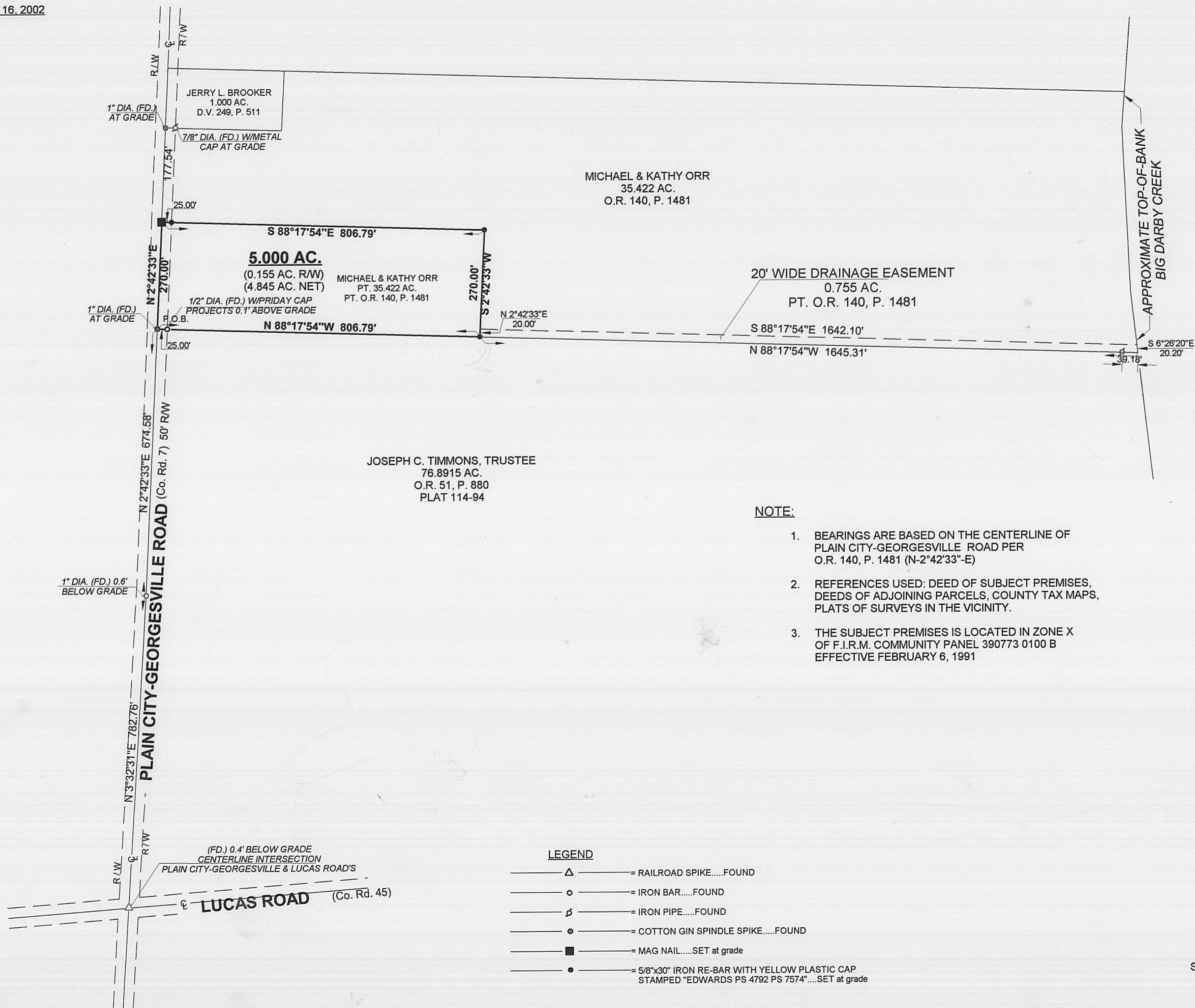


# PLAT OF SURVEY

CANAAN TOWNSHIP, MADISON COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 2681



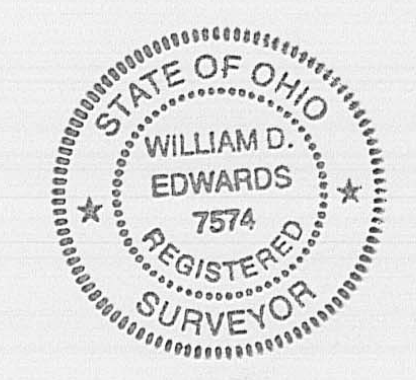
SCALE: 1" = 200'  
DATE: SEPTEMBER 16, 2002



- NOTE:**
1. BEARINGS ARE BASED ON THE CENTERLINE OF PLAIN CITY-GEORGESVILLE ROAD PER O.R. 140, P. 1481 (N-2°42'33"-E)
  2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
  3. THE SUBJECT PREMISES IS LOCATED IN ZONE X OF F.I.R.M. COMMUNITY PANEL 390773 0100 B EFFECTIVE FEBRUARY 6, 1991

**LEGEND**

—△—	= RAILROAD SPIKE.....FOUND
—○—	= IRON BAR.....FOUND
—∩—	= IRON PIPE.....FOUND
—●—	= COTTON GIN SPINDLE SPIKE.....FOUND
—■—	= MAG NAIL.....SET at grade
—●—	= 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade



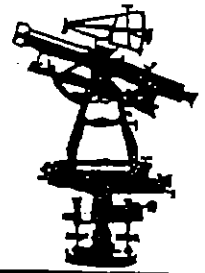
SURVEYED BY: *William D. Edwards*  
WILLIAM D. EDWARDS  
PROFESSIONAL SURVEYOR No. 7574  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937)653-6508

