

KATIE ALBERTA YUTZY
190.83 ACRES
OFFICIAL RECORD 138, PAGE 602

2.755
ACRES

GEORGE W. DOLPHIN
75 ACRES
OFFICIAL RECORD 78, PAGE 13

5.000
ACRES

PLAT OF SURVEY FOR:
GEORGE W. DOLPHIN
DARBY TOWNSHIP ~ VMS 1479
MADISON COUNTY, OHIO
PART OF 75 ACRE TRACT
OFFICIAL RECORD 78, PAGE 13

- NOTES:
- 1) ⊙ RAILROAD SPIKE FOUND
 - 2) ⊗ MAGNETIC SURVEY NAIL SET
 - 3) ○ 1/2" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
 - 4) BEARING ASSUMED FROM OFF. REC. 78, PG. 13
 - 5) FLOOD ZONE X OF F.I.R.M. 390773 0050 B ~ FEBRUARY 6, 1991 (OUTSIDE 500-YEAR FLOOD PLAIN)

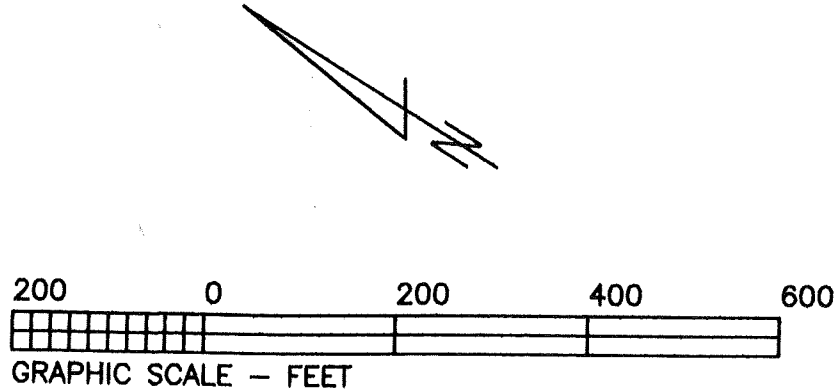


Joseph P. Priday

JOSEPH P. PRIDAY P.S. (S-7277)
JUNE 3, 2003 J.N. 03-34

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

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



78-03

LEGAL DEED DESCRIPTION
GEORGE W. DOLPHIN
2.755 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey Number 1479; being part of the 75 acre tract of George W. Dolphin (Official Record 78, page 13); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Cemetery Pike (County Road 34) and Iams Road (County Road 35).

Thence South 32 deg.-30'-00" East (assumed bearing), 4068.11 feet along said centerline of Iams Road to a magnetic survey nail set on the southeasterly corner of the 190.83 acre tract of Katie Alberta Yutzy (Official Record 138, page 602), being the TRUE POINT OF BEGINNING.

Thence South 32 deg.-30'-00" East, 200.00 feet continuing along said centerline of Iams Road to a magnetic survey nail set.

Thence South 57 deg.-49'-36" West, 600.00 feet (passing over an iron rod set at 25.00 feet) to an iron rod set.

Thence North 32 deg.-30'-00" West, 200.00 feet to an iron rod set on the southerly line of said 190.83 acre tract.

Thence North 57 deg.-49'-36" East, 600.00 feet along said southerly line (passing over an iron rod set at 575.00 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Official Record 78, page 13. The tract as described from an actual field survey performed on or about June 03, 2003, by Registered Surveyor Joseph P. Priday (S-7277), contains 2.755 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 on file in the map room of the Madison County Engineer.

The above described tract shall be benefited by a 20 foot wide drainage tile easement as shown on the plat of survey.

LEGAL DEED DESCRIPTION
GEORGE W. DOLPHIN
5.000 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey Number 1479; being part of the 75 acre tract of George W. Dolphin (Official Record 78, page 13); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Cemetery Pike (County Road 34) and Iams Road (County Road 35).

Thence South 32 deg.-30'-00" East (assumed bearing), 4727.27 feet along said centerline of Iams Road (passing over a magnetic survey nail set on the northeasterly corner of said 75 acre tract at 4068.11 feet) to a magnetic survey nail set, being the TRUE POINT OF BEGINNING.

Thence South 32 deg.-30'-00" East, 270.00 feet continuing along said centerline of Iams Road to a magnetic survey nail set.

Thence South 56 deg.-40'-37" West, 806.75 feet (passing over an iron rod set at 25.00 feet) to an iron rod set.

Thence North 32 deg.-30'-00" West, 270.00 feet to an iron rod set.

Thence North 56 deg.-40'-37" East, 806.75 feet (passing over an iron rod set at 781.75 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Official Record 78, page 13. The tract as described from an actual field survey performed on or about June 03, 2003, by Registered Surveyor Joseph P. Priday (S-7277), contains **5.000 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 on file in the map room of the Madison County Engineer.

The above described tract shall be subject to and benefited by a 20 foot wide drainage tile easement as shown on the plat of survey.