

PLAT OF SURVEY FOR:  
CARL E. & WILMA R. MILLER  
LESTER J. & ADA M. YODER  
& RODNEY L. YODER, ET AL  
MONROE TOWNSHIP &  
JEFFERSON TOWNSHIP  
V.M.S. 12272  
MADISON COUNTY, OHIO

- NOTES:
- 1) P-K NAIL FOUND OVER RAILROAD SPIKE
  - 2) IRON ROD FOUND
  - 3) IRON PIPE FOUND
  - 4) RAILROAD SPIKE FOUND
  - 5) MAGNETIC NAIL SET
  - 6) 3/4" X 30" GALV IRON PIPE WITH PLASTIC I.D. CAP SET
  - 7) BEARING ASSUMED FROM PLAT 60-95
  - 8) FLOOD ZONE X OF F.I.R.M. 390773 0100 B ~ FEB 6, 1991 (OUTSIDE 500 YEAR FLOOD PLAIN)

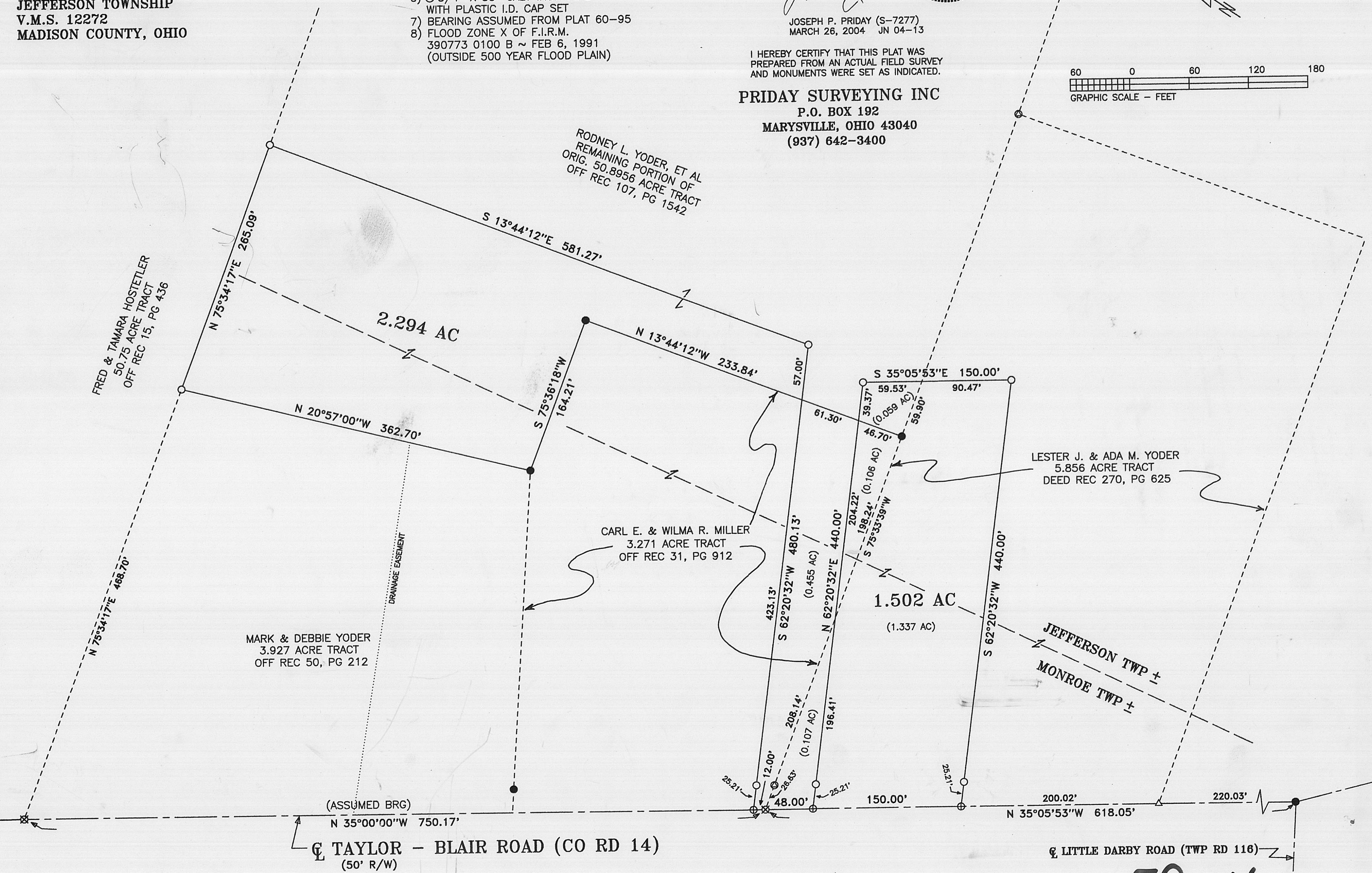
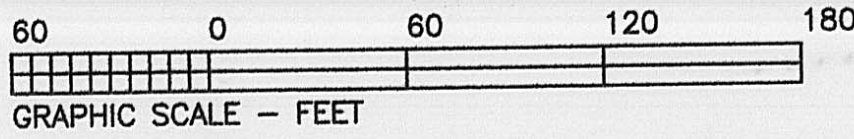


