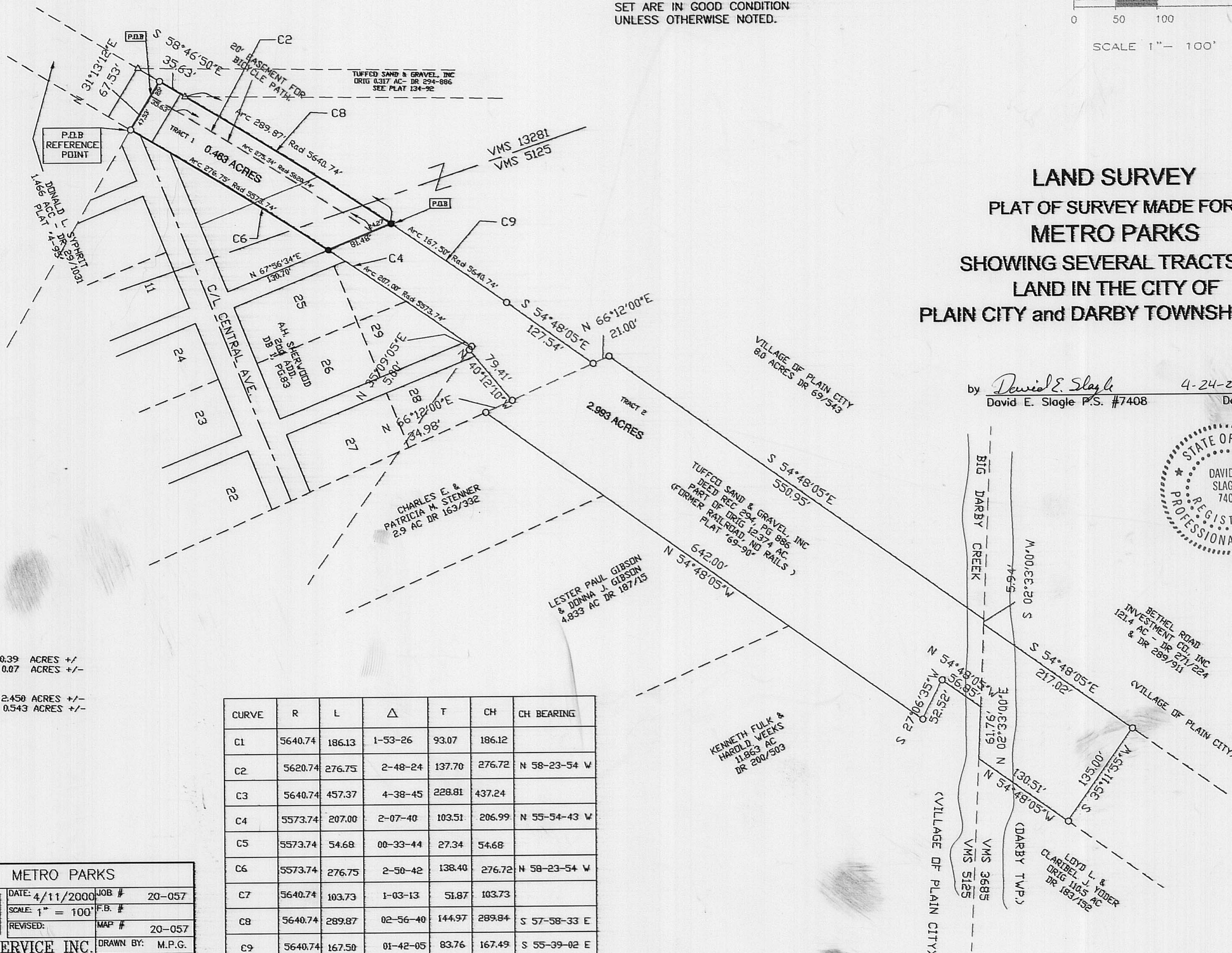


○ 1" IRON PIN FOUND  
 ● 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "XYZ 7408" (SET)  
 △ P K NAIL FOUND  
 ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



