

DAVID BROWN ROAD
(CO RD 119)

S 73°24'52"E 1770.74'

FLORA B. TYSON ~ ORIG 350.57 AC
DEED REC 149, PG 334

RON WINN ~ 213.90 AC
OFF REC 193, PG 321

N 69°18'22"E 1767.90'

N 67°09'19"E 1003.26'

150.00'

150.00'

150.00'

150.00'

150.00'

150.00'

S 67°09'19"W

N 67°09'19"E 600.00'

150.00'

150.00'

150.00'

150.00'

20' STORM SEWER EASEMENT

DRAINAGE TILE TO BE
INSTALLED

N 05°55'49"E 505.12'
1.628 ACRES

N 05°55'49"E 505.12'
1.628 ACRES

N 05°55'49"E 505.12'
1.628 ACRES

N 05°55'49"E 505.12'
1.628 ACRES

S 05°55'49"W 505.12'
1.628 ACRES

MECHANICSBURG - SANFORD ROAD
(COUNTY ROAD 27)

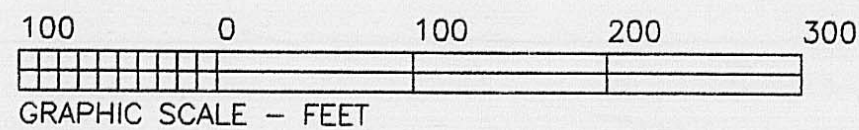
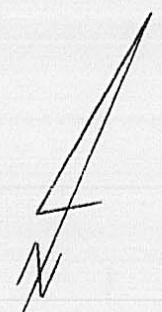
PLAT OF SURVEY FOR:

RON WINN
MONROE TOWNSHIP ~ VMS 7924
MADISON COUNTY, OHIO
PART OF 213.90 ACRE TRACT
OFFICIAL REC 193, PG 321



NOTES:

- 1) ⊗ P-K NAIL FOUND
- 2) ⊕ MAGNETIC NAIL SET
- 3) ⊙ IRON ROD FOUND
- 4) ○ 3/4" X 30" GALV IRON PIPE WITH PLASTIC I.D. CAP SET
- 5) BEARING ASSUMED FROM DEED
- 6) FLOOD ZONE X OF F.I.R.M. 390773 0075 B ~ FEB 06, 1991 (OUTSIDE 500 YEAR FLOOD PLAIN)



Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
MARCH 18, 2005 JN 04-45C

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 43030
(937) 642-3400

35-05

EXHIBIT A

LEGAL DEED DESCRIPTION

RON WINN

1.628 AC

TRACT 1

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 7924; being part of the 213.90 acre tract of Ron Winn (Official Record 193, page 321); and being further bounded and described as follows:

Beginning for reference at a P-K nail found at the centerline intersection of Mechanicsburg-Sanford Road (County Road 27) and David Brown Road (County Road 119).

Thence with three consecutive courses of said centerline of Mechanicsburg-Sanford Road:

- 1) South 73 deg.-24'-52" East, 1770.74 feet to a point.
- 2) North 69 deg.-18'-22" East, 1767.90 feet to an iron rod found at the southwest corner of said 213.90 acre tract.
- 3) North 67 deg.-09'-19" East, 1453.26 feet to a mag nail set, being the True Point of Beginning.

Thence North 05 deg.-55'-49" East, 539.35 feet (passing over an iron pipe set at 34.23 feet) to an iron pipe set.

Thence North 67 deg.-09'-19" East, 150.00 feet to an iron pipe set.

Thence South 05 deg.-55'-49" West, 539.35 feet (passing over an iron pipe set at 505.12 feet) to a mag nail set in said centerline of Mechanicsburg-Sanford Road.

Thence South 67 deg.-09'-19" West, 150.00 feet along said centerline to the True Point of Beginning.

Bearing was assumed from grantor's deed. The tract as described from an actual field survey performed on or about March 18, 2005, by Registered Surveyor Joseph P. Priday (S-7277), contains 1.628 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 office of the Madison County Engineer.

The above described tract shall be subject to and benefited by storm sewer easements shown on the plat of survey.

EXHIBIT A

LEGAL DEED DESCRIPTION

RON WINN

1.628 AC

TRACT 2

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 7924; being part of the 213.90 acre tract of Ron Winn (Official Record 193, page 321); and being further bounded and described as follows:

Beginning for reference at a P-K nail found at the centerline intersection of Mechanicsburg-Sanford Road (County Road 27) and David Brown Road (County Road 119).