*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
MARCH 26, 2004 JN 04-13

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

PRIDAY SURVEYING INC  
P.O. BOX 192  
MARYSVILLE, OHIO 43040  
(937) 642-3400



59.04



LEGAL DEED DESCRIPTION  
YODER  
0.059 ACRE

Real estate situated in Jefferson Township of Madison County, Ohio; in the Virginia Military Survey number 12272; being part of the remaining portion of the original 50.8956 acre tract of Rodney L. Yoder, et al (Official Record 107, page 1542); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the centerline intersection of Little Darby Road (Township Road 116) and Taylor-Blair Road (County Road 14).

Thence North 35 deg.-05'-53" West, 618.05 feet along said centerline of Taylor-Blair Road to a P-K nail found over a railroad spike at the northwesterly corner of the 5.856 acre tract of Lester J. and Ada M. Yoder (Deed Record 270, page 625). Also being the southwesterly corner of the 3.271 acre tract of Carl E. and Wilma R. Miller (Official Record 31, page 912).

Thence North 75 deg.-33'-39" East, 406.38 feet along the northerly line of said 5.856 acre tract and the southerly line of said 3.271 acre tract (passing over an iron rod found at 26.63 feet) to an iron pipe found at the southeasterly corner of said 3.271 acre tract, being the TRUE POINT OF BEGINNING.

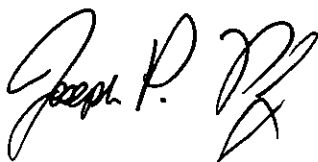
Thence North 13 deg.-44'-12" West, 46.70 feet along the easterly line of said 3.271 acre tract to a point.

Thence North 62 deg.-20'-32" East, 39.37 feet to an iron pipe set.

Thence South 35 deg.-05'-53" East, 59.53 feet to a point on said northerly line of the 5.856 acre tract.

Thence South 75 deg.-33'-39" West, 59.90 feet along said northerly line to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 60-95. The tract as described from an actual field survey performed on or about March 26, 2004, by Registered Surveyor Joseph P. Priday (S-7277), contains **0.059 acre**, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.



LEGAL DEED DESCRIPTION  
MILLER  
0.106 ACRE

Real estate situated in Monroe Township and Jefferson Township of Madison County, Ohio; in the Virginia Military Survey number 12272; being part of the 3.271 acre tract of Carl E. and Wilma R. Miller (Official Record 31, page 912); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the centerline intersection of Little Darby Road (Township Road 116) and Taylor-Blair Road (County Road 14).

Thence North 35 deg.-05'-53" West, 618.05 feet along said centerline of Taylor-Blair Road to a P-K nail found over a railroad spike at the northwesterly corner of the 5.856 acre tract of Lester J. and Ada M. Yoder (Deed Record 270, page 625). Also being the southwesterly corner of said 3.271 acre tract.

Thence North 75 deg.-33'-39" East, 208.14 feet along the northerly line of said 5.856 acre tract and the southerly line of said 3.271 acre tract (passing over an iron rod found at 26.63 feet) to a point, being the TRUE POINT OF BEGINNING.

Thence North 62 deg.-20'-32" East, 204.22 feet to a point on a westerly line of the remaining portion of the original 50.8956 acre tract of Rodney L. Yoder, et al (Official Record 107, page 1542).

Thence South 13 deg.-44'-12" East, 46.70 feet along said westerly line to an iron pipe found on said northerly line of the 5.856 acre tract at the southeasterly corner of said 3.271 acre tract.

Thence South 75 deg.-33'-39" West, 198.24 feet along said northerly line to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 60-95. The tract as described from an actual field survey performed on or about March 26, 2004, by Registered Surveyor Joseph P. Priday (S-7277), contains **0.106 acre**, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.