**LAND SURVEY**  
**PLAT OF SURVEY MADE FOR:**  
**METRO PARKS**  
 SHOWING SEVERAL TRACTS OF  
 LAND IN THE CITY OF  
**PLAIN CITY and DARBY TOWNSHIP, OHIO**

by *David E. Slagle* 4-24-2000  
 David E. Slagle P.S. #7408 Date



TRACT 1  
 VMS - 13281 0.39 ACRES +/-  
 VMS - 5125 0.07 ACRES +/-  
 TRACT 2  
 VMS - 5125 2.450 ACRES +/-  
 VMS - 3685 0.543 ACRES +/-

| CURVE | R       | L      | Δ        | T      | CH     | CH BEARING   |
|-------|---------|--------|----------|--------|--------|--------------|
| C1    | 5640.74 | 186.13 | 1-53-26  | 93.07  | 186.12 |              |
| C2    | 5620.74 | 276.75 | 2-48-24  | 137.70 | 276.72 | N 58-23-54 W |
| C3    | 5640.74 | 457.37 | 4-38-45  | 228.81 | 437.24 |              |
| C4    | 5573.74 | 207.00 | 2-07-40  | 103.51 | 206.99 | N 55-54-43 W |
| C5    | 5573.74 | 54.68  | 00-33-44 | 27.34  | 54.68  |              |
| C6    | 5573.74 | 276.75 | 2-50-42  | 138.40 | 276.72 | N 58-23-54 W |
| C7    | 5640.74 | 103.73 | 1-03-13  | 51.87  | 103.73 |              |
| C8    | 5640.74 | 289.87 | 02-56-40 | 144.97 | 289.84 | S 57-58-33 E |
| C9    | 5640.74 | 167.50 | 01-42-05 | 83.76  | 167.49 | S 55-39-02 E |

MADE FOR: METRO PARKS

**XYZ** SURVEY SERVICE INC.  
 3958 LaROSA CT  
 GROVE CITY OH 43123  
 FAX: 614-875-7862 PH: 614-871-4980

DATE: 4/11/2000 JOB # 20-057  
 SCALE: 1" = 100' F.B. #  
 REVISED: MAP # 20-057  
 DRAWN BY: M.P.G.  
 CHECKED BY: D.E.S.  
 CAD FILE 20-057



LEGAL DESCRIPTION  
Tract No. 1 - 0.463 Acre  
Tract to be retained by Danny & Anna Jean Bentley

Real estate situated in Darby Township, in the Village of Plain City, of Madison County, Ohio, in the Virginia Military Survey numbers: 13281 & 5125, and being part of the original 12.374 acre tract of Tuffco Sand and Gravel, Inc. (Deed Record 294, page 886 and Plat "69-90"); being part of a former Con-Rail Railroad right-of-way, and being further bounded and described as follows:

Beginning at an iron pipe found on the southwesterly line of said original 12.374 acre tract at the northerly terminus of the approximate centerline of Central Avenue. Also, being the most southerly corner of the 1.466 acre tract of Donald L. Syphrit (Official Record 29, Page 1031 and Plat "4-96") and the **True Point of Beginning**;

Thence, North 31 degrees 13 minutes 12 seconds East, 67.53 feet with the southeasterly line of said 1.466 acre tract (crossing said original 12.374 acre tract) to an iron pipe found on the southwesterly line of the original 0.317 acre tract of Tuffco Sand and Gravel, Inc. (Deed Record 294, page 886, also Plat "134-92");

Thence, South 58 degrees 46 minutes 50 seconds East, 35.63 feet, along said southwesterly line to a P.K. nail found on the most southerly corner of said original 0.317 acre tract, and the most westerly corner of the 8.0 acre tract of the Village of Plain City (Deed Record 69, page 543);

