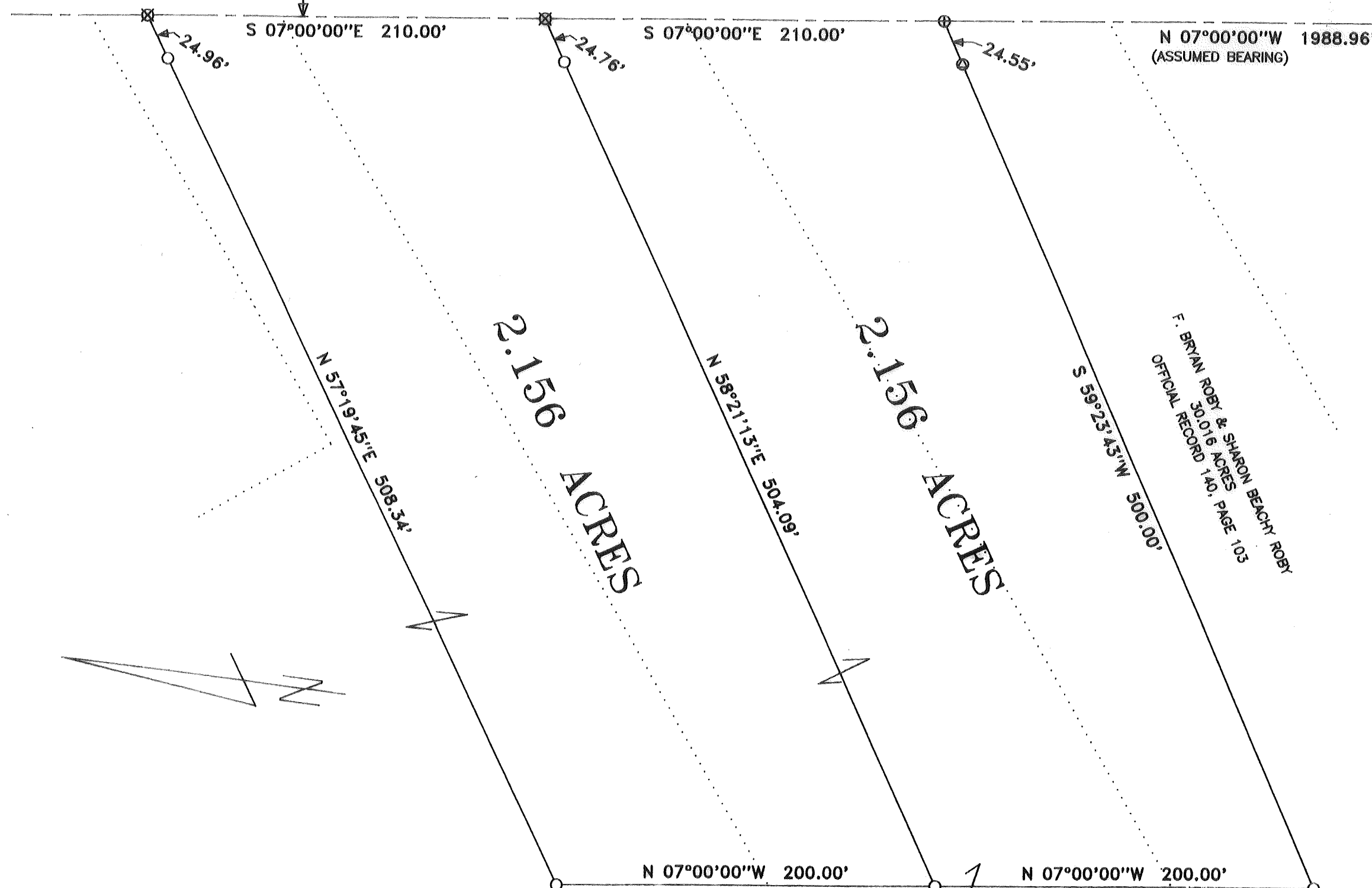


☪ CARTERS MILL ROAD CO. RD. 39 (45' R/W)

☪ HAYDEN RUN ROAD CO. RD. 38



F. BRYAN ROBY & SHARON BEACHY ROBY  
 30.016 ACRES  
 OFFICIAL RECORD 140, PAGE 105

PLAT OF SURVEY FOR:  
 JERRY L. TROYER & DENISE ROBY TROYER  
 CANAAN TOWNSHIP ~ VMS 1618  
 MADISON COUNTY, OHIO  
 PART OF 30.023 ACRE TRACT  
 OFFICIAL RECORD 140, PAGE 106