LEGAL DEED DESCRIPTION  
YODER  
0.107 ACRE

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 12272; being part of the 5.856 acre tract of Lester J. and Ada M. Yoder (Deed Record 270, page 625); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the centerline intersection of Little Darby Road (Township Road 116) and Taylor-Blair Road (County Road 14).

Thence North 35 deg.-05'-53" West, 570.05 feet along said centerline of Taylor-Blair Road to a magnetic nail set, being the TRUE POINT OF BEGINNING.

Thence North 35 deg.-05'-53" West, 48.00 feet continuing along said centerline of Taylor-Blair Road to a P-K nail found over a railroad spike at the northwesterly corner of said 5.856 acre tract. Also being the southwesterly corner of the 3.271 acre tract of Carl E. and Wilma R. Miller (Official Record 31, page 912).

Thence North 75 deg.-33'-39" East, 208.14 feet along the northerly line of said 5.856 acre tract and the southerly line of said 3.271 acre tract (passing over an iron rod found at 26.63 feet) to a point.

Thence South 62 deg.-20'-32" West, 196.41 feet (passing over an iron pipe set at 171.20 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 60-95. The tract as described from an actual field survey performed on or about March 26, 2004, by Registered Surveyor Joseph P. Priday (S-7277), contains **0.107 acre**, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.



LEGAL DEED DESCRIPTION  
MILLER  
0.455 ACRE

Real estate situated in Monroe Township and Jefferson Township of Madison County, Ohio; in the Virginia Military Survey number 12272; being part of the 3.271 acre tract of Carl E. and Wilma R. Miller (Official Record 31, page 912); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the centerline intersection of Little Darby Road (Township Road 116) and Taylor-Blair Road (County Road 14).

Thence North 35 deg.-05'-53" West, 618.05 feet along said centerline of Taylor-Blair Road to a P-K nail found over a railroad spike at the northwesterly corner of the 5.856 acre tract of Lester J. and Ada M. Yoder (Deed Record 270, page 625). Also being the southwesterly corner of said 3.271 acre tract, and the TRUE POINT OF BEGINNING.

Thence North 35 deg.-00'-00" West (assumed bearing), 12.00 feet continuing along said centerline of Taylor-Blair Road to a magnetic nail set.

Thence North 62 deg.-20'-32" East, 423.13 feet (passing over an iron pipe set at 25.21 feet) to a point on a westerly line of the remaining portion of the original 50.8956 acre tract of Rodney L. Yoder, et al (Official Record 107, page 1542).

Thence South 13 deg.-44'-12" East, 61.30 feet along said westerly line to a point.

Thence South 62 deg.-20'-32" West, 204.22 feet to a point on the northerly line of said 5.856 acre tract.

Thence South 75 deg.-33'-39" West, 208.14 feet along said northerly line (passing over an iron rod found at 181.51 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 60-95. The tract as described from an actual field survey performed on or about March 26, 2004, by Registered Surveyor Joseph P. Priday (S-7277), contains 0.455 acre, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.

*Joseph P. Priday*



LEGAL DEED DESCRIPTION  
1.337 ACRE

Real estate situated in Monroe Township and Jefferson Township of Madison County, Ohio; in the Virginia Military Survey number 12272; being part of the 5.856 acre tract of Lester J. and Ada M. Yoder (Deed Record 270, page 625); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the centerline intersection of Little Darby Road (Township Road 116) and Taylor-Blair Road (County Road 14).

Thence North 35 deg.-05'-53" West, 420.05 feet along said centerline of Taylor-Blair Road to a magnetic nail set, being the TRUE POINT OF BEGINNING.

Thence North 35 deg.-05'-53" West, 150.00 feet continuing along said centerline of Taylor-Blair Road to a magnetic nail set.

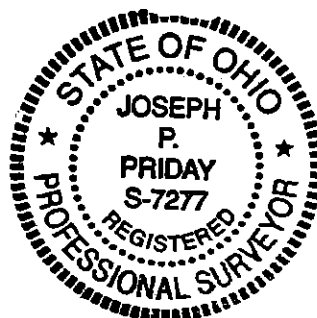
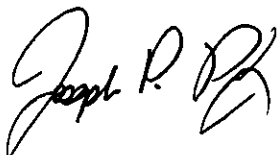
Thence North 62 deg.-20'-32" East, 196.41 feet (passing over an iron pipe set at 25.21 feet) to a point on the southerly line of the 3.271 acre tract of Carl E. and Wilma R. Miller (Official Record 31, page 912).

Thence North 75 deg.-33'-39" East, 258.14 feet along said southerly line and the southerly line of the remaining portion of the original 50.8956 acre tract of Rodney L. Yoder, et al (Official Record 107, page 1542), (passing over an iron pipe found at the southeasterly corner of said 3.271 acre tract at 198.24 feet) to a point.

