

**PLAT OF SURVEY FOR:  
 RON WINN  
 MONROE TWP ~ VMS 5483  
 MADISON COUNTY, OHIO  
 PART OF 21.192 ACRE TRACT  
 OFFICIAL REC 198, PG 1761**

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

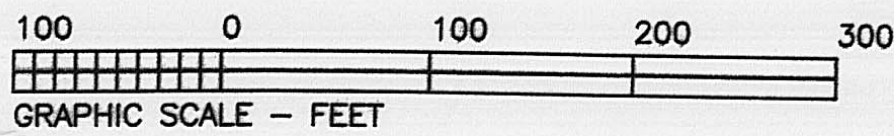


*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
 APRIL 17, 2006 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



MECHANICSBURG-SANFORD ROAD (CO. RD. 27)

79-06

LEGAL DEED DESCRIPTION  
RON WINN  
5.000 ACRES  
TRACT A

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 5483; being part of the 21.192 acre tract of Ron Winn (Official Record 198, page 1761); and being further bounded and described as follows:

Beginning at an iron pipe found on the north marginal line of Mechanicsburg-Sanford Road (County Road 27) at the southeast corner of said 21.192 acre tract, also being the southeast corner of the 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 found also being a southwest corner of the 81.78 acre tract of Woodland Farms, Inc. (Deed Record 154, page 45), and the True Point of Beginning.

Thence North 80 deg.-49'-23" West, 218.96 feet along said north marginal line of road, being 22.5 feet northerly of said centerline, to an iron pipe set.

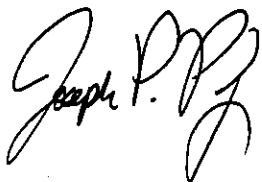
Thence North 08 deg.-16'-24" East, 1017.15 feet to an iron pipe set on a southerly line of said 81.78 acre tract.

Thence with two consecutive courses of said 81.78 acre tract:

- 1) South 69 deg.-19'-40" East, 224.16 feet to an iron pipe found.
- 2) South 08 deg.-16'-24" West, 972.47 feet 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 April 17, 2006, by Registered Surveyor Joseph P. Friday (S-7277), contains **5.000 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 a 20 foot wide drainage tile easement as shown on the plat of survey.



LEGAL DEED DESCRIPTION  
RON WINN  
5.000 ACRES  
TRACT B

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 5483; being part of the 21.192 acre tract of Ron Winn (Official Record 198, page 1761); 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 21.192 acre tract, also being the southeast corner of the 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 found 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, 218.96 feet along said north marginal line of road, being 22.5 feet northerly of said centerline, to an iron pipe set, being the True Point of Beginning.

Thence North 80 deg.-49'-23" West, 209.74 feet continuing along said north marginal line of road to an iron pipe set.

Thence North 08 deg.-16'-24" East, 1059.95 feet to an iron pipe set on a southerly line of said 81.78 acre tract.

Thence South 69 deg.-19'-40" East, 214.72 feet along said southerly line to an iron pipe set.

Thence South 08 deg.-16'-24" West, 1017.15 feet 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 April 17, 2006, by Registered Surveyor Joseph P. Priday (S-7277), contains 5.000 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 a 20 foot wide drainage tile easement as shown on the plat of survey.



LEGAL DEED DESCRIPTION  
RON WINN  
5.000 ACRES  
TRACT C

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 5483; being part of the 21.192 acre tract of Ron Winn (Official Record 198, page 1761); 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 21.192 acre tract, also being the southeast corner of the 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 found 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, 428.70 feet along said north marginal line of road, being 22.5 feet northerly of said centerline, to an iron pipe set, being the True Point of Beginning.

Thence North 80 deg.-49'-23" West, 201.60 feet continuing along said north marginal line of road to an iron pipe set.

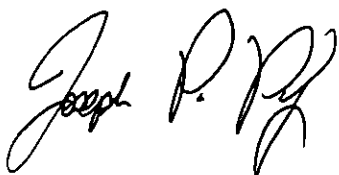
Thence North 08 deg.-16'-24" East, 1101.08 feet to an iron pipe set on a southerly line of said 81.78 acre tract.

Thence South 69 deg.-19'-40" East, 206.38 feet along said southerly line to an iron pipe set.

Thence South 08 deg.-16'-24" West, 1059.95 feet 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 April 17, 2006, by Registered Surveyor Joseph P. Friday (S-7277), contains **5.000 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 a 20 foot wide drainage tile easement as shown on the plat of survey.



LEGAL DEED DESCRIPTION  
RON WINN  
6.192 ACRES  
TRACT D

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 5483; being part of the 21.192 acre tract of Ron Winn (Official Record 198, page 1761); 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 21.192 acre tract, also being the southeast corner of the 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 found 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, 630.30 feet along said north marginal line of road, being 22.5 feet northerly of said centerline, to an iron pipe set, being the True Point of Beginning.

Thence North 80 deg.-49'-23" West, 327.44 feet continuing along said north marginal line of road to an iron pipe found in the approximate centerline of a creek, at the southeasterly corner of the 5.001 acre tract of Linda Joseph (Official Record 205, page 1537).

Thence North 13 deg.-02'-43" East, 570.61 feet along the easterly line of said 5.001 acre tract and an easterly line of the remaining portion of said original 213.90 acre tract of Ron Winn (Official Record 193, page 321), (passing over an iron pipe found at 504.68 feet) to an iron pipe found.

Thence with three consecutive courses of said remaining portion of the original 213.90 acre tract:

- 1) North 31 deg.-45'-25" East, 294.00 feet to an iron pipe found.
- 2) North 19 deg.-41'-37" East, 286.62 feet to an iron pipe found.
- 3) South 69 deg.-19'-40" East, 108.55 feet along a southerly line of said remaining portion and a southerly line of said 81.78 acre tract to an iron pipe set.

Thence South 08 deg.-16'-24" West, 1101.08 feet 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 April 17, 2006, by Registered Surveyor Joseph P. Priday (S-7277), contains **6.192 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 a 20 foot wide drainage tile easement as shown on the plat of survey.

