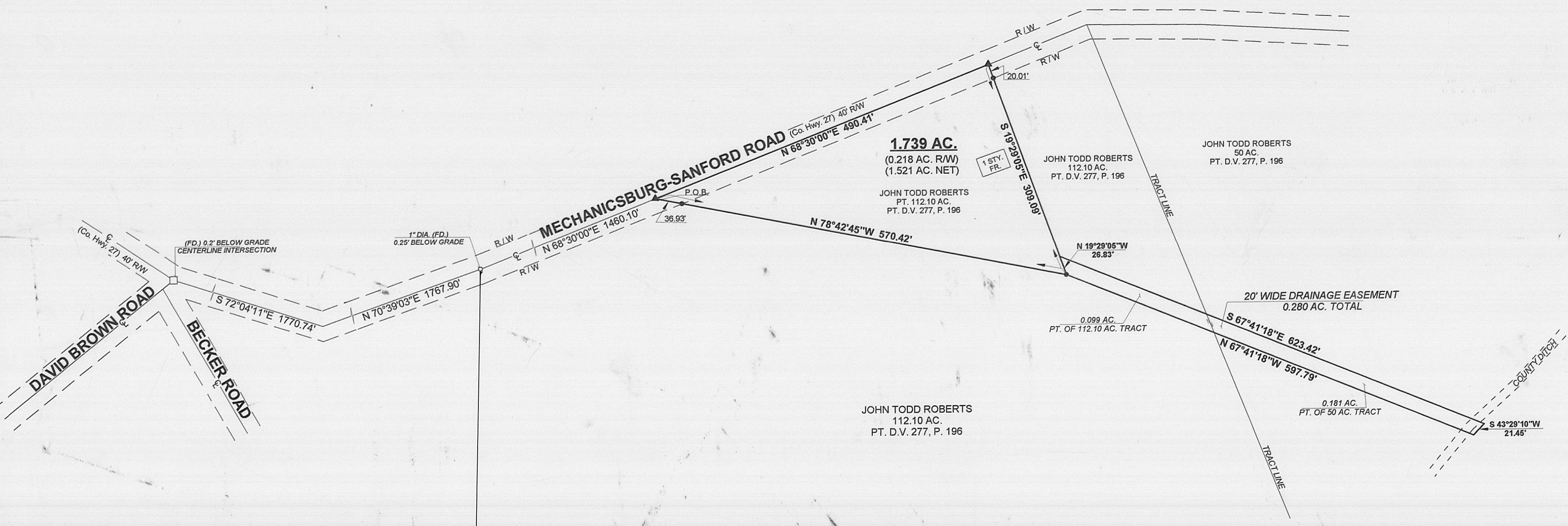


**PLAT OF SURVEY**  
 MONROE TOWNSHIP, MADISON COUNTY, OHIO  
 VIRGINIA MILITARY SURVEY 12070, 12237, 12245, 7924, 8441, 8442



SCALE: 1" = 100'  
 DATE: FEBRUARY 26, 2003



- NOTE:**
1. BEARINGS ARE BASED ON THE CENTERLINE OF MECHANICSBURG-SANFORD ROAD PER D. V. 277, P. 196 (N-68°30'00"-E)
  2. THERE IS A ONE STORY FRAME RESIDENCE ON THE HEREON SHOWN 1.739 AC. TRACT.
  3. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
  4. THE 1.739 AC. TRACT, SHOWN HEREON, CONTAINS AN EXISTING HOUSE WITH AN ADDRESS OF 2099 MECHANICSBURG-SANFORD ROAD.

- LEGEND**
- = IRON BAR.....FOUND
  - = PK NAIL.....FOUND
  - ▲ = RAILROAD SPIKE.....SET at grade
  - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade



SURVEYED BY: *William D. Edwards*  
 WILLIAM D. EDWARDS  
 PROFESSIONAL SURVEYOR No. 7574  
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**LEGAL DESCRIPTION FOR ROBERT'S 1.739 ACRE TRACT**

Being situate in the State of Ohio, County of Madison, Township of Monroe and being a part of Virginia Military Surveys 12070, 12237, 12245, 7924, 8441, and 8442, and being more particularly described as follows;

Beginning for reference at a PK nail found 0.2' (foot) below grade at the intersection of the centerlines of David Brown Road and Mechanicsburg-Sanford Road (County Highway 27) (40' right-of-way);

thence with the centerline of said Mechanicsburg-Sanford Road the following three (3) courses:

