

RICHARD A. & JANET L. BAUDER
104.375 ACRES
OFF REC 115, PG 2553

RICHARD A. & JANET L. BAUDER
10.145 AC ~ OFF REC 150, PG 387

RICHARD A. & JANET L. BAUDER
20.000 AC
OFF REC 190, PG 2308

VMS 8417

RICHARD A. & JANET L. BAUDER
59.097 ACRES
OFF REC 115, PG 2553

VMS 8428

PAUL R. & ETHEL E. WIGHTMAN
REMAINING PORTION OF ORIG. 235.623 AC
DEED REC 283, PG 501

27.173 AC

PAUL R. & ETHEL E. WIGHTMAN
ORIG. 20.001 ACRE
OFF REC 37, PG 301

U.S. ROUTE 42

1114.71'
N 13°29'18"E 1111.61'

N 80°37'00"W 834.42'

(ASSUMED BRG)
N 13°44'00"E

885.21'
S 85°29'58"E 1194.43'

(26.369 AC)
S 05°39'44"W (0.804 AC)
629.76'

N 80°37'00"W 476.12'

S 80°37'00"E 619.71'

S 05°39'44"W 158.68'

S 09°23'00"W 582.00'

D.W. & V.R. HEADINGS
2.672 AC
OFF REC 178, PG 762

DANNY & ANNA BENTLEY
2.672 AC
OFF REC 173, PG 1056

N 09°23'00"E 582.00'

S 07°19'46"W 582.37'

3.856 AC

N 79°49'32"W 200.10'

S 22°06'48"W 83.61'

VMS LINE ±

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8
ROBY SUBDIVISION (PLAT BOOK 2, PG 247-248)

MICHAEL SCOTT ADELSBERGER
1.577 AC ~ OFF REC 39, PG 941

PRICE-HILLIARDS ROAD (CO RD 32)

VMS 5874



Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
MAY 01, 2005 JN 96-31B

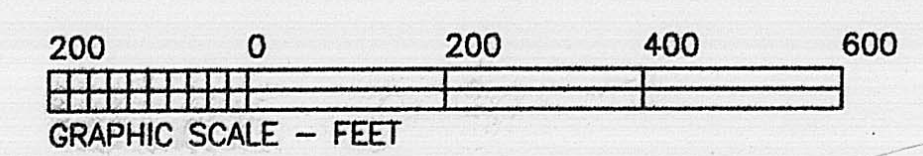
I HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED FROM AN ACTUAL FIELD SURVEY
AND MONUMENTS WERE SET AS INDICATED.

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

PLAT OF SURVEY FOR:
PAUL R. & ETHEL E. WIGHTMAN
CANAAN TWP ~ VMS 8417, 8428, 5874
MADISON COUNTY, OHIO
PART OF ORIG 235.623 ACRE
DEED REC 283, PG 501
& PART OF ORIG 20.001 ACRE
OFF REC 37, PG 301

- NOTES:
- 1) ○ IRON PIPE FOUND
 - 2) ⊕ MONUMENT BOX FOUND
 - 3) △ RAILROAD SPIKE FOUND
 - 4) ⊙ IRON ROD FOUND
 - 5) ● 3/4" X 30" GALV IRON PIPE
WITH PLASTIC I.D. CAPS SET
 - 6) BEARING ASSUMED FROM U.S. ROUTE 42
 - 7) ⊕ MAG NAIL SET
 - 8) ⊗ MAG NAIL FOUND

FLOOD ZONE X OF F.I.R.M.
390773 0100 B ~ FEB 06, 1991
(OUTSIDE 500 YEAR FLOOD PLAIN)



73-05

LEGAL DEED DESCRIPTION
PAUL R. & ETHEL E. WIGHTMAN
3.856 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey numbers 8428 & 5874; being part of the original 20.001 acre tract (Official Record 37, page 301) of Paul R. and Ethel E. Wightman; and being further bounded and described as follows:

Beginning for reference at a monument box found in the centerline of U.S. Route 42 at the centerline of the portion of Price-Hilliards Road (County Road 32) which is west of said Route 42.