Thence with three consecutive courses of said centerline of Mechanicsburg-Sanford Road:

- 1) South 73 deg.-24'-52" East, 1770.74 feet to a point.
- 2) North 69 deg.-18'-22" East, 1767.90 feet to an iron rod found at the southwest corner of said 213.90 acre tract.
- 3) North 67 deg.-09'-19" East, 1303.26 feet to a mag nail set, being the True Point of Beginning.

Thence North 05 deg.-55'-49" East, 539.35 feet (passing over an iron pipe set at 34.23 feet) to an iron pipe set.

Thence North 67 deg.-09'-19" East, 150.00 feet to an iron pipe set.

Thence South 05 deg.-55'-49" West, 539.35 feet (passing over an iron pipe set at 505.12 feet) to a mag nail set in said centerline of Mechanicsburg-Sanford Road.

Thence South 67 deg.-09'-19" West, 150.00 feet along said centerline to the True Point of Beginning.

Bearing was assumed from grantor's deed. The tract as described from an actual field survey performed on or about March 18, 2005, by Registered Surveyor Joseph P. Priday (S-7277), contains **1.628 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 office of the Madison County Engineer.

The above described tract shall be subject to and benefited by storm sewer easements shown on the plat of survey.

EXHIBIT A

LEGAL DEED DESCRIPTION

RON WINN

1.628 AC

TRACT 3

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 7924; being part of the 213.90 acre tract of Ron Winn (Official Record 193, page 321); and being further bounded and described as follows:

Beginning for reference at a P-K nail found at the centerline intersection of Mechanicsburg-Sanford Road (County Road 27) and David Brown Road (County Road 119).

Thence with three consecutive courses of said centerline of Mechanicsburg-Sanford Road:

- 1) South 73 deg.-24'-52" East, 1770.74 feet to a point.
- 2) North 69 deg.-18'-22" East, 1767.90 feet to an iron rod found at the southwest corner of said 213.90 acre tract.
- 3) North 67 deg.-09'-19" East, 1153.26 feet to a mag nail set, being the True Point of Beginning.

Thence North 05 deg.-55'-49" East, 539.35 feet (passing over an iron pipe set at 34.23 feet) to an iron pipe set.

Thence North 67 deg.-09'-19" East, 150.00 feet to an iron pipe set.

Thence South 05 deg.-55'-49" West, 539.35 feet (passing over an iron pipe set at 505.12 feet) to a mag nail set in said centerline of Mechanicsburg-Sanford Road.

Thence South 67 deg.-09'-19" West, 150.00 feet along said centerline to the True Point of Beginning.

Bearing was assumed from grantor's deed. The tract as described from an actual field survey performed on or about March 18, 2005, by Registered Surveyor Joseph P. Priday (S-7277), contains **1.628 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 office of the Madison County Engineer.

The above described tract shall be subject to and benefited by storm sewer easements shown on the plat of survey.

EXHIBIT A

LEGAL DEED DESCRIPTION

RON WINN

1.628 AC

TRACT 4

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 7924; being part of the 213.90 acre tract of Ron Winn (Official Record 193, page 321); and being further bounded and described as follows:

Beginning for reference at a P-K nail found at the centerline intersection of Mechanicsburg-Sanford Road (County Road 27) and David Brown Road (County Road 119).

Thence with three consecutive courses of said centerline of Mechanicsburg-Sanford Road:

- 1) South 73 deg.-24'-52" East, 1770.74 feet to a point.
- 2) North 69 deg.-18'-22" East, 1767.90 feet to an iron rod found at the southwest corner of said 213.90 acre tract.
- 3) North 67 deg.-09'-19" East, 1003.26 feet to a mag nail set, being the True Point of Beginning.

Thence North 05 deg.-55'-49" East, 539.35 feet (passing over an iron pipe set at 34.23 feet) to an iron pipe set.

Thence North 67 deg.-09'-19" East, 150.00 feet to an iron pipe set.

Thence South 05 deg.-55'-49" West, 539.35 feet (passing over an iron pipe set at 505.12 feet) to a mag nail set in said centerline of Mechanicsburg-Sanford Road.

Thence South 67 deg.-09'-19" West, 150.00 feet along said centerline to the True Point of Beginning.

Bearing was assumed from grantor's deed. The tract as described from an actual field survey performed on or about March 18, 2005, by Registered Surveyor Joseph P. Priday (S-7277), contains **1.628 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 office of the Madison County Engineer.

The above described tract shall be subject to and benefited by storm sewer easements shown on the plat of survey.