1. S-72°04'11"-E, 1770.74' (feet) to a point;
2. N-70°39'03"-E, 1767.90' (feet) to a 1" diameter iron bar found 0.25' (foot) below grade at the Northwest corner of a 112.10 acre tract conveyed to John Todd Roberts by Deed recorded in Deed Volume 277, Page 196 of the Madison County Deed Records, of which the herein described parcel is a part of;
3. N-68°30'00"-E, 1460.10' (feet) to a railroad spike set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described;

thence continuing with the centerline of Mechanicsburg-Sanford Road N-68°30'00"-E, 490.41' (feet) to a railroad spike set;

thence S-19°29'05"-E, 309.09' (feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Mechanicsburg-Sanford Road at 20.01' (feet);

thence N-78°42'45"-W, 570.42' (feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of Mechanicsburg-Sanford Road at 533.49' (feet).

Containing 1.739 acres, 0.218 acre of which is within the road right-of-way, but being to subject to the rights of all legal highways and all easements of record.

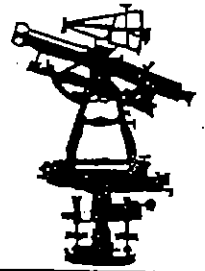
Being a part of a 112.10 acre tract conveyed to John Todd Roberts by Deed recorded in Deed Volume 277, Page 196 of the Madison County Deed Records.

Also a drainage easement, 20.00' (feet) in width, from the Southeast side of the foregoing described 1.739 acre tract Eastwardly to an existing County Ditch, said easement being more particularly described as follows;

Beginning for reference at a PK nail found 0.2' (foot) below grade at the intersection of the centerlines of David Brown Road and Mechanicsburg-Sanford Road (County Highway 27) (40' right-of-way);



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thence with the centerline of said Mechanicsburg-Sanford Road the following three (3) courses:

1. S-72°04'11"-E, 1770.74' (feet) to a point;
2. N-70°39'03"-E, 1767.90' (feet) to a 1" diameter iron bar found 0.25' (foot) below grade at the Northwest corner of a 112.10 acre tract conveyed to John Todd Roberts by Deed recorded in Deed Volume 277, Page 196 of the Madison County Deed Records, of which the herein described easement is a part of;
3. N-68°30'00"-E, 1460.10' (feet) to a railroad spike set at the Northwest corner of the previously described 1.739 acre tract;

thence with the South line of said 1.739 acre tract, S-78°42'45"-E, 570.42' (feet) to an iron bar set at the PRINCIPLE PLACE OF BEGINNING for the easement hereinafter described, passing for reference an iron bar set on the right-of-way line of Mechanicsburg-Sanford Road at 36.93' (feet);

thence with the East line of the previously described 1.739 acre tract, N-19°29'05"-W, 26.83' (feet) to a point;

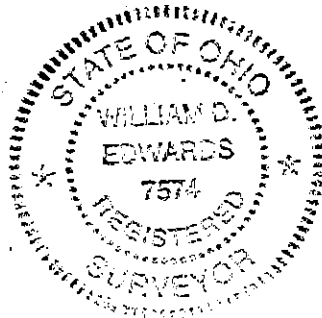
thence with the approximate top of bank of an existing ditch, S-67°41'18"-E, 623.42' (feet) to a point in the approximate center of an existing county ditch;

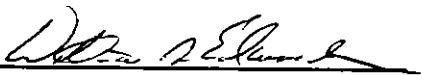
thence with the center of said county ditch, S-43°29'10"-W, 21.45' (feet) to a point;

thence with the approximate South bank of previously mentioned ditch, N-67°41'18"-W, 597.79' (feet) to the point of beginning.

Containing a total of 0.280 acre, approximately 0.099 acre of which is a part of a 112.10 acre tract conveyed to John Todd Roberts by Deed recorded in Deed Volume 277, Page 196 of the Madison County Deed Records and approximately 0.181 acre of which is a part of a 50 acre tract also conveyed to John Todd Roberts by Deed Volume 277, Page 196 of the Madison County Deed Records, by being subject to the rights of all legal highways and all easements of record.

The foregoing descriptions prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, February 26, 2003. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of Mechanicsburg-Sanford Road per Deed Volume 277, Page 196 of the Madison County Deed Records (N-68°30'00"-E).



  
William D. Edwards  
Professional Surveyor No. 7574