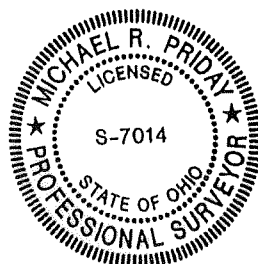


PLAT OF SURVEY FOR:
TIM C & NANCY J PEART
DEERCREEK TOWNSHIP - VMS 595
MADISON COUNTY DHID
PART OF TRACT 4, 23.76 ACRES
O.R. 136, PAGE 2351

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



NOTES:

- 1) ○ I.P. SET ARE 3/4" x 30" GALV.
PIPE W/ PLASTIC I.D. CAP
- 2) ● I.P. FOUND UNLESS NOTED
- 3) ○ MAG NAIL SET
- 4) ■ MONUMENT BOX W/ I.P. FOUND
- 5) ▲ "T" BAR FOUND
- 6) BEARING S 2°-45'-00" W (EGREGG RD.) ASSUMED O.R. 136/2351

MICHAEL R. PRIDAY P.S.
S-7014 APRIL 14, 2004
1-937-644-2682

61-04

Tim C. and Nancy J. Peart
1.500 Acres

Real estate situated in Deercreek Township of Madison County, Ohio in the Virginia Military Survey 5195 and being part of tract 4 (23.76 acres) of Tim C. and Nancy J. Peart, Official Record 136, page 2351 and being further bounded and described as follows:

Beginning for reference at a monument box with iron pin found in the centerline intersection of State Route 142 and Gregg Road, thence, with the centerline of Gregg Road South $38^{\circ}-02'-25''$ East 1975.45 feet to a mag nail set at the southeast corner of Deercreek Farms, Inc. 90.44 acre tract, Deed Record 189, page 279, and at the northeast corner of Tim C. and Nancy J. Peart tract 4 (23.76 acre tract) Official Record 136, page 2351. Said mag nail being the true place of beginning.

Thence with two consecutive lines of aforesaid centerline of Gregg Road (50' R/W) South $38^{\circ}-02'-25''$ East 136.71 feet to a "T" bar found (at the centerline point of intersection) and South $2^{\circ}-45'-00''$ West (assumed bearing from Official Record 136, page 2351) 283.36 feet to a mag nail set.

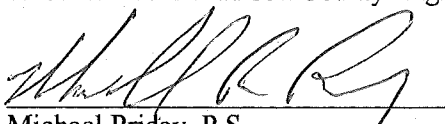
Thence North $62^{\circ}-45'-00''$ West 109.66 feet (passing an iron pipe set at 27.47 feet) to an iron pipe set.

Thence North $38^{\circ}-02'-25''$ West 306.68 feet to an iron pipe set in the line between aforesaid Deercreek Farms, Inc. and Tim C. and Nancy J. Peart.

Thence with said line North $65^{\circ}-22'-07''$ East 237.43 feet (passing an iron pipe set at 211.73 feet) to the true place of beginning.

The tract as described from an actual field survey performed on or about April 14, 2004 by Registered Surveyor, Michael R. Priday, S-7014, contains 1.500 acres more or less, subject to all previous easements and rights-of-way of record. All iron pipe set are $\frac{3}{4}$ " x 30" galvanized pipe with plastic I.D. cap. The survey is recorded in the office of the Madison County Engineer.

Included herein a 20 feet wide drainage easement as shown on survey plat of this tract and recorded in the Madison County Engineers Office.


Michael Priday, P.S.
S-7014
Date: April 14, 2004

