

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:

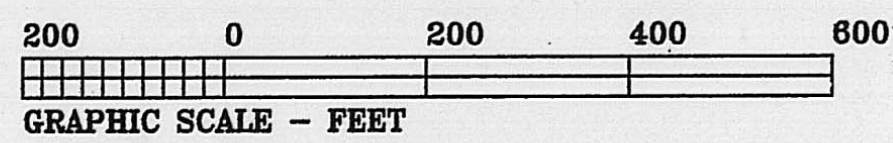
- 1) ○ IRON PIPE FOUND
- 2) ⊙ IRON ROD FOUND
- 3) ⊕ SURVEY NAIL FOUND
- 4) ⊗ MAG NAIL SET
- 5) ⊠ 6" STEEL PIPE POST IN CONCRETE FOUND
- 6) ● 3/4" X 30" GALV IRON PIPE WITH PLASTIC I.D. CAP SET
- 7) BEARING ASSUMED FROM DEED
- 8) FLOOD ZONES ARE TRACED FROM F.I.R.M. 390773 0075 B ~ FEB 06, 1991  
 ZONE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

*Joseph P. Priday*

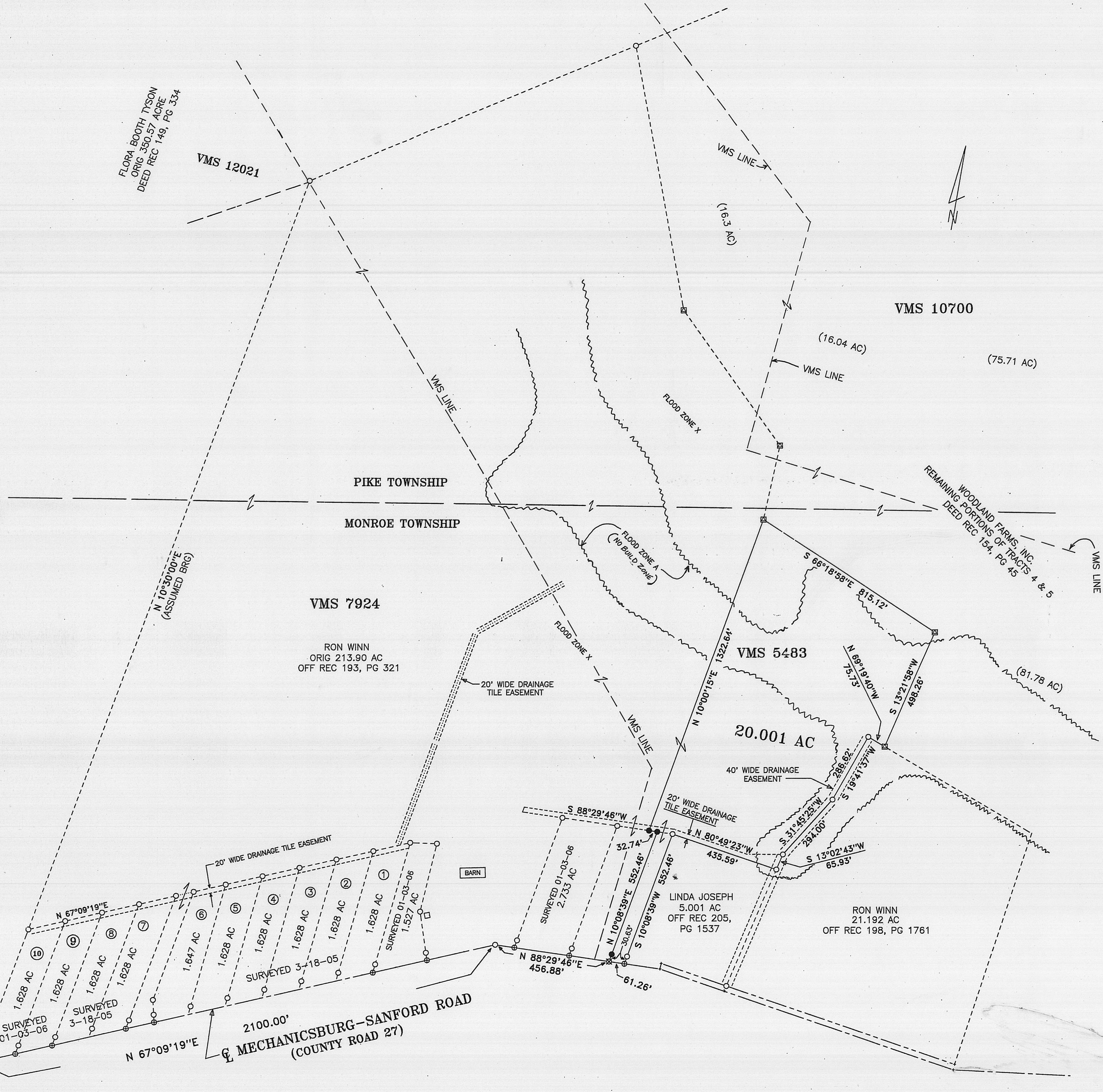
JOSEPH P. PRIDAY (S-7277)  
 AUG 01, 2006 JN 04-55

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'





LEGAL DEED DESCRIPTION  
RON WINN  
20.001 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 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, 456.88 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 South 88 deg.-29'-46" West, 32.74 feet to an iron pipe set.

Thence North 10 deg.-00'-15" East, 1322.64 feet to a 6 inch steel pipe post in concrete found on a corner of the remaining portion of tracts 4 and 5 of Woodland Farms, Inc. (Deed Record 154, page 45).

Thence with two consecutive courses of said remaining tracts:

- 1) South 66 deg.-18'-58" East, 815.12 feet to a 6 inch steel pipe post in concrete found.
- 2) South 13 deg.-21'-58" West, 498.26 feet to a 6 inch steel pipe post in concrete found on the northerly line of the 21.192 acre tract of Ron Winn (Official Record 198, page 1761).

Thence with four consecutive courses of said 21.192 acre tract:

- 1) North 69 deg.-19'-40" West, 75.73 feet to an iron pipe found.
- 2) South 19 deg.-41'-37" West, 286.62 feet to an iron pipe found.
- 3) South 31 deg.-45'-25" West, 294.00 feet to an iron pipe found.
- 4) South 13 deg.-02'-43" West, 65.93 feet to an iron pipe found at the northeasterly corner of the 5.001 acre tract of Linda Joseph (Official Record 205, page 1537).

Thence with two consecutive courses of said 5.001 acre tract:

- 1) North 80 deg.-49'-23" West, 435.59 feet to an iron pipe found.
- 2) South 10 deg.-08'-39" West, 552.46 feet (passing over an iron pipe found at 521.83 feet) to a survey nail found in said centerline of Mechanicsburg-Sanford Road.

Thence South 88 deg.-29'-46" West, 61.26 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 August 01, 2006, by Registered Surveyor Joseph P. Priday (S-7277), contains **20.001 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 office of the Madison County Engineer.

The above described tract shall be subject to drainage easements shown on the plat of survey.

