

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:

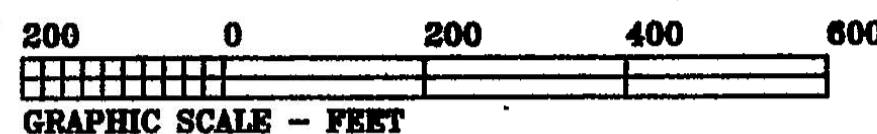
- 1) ○ IRON PIPE FOUND
- 2) ⊕ IRON ROD FOUND
- 3) ⊕ SURVEY NAIL FOUND
- 4) ⊗ MAG NAIL SET
- 5) ⊗ 6" STEEL PIPE POST
IN CONCRETE FOUND
- 6) ● 3/4" X 30" GALV IRON PIPE
WITH PLASTIC I.D. CAP SET
- 7) BEARING ASSUMED FROM DEED
- 8) FLOOD ZONES ARE TRACED FROM F.I.R.M.
390773 0075 B ~ FEB 06, 1991
ZONE X: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



JOSEPH P. PRIDAY (S-7277)
 FEB 23, 2007 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



E DAVID BROWN ROAD
 (CO RD 119)

S 73°24'52"E 1770.74'

N 69°18'22"E 1767.90'

FLORA BOOTH TYSON
 ORIG 350.57 ACRE
 DEED REC 149, PG 334

VMS 12021

PIKE TOWNSHIP

MONROE TOWNSHIP

124.776 AC.

VMS 7924

RON WINN
 ORIG 213.90 AC
 OFF REC 193, PG 321

20.001 AC

VMS 5483

R.S. & M.V. RIEGEL
 20.001 AC
 OFF REC 220, PG 1549

40' WIDE DRAINAGE
EASEMENT

21.192 AC

VMS 10700

(75.71 AC)

WOODLAND FARMS, INC.
 REMAINING PORTIONS OF TRACTS 4 & 5
 DEED REC 154, PG 45

VMS LINE

E MECHANICSBURG-SANFORD ROAD
 (COUNTY ROAD 27)

LEGAL DEED DESCRIPTION

RON WINN
1.987 ACRES'

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey numbers 7924 and 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, 296.88 feet to a survey nail found at the southeast corner of the 2.733 acre tract of J.L. and J.W. Beach (Official Record 215, page 1808), being the True Point of Beginning.

Thence North 10 deg.-08'-39" East, 552.46 feet along the east line of said tract (passing over an iron pipe found at 30.63 feet) to an iron pipe found on a south line of a 20.001 acre tract surveyed this date.

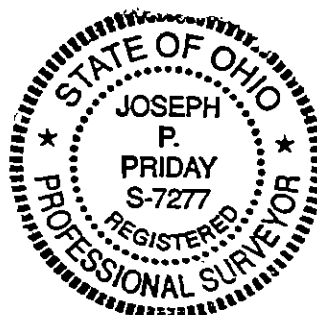
Thence North 88 deg.-29'-46" East, 160.00 feet along said south line (passing over an iron pipe found on a southwest corner of the 20.001 acre tract of R.S. and M.V. Riegel, Official Record 220, page 1549, at 127.26 feet) to an iron pipe found at another corner of said 20.001 acre tract of Riegel.

Thence South 10 deg.-08'-39" West, 552.46 feet along a west line of said 20.001 acre tract of Riegel (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, 160.00 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 February 23, 2007, by Registered Surveyor Joseph P. Priday (S-7277), contains **1.987 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 drainage tile easements shown on the plat of survey.



LEGAL DEED DESCRIPTION

RON WINN
20.001 ACRES

Real estate situated in Monroe Township and Pike Township of Madison County, Ohio; in the Virginia Military Survey numbers 7924, 5483 and 10700; 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, 15.62 feet to an iron pipe 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 06 deg.-13'-45" East, 2055.95 feet to an iron pipe set on a southwesterly line 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 45 deg.-02'-51" East, 605.24 feet to a 6 inch steel pipe post in concrete found.
- 2) South 02 deg.-30'-19" West, 303.24 feet to a 6 inch steel pipe post in concrete found on the northwesterly corner of the 20.001 acre tract of R.S. and M.V. Riegel (Official Record 220, page 1549).

Thence South 10 deg.-00'-15" West, 1322.64 feet along a west line of said tract to an iron pipe set on the north line of a 1.987 acre tract surveyed this date.