Thence North 13 deg.-29'-18" East, 3.10 feet along said centerline of U.S. Route 42 to a point at the centerline of the portion of said Price-Hilliards Road which is east of said Route 42.

Thence South 80 deg.-37'-00" East, 1534.42 feet along said centerline of Price-Hilliards Road (passing over a railroad spike found at 1234.42 feet) to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence North 07 deg.-19'-46" East, 582.37 feet along the east line of a 3.869 acre tract surveyed this date (passing over an iron pipe set at 30.02 feet) to an iron pipe set on the south line of the 20.000 acre tract of Richard A. and Janet L. Bauder (Official Record 190, page 2308).

Thence South 80 deg.-37'-00" East, 416.71 feet along said south line to an iron pipe found on the west line of the 59.097 acre tract also of Richard A. and Janet L. Bauder (Official Record 115, page 2553).

Thence with two consecutive courses of said west line of the 59.097 acre tract:

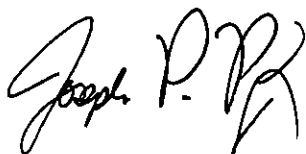
- 1) South 05 deg.-39'-44" West, 158.68 feet to an iron pipe found.
- 2) South 22 deg.-06'-48" West, 83.61 feet to an iron pipe found on the northeast corner the 1.577 acre tract of Michael Scott Adelsberger (Official Record 39, page 941).

Thence with two consecutive courses of said 1.577 acre tract:

- 1) North 79 deg.-49'-32" West, 200.10 feet to an iron pipe found.
- 2) South 07 deg.-19'-46" West, 345.09 feet (passing over an iron pipe found at 315.07 feet) to a railroad spike found in said centerline of Price-Hilliards Road.

Thence North 80 deg.-37'-00" West, 200.00 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearing was assumed from said U.S. Route 42, R/W plans. The tract as described from an actual field survey performed on or about May 01, 2005, by Registered Surveyor Joseph P. Priday (S-7277), contains **3.856 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 recorded in the map room of the Madison County Engineer.



LEGAL DEED DESCRIPTION
PAUL R. & ETHEL E. WIGHTMAN
3.869 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey numbers 8428 & 5874; being part of the original 20.001 acre tract (Official Record 37, page 301) of Paul R. and Ethel E. Wightman; and being further bounded and described as follows:

Beginning for reference at a monument box found in the centerline of U.S. Route 42 at the centerline of the portion of Price-Hilliards Road (County Road 32) which is west of said Route 42.

Thence North 13 deg.-29'-18" East, 3.10 feet along said centerline of U.S. Route 42 to a point at the centerline of the portion of said Price-Hilliards Road which is east of said Route 42.

Thence South 80 deg.-37'-00" East, 1234.42 feet along said centerline of Price-Hilliards Road to a railroad spike found at the southeast corner of the 2.672 acre tract of Danny and Anna Bentley (Official Record 173, page 1056), being the TRUE POINT OF BEGINNING.

Thence North 09 deg.-23'-00" East, 582.00 feet along the east line of said 2.672 acre tract (passing over an iron pipe found at 30.00 feet) to an iron pipe found at the northeast corner of said tract.

Thence South 80 deg.-37'-00" East, 279.13 feet (passing over an iron pipe found at the southwest corner of the 20.000 acre tract of Richard A. and Janet L. Bauder, Official Record 190, page 2308, at 76.12 feet) to an iron pipe set on the south line of said 20.000 acre tract at the northwest corner of a 3.856 acre tract surveyed this date.

Thence South 07 deg.-19'-46" West, 582.37 feet along the west line of said tract (passing over an iron pipe set at 552.35 feet) to a mag nail set in said centerline of Price-Hilliards Road.

Thence North 80 deg.-37'-00" West, 300.00 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearing was assumed from said U.S. Route 42, R/W plans. The tract as described from an actual field survey performed on or about May 01, 2005, by Registered Surveyor Joseph P. Friday (S-7277), contains 3.869 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 recorded in the map room of the Madison County Engineer.

