

€ IAMS ROAD (COUNTY ROAD 35)

(ASSUMED BRG)
S 32°30'00"E 5491.36'
4068.11'

€ CEMETERY PIKE (CO RD 34)

PLAT OF SURVEY FOR:
GEORGE W. DOLPHIN
DARBY TOWNSHIP ~ VMS 1479
MADISON COUNTY, OHIO
PART OF ORIG 83.75 ACRE
OFFICIAL RECORD 78, PAGE 13

- NOTES:
- 1) Δ RAILROAD SPIKE FOUND
 - 2) ⊕ MAG NAIL FOUND
 - 3) ⊗ MAG NAIL SET
 - 4) ⊙ IRON ROD FOUND ~ O IRON PIPE FOUND
 - 5) √ STEEL SIGN POST FOUND
 - 6) ● 3/4" X 30" GALV IRON PIPE
WITH PLASTIC I.D. CAP SET
 - 7) BEARING ASSUMED FROM OFF REC 78, PG 13
 - 8) FLOOD ZONE X OF F.I.R.M.
390773 0050 B ~ FEB 06, 1991
(OUTSIDE 500 YEAR FLOOD PLAIN)



JOSEPH P. PRIDAY (S-7277)
JAN 10, 2007 JN 03-34B

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

PATRICIA S. SHOEMAKER
1.00 AC
OFF REC 121, PG 2564

SEE DETAIL

GEORGE W. DOLPHIN
2.755 AC
OFF REC 189, PG 150

20' DRAINAGE
TILE EASE.

20' DRAINAGE
TILE EASE.

20' DRAINAGE
TILE EASE.

APPROX. C/L
CARY DITCH

54.550 AC

BALLANTYNE FAMILY
LIMITED PARTNERSHIP
31.000 AC
OFF REC 220, PG 1547

GEORGE W. DOLPHIN
ORIG. 75 ACRE
OFF REC 78, PG 13

GEORGE W. DOLPHIN
ORIG. 83.75 ACRE
OFF REC 78, PG 13

DETAIL
(NO SCALE)

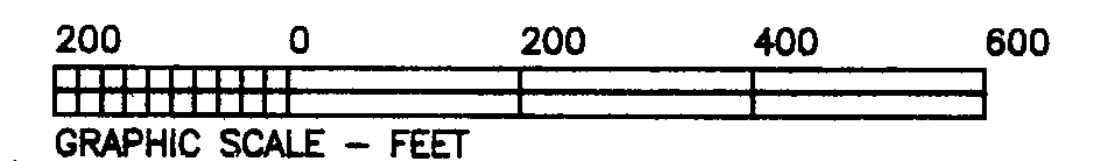
STONE
FOUND

NOAH BEACHY FARMS LTD. ~ 50.000 AC ~ OFF REC 179, PG 1913

HERITAGE RAIL-TRAIL COALITION
46.531 AC ~ OFF REC 26, PG 1171
& EASEMENT TO METRO PARKS
34.118 AC ~ OFF REC 171, PG 2212
FORMER RAILROAD RIGHT-OF-WAY

RAILROAD RIGHT-OF-WAY ACCORDING TO 83.75 ACRE DESCRIPTION
AND EVIDENCE OF OLD FENCE. RAILROAD PLANS SHOWED A FENCE IN
THIS LOCATION WHICH WAS NOT THE RIGHT-OF-WAY LINE.

FORMER RAILROAD RIGHT-OF-WAY LINE ACCORDING TO RAILROAD PLANS
AND SURVEY PERFORMED BY TED L. ROBINSON OF C.F. BIRD & R.J. BULL, INC.



LEGAL DEED DESCRIPTION
GEORGE W. DOLPHIN
54.550 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey Number 1479; being part of the original 83.75 acre tract of George W. Dolphin (Official Record 78, page 13); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Cemetery Pike (County Road 34) and Iams Road (County Road 35).

Thence South 32 deg.-30'-00" East (assumed bearing), 5491.36 feet along said centerline of Iams Road (passing over a mag nail found on the northeasterly corner of the original 75 acre tract also of George W. Dolphin at 4068.11 feet) to a point at the southeasterly corner of the 1.00 acre tract of Patricia S. Shoemaker (Official Record 121, page 2564), being the TRUE POINT OF BEGINNING.

Thence South 32 deg.-30'-00" East, 680.89 feet continuing along said centerline of Iams Road to a mag nail found on the northeasterly corner of the 2.000 acre tract of D.J. and R.M. Carpenter (Official Record 156, page 861).

Thence with two consecutive courses along said 2.000 acre tract:

- 1) South 57 deg.-04'-32" West, 435.64 feet (passing over an iron rod found at 25.01 feet) to an iron rod found.
- 2) South 32 deg.-30'-00" East, 199.93 feet to an iron rod found on the northerly line of the 50.000 acre tract of Noah Beachy Farms Ltd. (Official Record 179, page 1913).

Thence with two consecutive courses of said 50.000 acre tract:

- 1) South 57 deg.-05'-21" West, 1224.91 feet to a stone found.
- 2) South 57 deg.-33'-10" West, 453.44 feet to an iron pipe set.

Thence North 32 deg.-30'-00" West, 1256.13 feet to an iron pipe set in the approximate centerline of Cary Ditch.

Thence with five consecutive courses in the same general direction as said centerline of ditch:

- 1) North 56 deg.-40'-37" East, 1386.63 feet (passing over an iron pipe found on the southwesterly corner of the 31.000 acre tract of Ballantyne Family Limited Partnership, Official Record 220, page 1547, at 339.25 feet) and continuing with consecutive courses of said 31.000 acre tract to a point.
- 2) South 83 deg.-45'-03" East, 218.31 feet to a point.
- 3) South 63 deg.-40'-31" East, 135.38 feet to a point.
- 4) South 66 deg.-49'-54" East, 178.40 feet to a point.
- 5) North 69 deg.-47'-20" East, 102.15 feet to a point.

Thence North 36 deg.-00'-03" West, 29.17 feet continuing with an easterly line of said 31.000 acre tract to a steel sign post found on the southwesterly corner of aforesaid 1.00 acre tract.

Thence with two consecutive courses along the southerly lines of said 1.00 acre tract:

- 1) North 62 deg.-30'-25" East, 58.54 feet to a steel sign post found.
- 2) North 54 deg.-02'-41" East, 230.58 feet (passing over a steel sign post found at 200.00 feet, and a railroad spike found at 229.83 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Official Record 78, page 13. The tract as described from an actual field survey performed on or about January 10, 2007, by Registered Surveyor Joseph P. Priday (S-7277), contains 54.550 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.

The above described tract is subject to a 30 foot wide drainage tile easement as shown on the plat of survey.

Joseph P. Priday