26-03





**EDWARDS SURVEYING**  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937) 653-6508



**LEGAL DESCRIPTION FOR ORR'S 5.000 ACRE TRACT**

Being situate in the State of Ohio, County of Madison, Township of Canaan, and being a part of Virginia Military Survey 2681, and being more particularly described as follows;

Beginning for reference at a railroad spike found 0.4' (foot) below grade at the intersection of the centerlines of Lucas Road (County Road 45) and Plain City-Georgesville Road (County Road 7) (50' right-of-way);

- thence with the centerline of Plain City-Georgesville Road the following two (2) courses:
1. N-3°32'31"-E, 782.76' (feet) to a 1" diameter iron bar found 0.6' (foot) below grade;
  2. N-2°42'33"-E, 874.58' (feet) to a 1" diameter cotton gin spike found at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, also being at the Northwest corner of a 76.8915 acre tract conveyed to Joseph C. Timmons, Trustee, by Deed recorded in Official Record 51, Page 880 of the Madison County Records;

thence continuing with the centerline of Plain City-Georgesville Road N-2°42'33"-E, 270.00' (feet) to a Mag nail set;

thence S-88°17'54"-E, 806.79' (feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Plain City-Georgesville Road at 25.00' (feet);

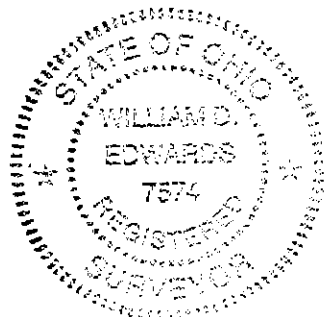
thence S-2°42'33"-W, 270.00' (feet) to an iron bar set on the North line of aforementioned Timmons' 75.8915 acre tract;

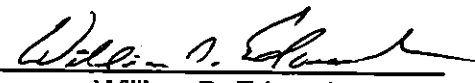
thence with the North line of said Timmons' tract, N-88°17'54"-W, 806.79' (feet) to the place of beginning, passing for reference a 1/2" diameter iron bar with "Priday" cap found on the right-of-way line of Plain City-Georgesville Road at 781.79' (feet).

Containing 5.000 acres, 0.155 acre of which is within the road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 35.422 acre tract conveyed to Michael & Kathy Orr by Deed recorded in Official Record 140, Page 1481 of the Madison County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, September 16, 2002. 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 Plain City-Georgesville Road per Official Record 140, Page 1481 of the Madison County Records (N-2°42'33"-E).



  
William D. Edwards  
Professional Surveyor No. 7574



**EDWARDS SURVEYING**  
**110 SOUTH MAIN STREET**  
**URBANA, OHIO 43078**  
**(937) 653-6508**



**MICHAEL ORR - DRAINAGE EASEMENT**

Being situate in the State of Ohio, County of Madison, Township of Canaan, and being a part of Virginia Military Survey 2681, and being an easement 20.00' (feet) in width for drainage, and being more particularly described as follows;

Beginning for reference at a railroad spike found 0.4' (foot) below grade at the intersection of the centerlines of Lucas Road (County Road 45) and Plain City-Georgesville Road (County Road 7) (50' right-of-way);

thence with the centerline of Plain City-Georgesville Road the following two (2) courses:

1. N-3°32'31"-E, 782.76' (feet) to a 1" diameter iron bar found 0.6' (foot) below grade;
2. N-2°42'33"-E, 674.58' (feet) to a cotton gin spindle spike found at the Northwest corner of a 76.8915 acre tract conveyed to Joseph C. Timmons, Trustee, by Deed recorded in Official Record 51, Page 880 of the Madison County Records, also being at the Southwest corner of a 35.422 acre tract conveyed to Michael & Kathy Orr by Deed recorded in Official Record 140, Page 1481 of the Madison County Records, of which the herein described easement is a part of;

thence with the North line of said Timmons' tract S-88°17'54"-E, 806.79' (feet) to an iron bar set at the PRINCIPLE PLACE OF BEGINNING for the easement hereinafter described, passing for reference a 1/2" diameter iron bar with "Friday" cap found on the right-of-way line of Plain City-Georgesville Road at 25.00' (feet);

thence N-2°42'33"-E, 20.00' (feet) to a point;

thence S-88°17'54"-E, 1682.10' (feet) to a point in the Big Darby Creek;

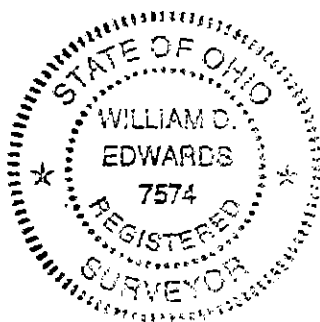
thence with said Big Darby Creek S-6°26'20"-E, 20.20' (feet) to a point on the North line of aforementioned Timmons' 75.8915 acre tract;

thence with the North line of said Timmons' tract, N-88°17'54"-W, 1645.31' (feet) to the place of beginning, passing for reference an iron pipe found at 39.18' (feet);

Containing 0.755 acre, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 35.422 acre tract conveyed to Michael & Kathy Orr by Deed recorded in Official Record 140, Page 1481 of the Madison County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, September 16, 2002. 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 easement is the centerline of Plain City Georgesville Road per Official Record 140, Page 1481 of the Madison County Records (N-2°42'33"-E).



*William D. Edwards*  
 William D. Edwards  
 Professional Surveyor No. 7574