Thence, in a curve to the right in a southwesterly direction along the northerly right-of-way of the old railroad bed (said curve having a radius of 5640.74 feet and a tangent of 144.97 feet and a chord bearing and distance of South 57 degrees 58 minutes 33 seconds East - 289.84 feet) a total arc distance of 289.87 feet to a 5/8 inch rebar set with cap;

Thence, leaving said old right-of-way South 67 degrees 56 minutes 34 seconds West, 81.48 feet to the south right-of-way of the old railroad bed;

Thence in a northwesterly direction in a curve to the left (said curve having a radius of 5573.74 feet and a tangent of 138.40 feet and a chord bearing and distance of North 58 degrees 23 minutes 54 seconds West - 276.72 feet) a total arc length of 276.75 feet to the **Point of Beginning**.

Containing 0.463 acres all in Madison County, Ohio.

This survey contains approximately 0.39 more or less acres in V.M.S. 13281 and approximately 0.07 more or less acres in V.M.S. 5125 in the Village of Plain City.

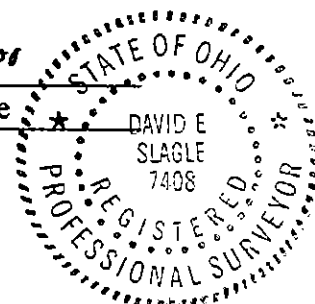
Bearings assumed from said Survey Plat "69-90". The tract as described from an actual field survey performed on or about May 20, 1996 by Registered Surveyor Joseph P. Priday (S-7277), containing 3.456 acres.

Subject to all previous easements and rights-of-way of record. All new iron pins set, are 5/8 inch rebar with red plastic caps marked with XYZ Survey. The Priday plat of survey is on file in the office of the Madison County Engineer.

David E. Slagle  
David E. Slagle, Registered Ohio Professional Surveyor #7408

4-24-2000  
Date

DESCRIPTION ACCEPTABLE  
MADISON COUNTY ENGINEER  
DATE 4-28-2000  
BY Bl JB  
ACREAGE pre-approval



LEGAL DESCRIPTION  
Tract No. 2 - 2.993 Acres  
Tract Being Acquired by Metro Parks

Real estate situated in Darby Township, partially in the Village of Plain City, of Madison County, Ohio, in the Virginia Military Survey Nos. 13281, 5125 & 3685, and being part of the original 12.374 acre tract of Tuffco Sand and Gravel, Inc. (Deed Record 294, page 886 and Plat "69-90"); being part of a former Con-Rail Railroad right-of-way, and being further bounded and described as follows:

Beginning for reference at an iron pipe found on the southwesterly line of said original 12.374 acre tract at the northerly terminus of the approximate centerline of Central Avenue. Also being the most southerly corner of the 1.466 acre tract of Donald L. Syphrit (Official Record 29, page 1031 and Plat "4-96");

Thence, North 31 degrees 13 minutes 12 seconds East, 67.53 feet with the southeasterly line of said 1.466 acre tract (crossing said original 12.374 acre tract) to an iron pipe found on the southwesterly line of the original 0.317 acre tract also of Tuffco Sand and Gravel, Inc. (Deed Record 294, page 886, also Plat "134-92");

Thence, South 58 degrees 46 minutes 50 seconds East 35.63 feet along said southwesterly line to a P.K. nail found on the most southerly corner of said original 0.317 acre tract, and the most westerly corner of the 8.0 acre tract of the Village of Plain City (Deed Record 69, page 543);

Thence, in a curve to the right in a southwesterly direction along the northerly right-of-way of the old railroad bed (said curve having a radius of 5640.74 feet and a tangent of 144.97 feet and a chord bearing and distance of South 57 degrees 58 minutes 33 seconds East - 289.84 feet) a total arc distance of 289.87 feet to a 5/8 inch rebar set with cap for the **True Point of Beginning**;

Thence, continue along the same curve (said curve having a radius of 5640.74 feet and a tangent of 83.76 feet and a chord bearing and distance of South 55 degrees 39 minutes 02 seconds East - 167.49 feet) in a southwesterly direction a total arc distance of 167.50 feet to an existing iron rod;

