

PLAT OF SURVEY FOR:  
**RON WINN**  
 MONROE TWP ~ VMS 5483  
 MADISON COUNTY, OHIO  
 PART OF ORIG. 213.90 AC  
 OFFICIAL REC 193, PG 321

WOODLAND FARMS, INC.  
 81.78 AC TRACT  
 DEED REC 154, PG 45

- NOTES:  
 1) ⊙ IRON ROD FOUND  
 2) ○ IRON PIPE FOUND  
 3) ● 3/4" X 30" GALV IRON PIPE WITH PLASTIC I.D. CAP SET  
 4) BEARING ASSUMED FROM DEED  
 5) FLOOD ZONES TRACED FROM F.I.R.M. 390773 0075 B ~ FEB 06, 1991  
 ZONE X: OUTSIDE 500 YEAR FLOOD PLAIN  
 ZONE A: FLOOD HAZARD AREAS



RON WINN  
 ORIG 213.90 AC  
 OFF REC 193, PG 321

RON WINN  
 21.192 AC  
 OFF REC 198, PG 1761

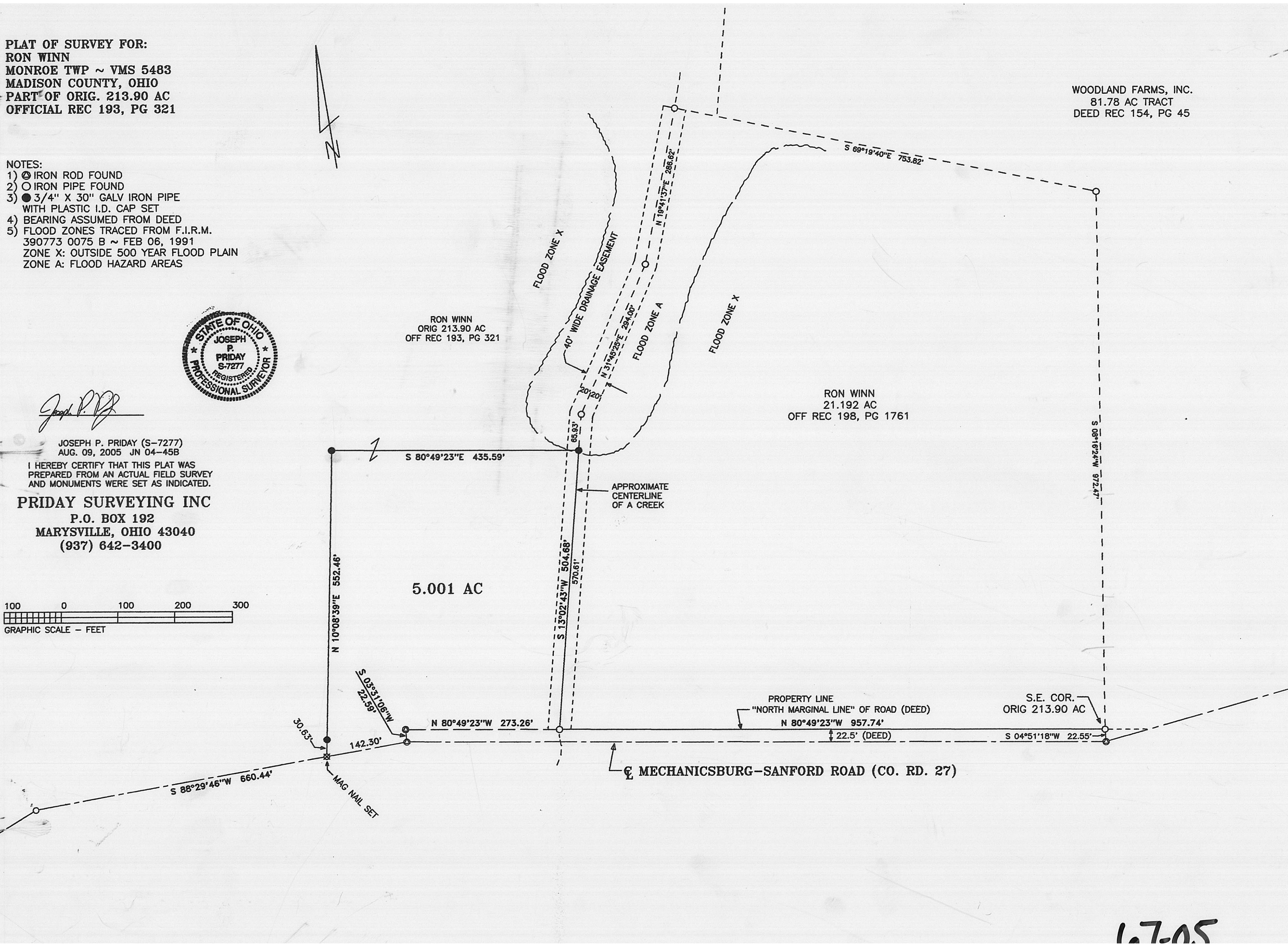
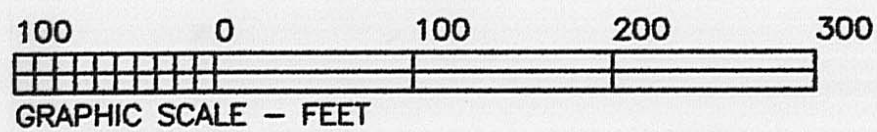
5.001 AC

APPROXIMATE CENTERLINE OF A CREEK

MECHANICSBURG-SANFORD ROAD (CO. RD. 27)

JOSEPH P. PRIDAY (S-7277)  
 AUG. 09, 2005 JN 04-45B  
 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



1.7-05

LEGAL DEED DESCRIPTION  
RON WINN  
5.001 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 5483; being part of the original 213.90 acre tract of Ron Winn (Official Record 193, page 321); and being further bounded and described as follows:

Beginning for reference at an iron pipe found on the north marginal line of Mechanicsburg-Sanford Road (County Road 27) at the southeast corner of said original 213.90 acre tract. Witnessed by an iron rod found at an angle point in the centerline of said road, which bears: (South 04 deg.-51'-18" West, 22.55 feet). Said iron pipe also being a southwest corner of the 81.78 acre tract of Woodland Farms, Inc. (Deed Record 154, page 45).

Thence North 80 deg.-49'-23" West, 957.74 feet along said north marginal line of road, being 22.5 feet northerly of said centerline (according to the deed), to an iron pipe found in the approximate centerline of a creek at the southwest corner of the 21.192 acre tract of Ron Winn (Official Record 198, page 1761), being the True Point of Beginning.

Thence North 80 deg.-49'-23" West, 273.26 feet continuing along said north marginal line of road to an iron rod found.

Thence South 03 deg.-31'-06" West, 22.59 feet to an iron rod found at an angle point in said centerline of Mechanicsburg-Sanford Road.

Thence South 88 deg.-29'-46" West, 142.30 feet along said centerline of road to a mag nail set.

Thence North 10 deg.-08'-39" East, 552.46 feet (passing over an iron pipe set at 30.63 feet) to an iron pipe set.

Thence South 80 deg.-49'-23" East, 435.59 feet to an iron pipe set on the west line of said 21.192 acre tract in said approximate centerline of creek.

Thence South 13 deg.-02'-43" West, 504.68 feet along said west line and said approximate centerline of creek 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 August 09, 2005, by Registered Surveyor Joseph P. Priday (S-7277), contains 5.001 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.

