

PLAT OF SURVEY FOR:
 RON WINN
 MONROE TWP & PIKE TWP
 VMS 7924, 5483 & 10700
 MADISON COUNTY, OHIO
 PART OF ORIG 213.90 AC TRACT
 OFFICIAL REC 193, PG 321

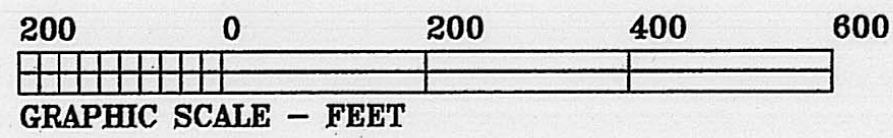
- NOTES:
 1) ○ IRON PIPE FOUND
 2) ⊙ IRON ROD FOUND
 3) ⊕ SURVEY NAIL FOUND
 4) ⊗ MAG NAIL SET
 5) ⊠ 6" STEEL PIPE POST
 IN CONCRETE FOUND
 6) ● 3/4" X 30" GALV IRON PIPE
 WITH PLASTIC I.D. CAP SET
 7) BEARING ASSUMED FROM DEED
 8) FLOOD ZONES ARE TRACED FROM F.I.R.M.
 390773 0075 B ~ FEB 06, 1991
 ZONE X: OUTSIDE 500 YEAR FLOOD PLAIN
 ZONE A: FLOOD HAZARD AREAS



Joseph P. Priday
 JOSEPH P. PRIDAY (S-7277)
 JAN 03, 2006 JN 04-45

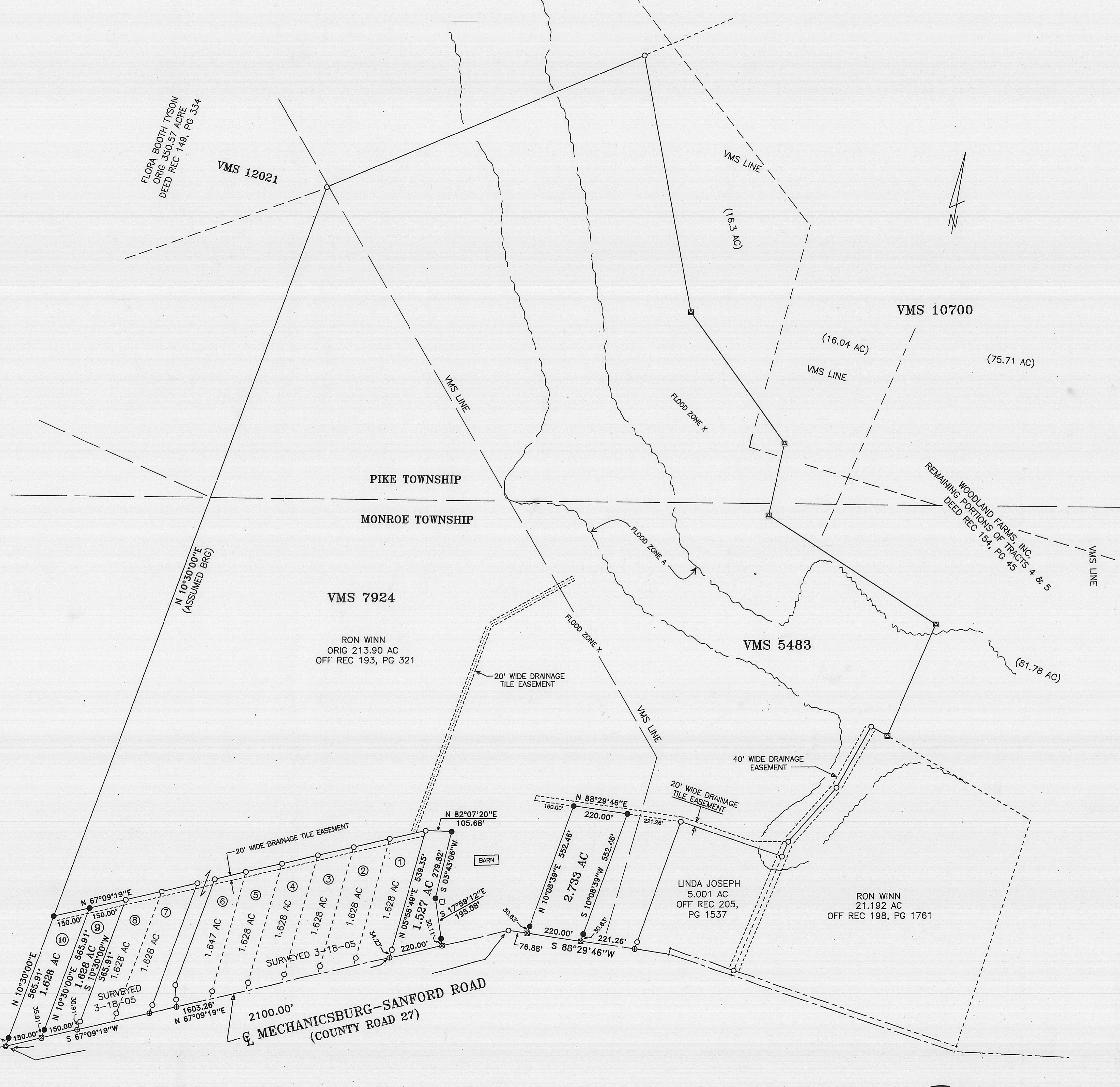
I HEREBY CERTIFY THAT THIS PLAT WAS
 PREPARED FROM AN ACTUAL FIELD SURVEY
 AND MONUMENTS WERE SET AS INDICATED.