Thence South 35 deg.-05'-53" East, 90.47 feet to an iron pipe set.

Thence South 62 deg.-20'-32" West, 440.00 feet (passing over an iron pipe set at 414.79 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 60-95. The tract as described from an actual field survey performed on or about March 26, 2004, by Registered Surveyor Joseph P. Priday (S-7277), contains 1.337 acre, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.



LEGAL DEED DESCRIPTION  
1.502 ACRE

Real estate situated in Monroe Township and Jefferson Township of Madison County, Ohio; in the Virginia Military Survey number 12272; being part of the 5.856 acre tract of Lester J. and Ada M. Yoder (Deed Record 270, page 625); part of the 3.271 acre tract of Carl E. and Wilma R. Miller (Official Record 31, page 912), and part of the remaining portion of the original 50.8956 acre tract of Rodney L. Yoder, et al (Official Record 107, page 1542); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the centerline intersection of Little Darby Road (Township Road 116) and Taylor-Blair Road (County Road 14).

Thence North 35 deg.-05'-53" West, 420.05 feet along said centerline of Taylor-Blair Road to a magnetic nail set, being the TRUE POINT OF BEGINNING.

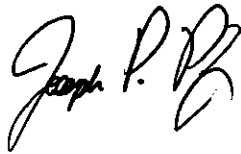
Thence North 35 deg.-05'-53" West, 150.00 feet continuing along said centerline of Taylor-Blair Road to a magnetic nail set.

Thence North 62 deg.-20'-32" East, 440.00 feet (passing over an iron pipe set at 25.21 feet) to an iron pipe set.

Thence South 35 deg.-05'-53" East, 150.00 feet to an iron pipe set.

Thence South 62 deg.-20'-32" West, 440.00 feet (passing over an iron pipe set at 414.79 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 60-95. The tract as described from an actual field survey performed on or about March 26, 2004, by Registered Surveyor Joseph P. Priday (S-7277), contains **1.502 acre**, more or less (of which 1.337 acre is from said 5.856 acre tract, 0.106 acre is from said 3.271 acre tract, and 0.059 acre is from said remaining portion of the original 50.8956 acre tract), subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.



LEGAL DEED DESCRIPTION

YODER

2.294 ACRES

Real estate situated in Monroe Township and Jefferson Township of Madison County, Ohio; in the Virginia Military Survey number 12272; being part of the remaining portion of the original 50.8956 acre tract of Rodney L. Yoder, et al (Official Record 107, page 1542); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the centerline intersection of Little Darby Road (Township Road 116) and Taylor-Blair Road (County Road 14).

Thence North 35 deg.-05'-53" West, 618.05 feet along said centerline of Taylor-Blair Road to a P-K nail found over a railroad spike at the northwesterly corner of the 5.856 acre tract of Lester J. and Ada M. Yoder (Deed Record 270, page 625). Also being the southwesterly corner of the 3.271 acre tract of Carl E. and Wilma R. Miller (Official Record 31, page 912).

Thence North 75 deg.-33'-39" East, 406.38 feet along the northerly line of said 5.856 acre tract and the southerly line of said 3.271 acre tract (passing over an iron rod found at 26.63 feet) to an iron pipe found on the southeasterly corner of said 3.271 acre tract.

Thence North 13 deg.-44'-12" West, 108.00 feet along the easterly line of said 3.271 acre tract to a point, being the TRUE POINT OF BEGINNING.

Thence North 13 deg.-44'-12" West, 233.84 feet continuing along said easterly line to an iron pipe found at the northeasterly corner of said 3.271 acre tract.

Thence South 75 deg.-36'-18" West, 164.21 feet along a northerly line of said 3.271 acre tract to an iron pipe found at the southeasterly corner of the 3.927 acre tract of Mark and Debbie Yoder (Official Record 50, page 212).

Thence North 20 deg.-57'-00" West, 362.70 feet along the easterly line of said 3.927 acre tract to an iron pipe set on the southerly line of the 50.75 acre tract of Fred and Tamara Hostetler (Official Record 15, page 436).

Thence North 75 deg.-34'-17" East, 265.09 feet along said southerly line to an iron pipe set.

Thence South 13 deg.-44'-12" East, 581.27 feet to an iron pipe set.

Thence South 62 deg.-20'-32" West, 57.00 feet to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 60-95. The tract as described from an actual field survey performed on or about March 26, 2004, by Registered Surveyor Joseph P. Priday (S-7277), contains 2.294 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.

*Joseph P. Priday*