- NOTES:
- 1) ☐ RAILROAD SPIKE FOUND
  - 2) ● IRON ROD FOUND
  - 3) ☒ MAGNETIC SURVEY NAIL SET
  - 4) ⊕ SURVEY NAIL FOUND
  - 5) ○ 1/2" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
  - 6) FLOOD ZONE X OF F.I.R.M. COMMUNITY PANEL 390773 0050 B ~ FEBRUARY 6, 1991 (AREA OUTSIDE 500-YEAR FLOOD PLAIN)
  - 7) BEARING ASSUMED FROM PLAT 6-87

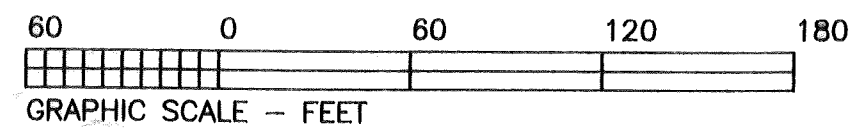


*Joseph P. Priday*

JOSEPH P. PRIDAY P.S. (S-7277)  
 NOVEMBER 22, 2002 J.N. 99-34B

PRIDAY SURVEYING INC.  
 169 GROVE STREET  
 P.O. BOX 192  
 MARYSVILLE, OHIO 43040-0192  
 937-642-3400

JERRY L. TROYER & DENISE ROBY TROYER  
 30.023 ACRES  
 OFFICIAL RECORD 140, PAGE 106



45-03

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE PLACED AS INDICATED.

LEGAL DEED DESCRIPTION  
TROYER  
2.156 ACRES (NORTH)

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 1618; being part of the 30.023 acre tract of Jerry L. Troyer and Denise Roby Troyer (Official Record 140, page 106); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Hayden Run Road (County Road 38) and Carters Mill Road (County Road 39).

Thence North 07 deg.-00'-00" West (assumed bearing), 2198.96 feet along said centerline of Carters Mill Road (passing over a survey nail found on the southeast corner of said 30.023 acre tract at 1988.96 feet) to a magnetic survey nail set, being the TRUE POINT OF BEGINNING.

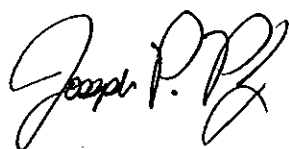
Thence South 58 deg.-21'-13" West, 504.09 feet (passing over an iron rod set at 24.76 feet) to an iron rod set.

Thence North 07 deg.-00'-00" West, 200.00 feet to an iron rod set.

Thence North 57 deg.-19'-45" East, 508.34 feet (passing over an iron rod set at 483.38 feet) to a magnetic survey nail set in said centerline of Carters Mill Road.

Thence South 07 deg.-00'-00" East, 210.00 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 6-87. The tract as described from an actual field survey performed on or about November 22, 2002, by Registered Surveyor Joseph P. Priday (S-7277), contains **2.156 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 1/2" x 30" with plastic I.D. caps. The plat of survey is recorded in the office of the Union County Engineer.



LEGAL DEED DESCRIPTION  
TROYER  
2.156 ACRES (SOUTH)

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 1618; being part of the 30.023 acre tract of Jerry L. Troyer and Denise Roby Troyer (Official Record 140, page 106); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Hayden Run Road (County Road 38) and Carters Mill Road (County Road 39).

Thence North 07 deg.-00'-00" West (assumed bearing), 1988.96 feet along said centerline of Carters Mill Road to a survey nail found at the northeast corner of the 30.016 acre tract of F. Bryan Roby and Sharon Beachy Roby (Official Record 140, page 103), being the TRUE POINT OF BEGINNING.

Thence South 59 deg.-23'-43" West, 500.00 feet along the northerly line of said 30.016 acre tract (passing over an iron rod found at 24.55 feet) to an iron rod set.

Thence North 07 deg.-00'-00" West, 200.00 feet to an iron rod set.

Thence North 58 deg.-21'-13" East, 504.09 feet (passing over an iron rod set at 479.33 feet) to a magnetic survey nail set in said centerline of Carters Mill Road.

Thence South 07 deg.-00'-00" East, 210.00 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 6-87. The tract as described from an actual field survey performed on or about November 22, 2002, by Registered Surveyor Joseph P. Priday (S-7277), contains **2.156 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 1/2" x 30" with plastic I.D. caps. The plat of survey is recorded in the office of the Union County Engineer.