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



DAVID BROWN ROAD
 (CO RD 119)
 S 73°24'52"E 1770.74'

MECHANICSBURG-SANFORD ROAD
 (COUNTY ROAD 27)
 N 69°18'22"E 1767.90'



3506

LEGAL DEED DESCRIPTION
RON WINN
1.527 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 7924; 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 a survey 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 original 213.90 acre tract.
- 3) North 67 deg.-09'-19" East, 1603.26 feet to a survey nail found at the southeasterly corner of a 1.628 acre tract (Tract 1 - surveyed 03-18-05), being the True Point of Beginning.

Thence North 05 deg.-55'-49" East, 539.35 feet along the east line of said Tract 1 (passing over an iron pipe found at 34.23 feet) to an iron pipe found at the northeasterly corner of said tract.

Thence North 82 deg.-07'-20" East, 105.68 feet to an iron pipe set.

Thence South 03 deg.-43'-06" West, 279.82 feet to an iron pipe set.

Thence South 17 deg.-59'-12" East, 195.88 feet (passing over an iron pipe set at 165.77 feet) to a mag nail set in said centerline of Mechanicsburg-Sanford Road.

Thence South 67 deg.-09'-19" West, 220.00 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 January 03, 2006, by Registered Surveyor Joseph P. Friday (S-7277), contains 1.527 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 benefited by storm sewer easements shown on the plat of survey.



LEGAL DEED DESCRIPTION

RON WINN

1.628 AC

TRACT 9

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 7924; 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 a survey 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, 150.00 feet to a mag nail set, being the True Point of Beginning.

Thence North 10 deg.-30'-00" East, 565.91 feet (passing over an iron pipe set at 35.91 feet) to an iron pipe set.

Thence North 67 deg.-09'-19" East, 150.00 feet to an iron pipe found at the northwesterly corner of a 1.628 acre tract (Tract 8 - surveyed 03-18-05).

Thence South 10 deg.-30'-00" West, 565.91 feet along the west line of said tract (passing over an iron pipe found at 530.00 feet) to a survey nail found 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 January 03, 2006, by Registered Surveyor Joseph P. Friday (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.



LEGAL DEED DESCRIPTION

RON WINN

1.628 AC

TRACT 10

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 7924; 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 a survey nail found at the centerline intersection of Mechanicsburg-Sanford Road (County Road 27) and David Brown Road (County Road 119).

Thence with two 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. Also being the southeast corner of the original 350.57 acre tract of Flora Booth Tyson (Deed Record 149, page 334), and the True Point of Beginning.

Thence North 10 deg.-30'-00" East, 565.91 feet along the east line of said original 350.57 acre tract (passing over an iron pipe set at 35.91 feet) to an iron pipe set.

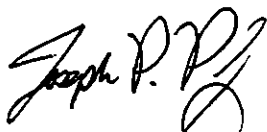
Thence North 67 deg.-09'-19" East, 150.00 feet to an iron pipe set.

Thence South 10 deg.-30'-00" West, 565.91 feet (passing over an iron pipe set at 530.00 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 January 03, 2006, by Registered Surveyor Joseph P. Friday (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.



LEGAL DEED DESCRIPTION
RON WINN
2.733 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 7924; 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 a survey nail found at the centerline intersection of Mechanicsburg-Sanford Road (County Road 27) and David Brown Road (County Road 119).

Thence with four 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 original 213.90 acre tract.
- 3) North 67 deg.-09'-19" East, 2100.00 feet to an iron pipe found.
- 4) North 88 deg.-29'-46" East, 76.88 feet to a mag nail set, being the True Point of Beginning.

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 North 88 deg.-29'-46" East, 220.00 feet to an iron pipe set.

Thence South 10 deg.-08'-39" West, 552.46 feet (passing over an iron pipe set at 521.83 feet) to a mag nail set in said centerline of Mechanicsburg-Sanford Road.

Thence South 88 deg.-29'-46" West, 220.00 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 January 03, 2006, by Registered Surveyor Joseph P. Friday (S-7277), contains 2.733 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 benefited by storm sewer easements shown on the plat of survey.

Joseph P. Friday