Thence South 88 deg.-29'-46" West, 347.26 feet along said north line and the north line of the 2.733 acre tract of J.L. and J.W. Beach (Official Record 215, page 1808), passing over an iron pipe found at 127.26 feet, to an iron pipe found at the northwest corner of said 2.733 acre tract.

Thence South 10 deg.-08'-39" West, 552.46 feet along the west line of said tract (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 February 23, 2007, 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.

Joseph P. Priday



LEGAL DEED DESCRIPTION
RON WINN
124.776 ACRES

Real estate situated in Monroe Township and Pike Township of Madison County, Ohio; in the Virginia Military Survey numbers 7924 & 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 David Brown Road (County Road 119) and Mechanicsburg-Sanford Road (County Road 27).

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 southeasterly corner of the original 350.57 acre tract of Flora Booth Tyson (Deed Record 149, page 334). Also being the southwesterly corner of said original 213.90 acre tract.

Thence North 67 deg.-09'-19" East, 600.00 feet continuing along said centerline of Mechanicsburg-Sanford Road to a survey nail found at the southeasterly corner of a 1.628 acre lot, known as Tract 7 (surveyed 3-18-05), being the TRUE POINT OF BEGINNING.

Thence North 10 deg.-30'-00" East, 565.91 feet along the easterly line of said Tract 7 (passing over an iron pipe found at 35.91 feet) to an iron pipe found.

Thence South 67 deg.-09'-19" West, 600.00 feet along the northerly line of said Tract 7, and the northerly lines of Tract 8, and two additional 1.628 acre lots (surveyed 01-03-06), to an iron pipe found on the easterly line of said original 350.57 acre tract.

Thence with two consecutive courses of said original 350.57 acre tract:

- 1) North 10 deg.-30'-00" East (assumed bearing), 3190.81 feet to an iron pipe set.
- 2) North 57 deg.-32'-30" East, 1401.00 feet to an iron pipe set on a westerly corner of the 16.3 acre tract of Woodland Farms, Inc. (Deed Record 154, page 45).

Thence with two consecutive courses of the said 16.3 acre tract:

- 1) South 20 deg.-00'-20" East, 1067.52 feet to a 6 inch steel pipe post in concrete found.
- 2) South 45 deg.-02'-51" East, 55.56 feet to an iron pipe set at the northwesterly corner of a 20.001 acre tract surveyed this date.

Thence with two consecutive westerly courses of said 20.001 acre tract:

- 1) South 06 deg.-13'-45" West, 2055.95 feet to an iron pipe set.
- 2) South 10 deg.-08'-39" West, 552.46 feet (passing over an iron pipe set at 521.83 feet) to an iron pipe set in said centerline of Mechanicsburg-Sanford Road.

Thence with two consecutive courses of said centerline:

- 1) South 88 deg.-29'-46" West, 15.62 feet to an iron pipe found.
- 2) South 67 deg.-09'-19" West, 276.74 feet to a survey nail found at the southeasterly corner of a 1.527 acre tract (surveyed 01-03-06).

Thence with three consecutive courses of said 1.527 acre tract:

- 1) North 17 deg.-59'-12" West, 195.88 feet (passing over an iron pipe found at 30.11 feet) to an iron pipe found.
- 2) North 03 deg.-43'-06" East, 279.82 feet to an iron pipe found.
- 3) South 82 deg.-07'-20" West, 105.68 feet to an iron pipe found on the northeast corner of a lot known as Tract 1 (surveyed 03-18-05).

Thence South 67 deg.-09'-19" West, 880.00 feet along the northerly lines of Tracts 1 through 6 to an iron pipe found on the northwesterly corner of Tract 6.

Thence with two consecutive courses on said Tract 6:

- 1) South 10 deg.-30'-00" West, 459.98 feet to an iron pipe found.
- 2) South 12 deg.-50'-41" East, 89.86 feet (passing over an iron pipe found at 59.40 feet) to a survey nail found in said centerline of Mechanicsburg-Sanford Road.

Thence South 67 deg.-09'-19" West, 114.45 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearing was assumed from the deed. The tract as described from an actual field survey performed on or about February 23, 2007, by Registered Surveyor Joseph P. Priday (S-7277), contains 124.776 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.



A handwritten signature in black ink, appearing to read "Joseph P. Priday", written in a cursive style.