Thence, South 54 degrees 48 minutes 05 seconds East, 127.54 feet to an iron rod found;

Thence, North 66 degrees 12 minutes 00 seconds East 21.00 feet to an iron rod found;

Thence, South 54 degrees 48 minutes 05 seconds East 550.95 feet to a point in the approximate center of the Big Darby Creek at the line common to V.M.S. 3685 and V.M.S. 5125;

Thence, South 02 degrees 33 minutes 00 seconds West 5.94 feet with said approximate center of Big Darby Creek and said V.M.S. line to a point;

Thence, South 54 degrees 48 minutes 05 seconds East 217.02 feet with the southwesterly line of a 121.4 acre tract of the Bethel Road Investment Company, Inc. (Deed Record 271, page 224 and Deed Record 289, page 911), to an existing iron pipe;

Thence, South 35 degrees 11 minutes 55 seconds West 135.00 feet, crossing over original 12.374 acre tract to an iron pipe found on the northeasterly line of the original 110.5 acre tract of Lloyd L. & Claribel J. Yoder (Deed Record 183, page 152);

Thence, North 54 degrees 48 minutes 05 seconds West, 130.51 feet along said northeasterly line to a point in the approximate center of Big Darby Creek and said line common to V.M.S. 3685 and V.M.S. 5125;

Thence, North 02 degrees 33 minutes 00 seconds East 61.76 feet along said center of Big Darby Creek and said V.M.S. line to a point;

DESCRIPTION ACCEPTABLE  
MADISON COUNTY ENGINEER  
DATE 4-28-2000  
BY Bl. JB  
ACREAGE pre-approval

Thence, North 54 degrees 48 minutes 05 seconds West 56.85 feet to a point;

Thence, South 27 degrees 06 minutes 35 seconds West 52.52 feet to a point on the northeasterly line of the 11.863 acre tract of Kenneth Falk and Harold Weeks (Deed Record 200, page 503);

Thence, North 54 degrees 48 minutes 05 seconds West 642.00 feet along the northeasterly line of said 11.863 acre tract, the 4.833 acre tract of Lester Paul Gibson and Donna J. Gibson (Deed Record 187, page 15), and the 2.9 acre tract of Charles E. & Patricia M. Stenner (Deed Record 163, page 332) to an iron rod found in the southeasterly line of Lot 28 of the A. H. Sherwood's Second Addition (Plat Book 1, page 83);

Thence, North 66 degrees 12 minutes 00 seconds East 34.98 feet to an iron rod found;

Thence, North 40 degrees 12 minutes 10 seconds West 79.41 feet to an iron rod found;

Thence, North 35 degrees 09 minutes 05 seconds East 5.00 feet to an iron rod found;

Thence, in a northwesterly direction in a curve to the left (said curve having a radius of 5573.74 feet and a tangent of 103.51 feet and a chord bearing and distance of North 55 degrees 54 minutes 43 seconds West - 206.99 feet), a total arc length of 207.00 feet to a 5/8 inch rebar set with cap;

Thence, leaving the south line of the old railroad bed North 67 degrees 56 minutes 34 seconds East 81.48 feet to the **True Point of Beginning**.

Containing 2.993 acres all in Madison County, Ohio.

This survey contains approximately 2.450 acres in V.M.S. 5125 in the Village of Plain City and approximately 0.547 acres in V.M.S. 3685 in Darby Township

Bearings assumed from said Survey Plat "69-90". The tract as described from an actual field survey performed on or about May 20, 1996, by Registered Surveyor Joseph P. Friday (S-7277), containing 3.456 acres.

Subject to all previous easements and rights-of-way of record. All new iron pins set, are 5/8 inch rebar with red plastic caps marked with XYZ Survey. The Friday plat of survey is on file in the office of the Madison County Engineer.



David E. Slagle, Registered Ohio Professional Surveyor #7408

H-21-2000

Date