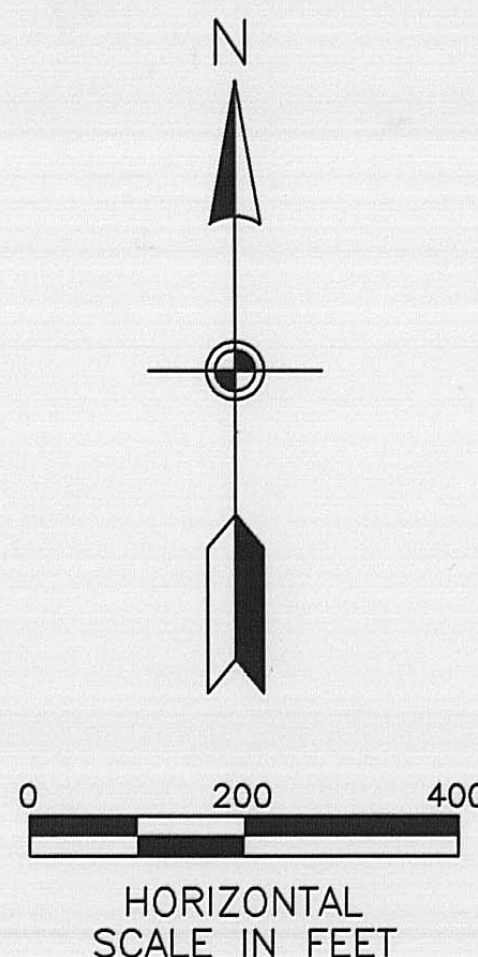


BOUNDARY SURVEY

OF
35.359 ACRES
V.M.S. NO. 5129
CANAAN TOWNSHIP
MADISON COUNTY, OHIO



BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PLAIN CITY GEORGESVILLE ROAD BEARING SOUTH 06° 44' 00" EAST AS SHOWN IN INSTRUMENT NUMBER 200100000829, RECORDS OF THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

FLOOD DATA SHOWN HEREON WAS BASED FROM A GRAPHICAL INTERPOLATION FROM FEMA FLOOD MAP, COMMUNITY PANEL NO. 390773 0100 B, WITH AN EFFECTIVE DATE OF FEBRUARY 6, 1991.

ZONES INCLUDED IN THE FLOODWAY ARE:

ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

ZONE X (SHADED) (AREAS OF 50-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

ZONE AE (BASE FLOOD ELEVATIONS DETERMINED.

DEED REFERENCE:
INSTRUMENT NUMBER 200100000829

ALL DEED REFERENCES ARE FROM THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

ALL IRON PIN SET ARE 5/8 INCH REBAR, 30" LONG WITH A YELLOW CAP STAMPED "ADR".



- LEGEND
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - ⊗ RRSF RAILROAD SPIKE FOUND
 - ✱ RRSS RAILROAD SPIKE SET

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Robert J. Sands 12/18/03
ROBERT J. SANDS, PS
PROFESSIONAL SURVEYOR #S-8053 DATE

14.04

ADR

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**DESCRIPTION OF
35.359 ACRES
CANAAN TOWNSHIP
MADISON COUNTY, OHIO**

Situated in the State of Ohio, Madison County, Canaan Township, and lying in Virginia Military Survey Number 5129, and being all of that 33.009 acre tract (deed) as conveyed to Richard A. Sherwood, Joyce E. Sherwood and Carolyn S. Carter by deed of record in Instrument Number 200100000829, (all records herein are from the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Begin, for reference at the centerline intersection of Price-Hilliard Road (south) and Plain City-Georgesville Road (50 feet in width), and being referenced by an iron pin found 0.63 feet south of said intersection;

Thence South $06^{\circ} 33' 27''$ East, a distance of 962.71 feet, along the centerline of said Plain City-Georgesville Road, to a railroad spike found at an angle point in said centerline;

Thence South $06^{\circ} 44' 00''$ East, a distance of 1006.10 feet, continuing along said centerline of Plain City-Georgesville Road, passing an iron pin found at 493.30 feet on the line common to Virginia Military Surveys 5129 and 6648, said iron pin being on the westerly line of that 24.00 acre tract (Tract 1) as conveyed to Alan R. McDonald by deed of record in Official Record 43, Page 171, to a railroad spike found at the southwesterly corner of said 24.00 acre tract and being the **TRUE POINT OF BEGINNING**;

