

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

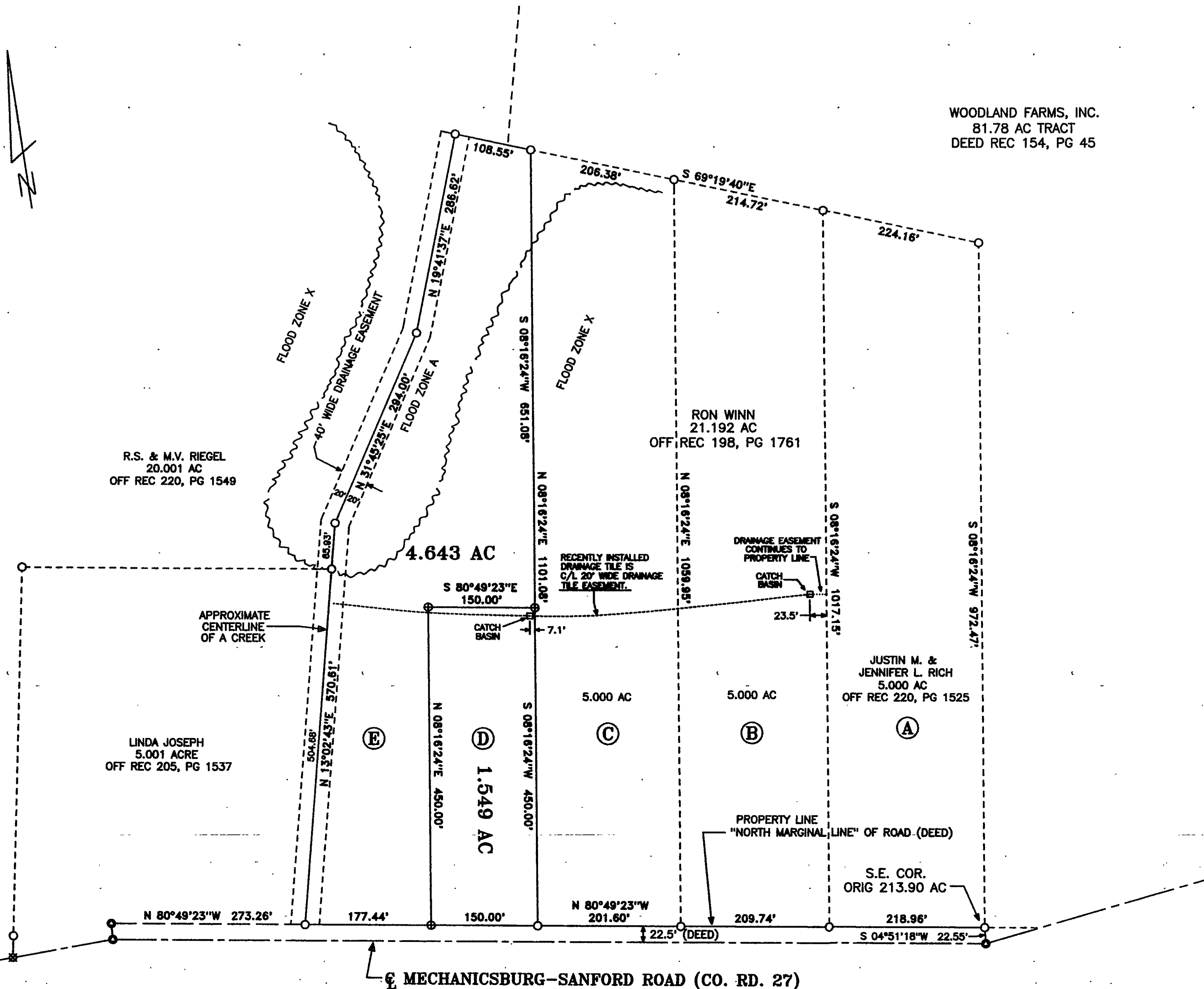
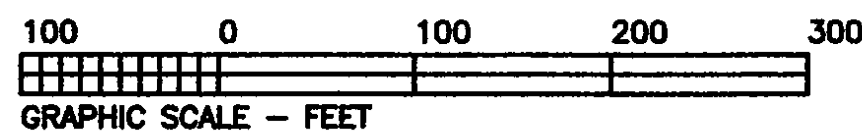


Joseph P. Priday

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



LEGAL DEED DESCRIPTION
RON WINN
1.549 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 found at the southwest corner of a 5.000 acre tract previously surveyed as Tract C, being the True Point of Beginning.

Thence North 80 deg.-49'-23" West, 150.00 feet continuing along said north marginal line of road to an iron pipe set.

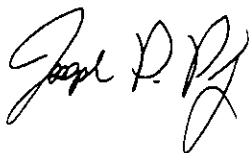
Thence North 08 deg.-16'-24" East, 450.00 feet to an iron pipe set.

Thence South 80 deg.-49'-23" East, 150.00 feet to an iron pipe set on the west line of said Tract C.

Thence South 08 deg.-16'-24" West, 450.00 feet along said west line 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 **1.549 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

4.643 ACRES

TRACT E

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, 780.30 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, 177.44 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 20.001 acre tract of R.S. and M.V. Riegel (Official Record 220, page 1549), (passing over an iron pipe found at 504.68 feet) to an iron pipe found.

Thence with three consecutive courses of said 20.001 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 20.001 acre tract and a southerly line of said 81.78 acre tract to an iron pipe found on the northwest corner of a 5.000 acre tract previously surveyed as Tract C.

Thence South 08 deg.-16'-24" West, 651.08 feet along the west line of said Tract C to an iron pipe set.

Thence North 80 deg.-49'-23" West, 150.00 feet to an iron pipe set.

Thence South 08 deg.-16'-24" West, 450.00 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 February 23, 2007, by Registered Surveyor Joseph P. Priday (S-7277), contains **4.643 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.