Thence South $87^{\circ} 16' 04''$ East, a distance of 1280.71 feet, along the southerly line of said 24.00 acre tract, passing iron pins found at 25.38 feet and 630.13 feet, to an iron pin set on the southeasterly corner of said 24.00 acre tract;

Thence North $06^{\circ} 52' 38''$ West, a distance of 924.24 feet, along the easterly line of said 24.00 acre tract, to an iron pin set on the southerly line of that 11.57 acre tract (Tract B) as conveyed to Earl Osborne by deed of record in Instrument Number 200300005307;

Thence North $85^{\circ} 13' 16''$ East, a distance of 1638.82 feet, along the southerly line of said 11.57 acre tract, that 9.520 acre tract (Parcel 1) as conveyed to Earl Osborne by deed of record in Instrument Number 200300005307, that 5.0001 acre tract as conveyed to Carl E. Rush and Shirley A. Rush by deed of record in Deed Book 264, Page 576 and that 11.512 acre tract as conveyed to Carl E. Rush and Shirley A. Rush by deed of record in Deed Book 239, Page 136, passing iron pins found at 870.20 feet and 1086.02 feet and an iron pin

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|-----------------------|------------------------|---------------------|----------------------------|-------------------------|
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| Geotechnical Services | Freshwater Systems | Wastewater Systems | Hydraulics / Hydrology | Stormwater Management |
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set for reference on the bank of Big Darby Creek at 1568.82, to a point in the center of said Big Darby Creek;

Thence the following four (4) courses and distances along the centerline of said Big Darby Creek;

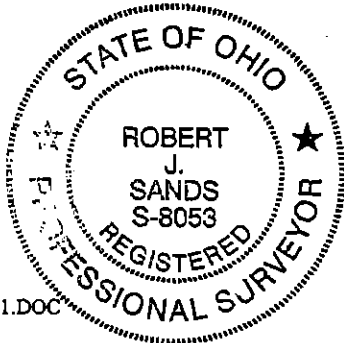
1. South 23° 51' 53" West, a distance of 362.55 feet, to a point;
2. South 12° 13' 40" West, a distance of 365.50 feet, to a point;
3. South 19° 31' 10" West, a distance of 279.65 feet, to a point;
4. South 18° 37' 36" West, a distance of 227.35 feet, to a corner common to said 33.009 acre tract (deed) and that 58.7973 acre tract as conveyed to Clarence L. Maxwell by deed of record in Deed Volume 259, Page 686;

Thence North 87° 16' 47" West, a distance of 2407.14 feet, along the line common to said 33.009 (deed) and 58.7973 acre tracts, passing an iron pin set for reference on the bank of the Big Darby Creek at 70.00 feet, passing iron pins found at 731.97 and 2381.76 feet, to a railroad spike set in the centerline of said Plain City-Georgesville Road;

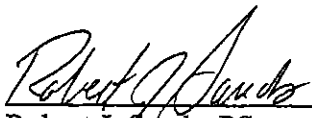
Thence North 06° 44' 00" West, a distance of 60.89 feet, along said centerline of Plain City-Georgesville Road to the **TRUE POINT OF BEGINNING**, containing 35.359 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

Bearings in the above description are based on the bearing of South 06° 44' 00" East for the centerline of Plain City-Georgesville Road as shown in Instrument Number 200100000829, records of the Recorder's Office, Madison County, Ohio.

All iron pins set are 5/8 inch rebar, 30 inches long with a yellow cap stamped "ADR".



155001B001.DOC


Robert J. Sands, PS
Professional Surveyor #S-8053

12/18/03
Date

| | | | | |
|-----------------------|------------------------|---------------------|----------------------------|-------------------------|
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| Geotechnical Services | Freshwater Systems | Wastewater Systems | Hydraulics / Hydrology | Stormwater Management |
| ADA Compliance | Surveying & R/W Plan | GPS / GIS Services | Design / Build | Construction Management |