

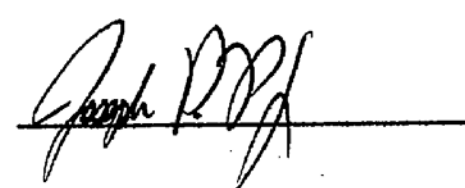
IAMS ROAD (COUNTY ROAD 35)

(ASSUMED BRG)
S 32°30'00"E 6372.33'
4068.11'

CEMETERY PIKE (CO RD 34)

PLAT OF SURVEY FOR:
GEORGE W. DOLPHIN
DARBY TOWNSHIP ~ VMS 1479
MADISON COUNTY, OHIO
PART OF ORIG 75 AC & 83.75 AC
OFFICIAL RECORD 78, PAGE 13

- NOTES:
- 1) Δ RAILROAD SPIKE FOUND
 - 2) \oplus MAG NAIL FOUND
 - 3) \boxtimes MAG NAIL SET
 - 4) \odot IRON ROD FOUND ~ \circ IRON PIPE FOUND
 - 5) ∇ STEEL SIGN POST FOUND
 - 6) \bullet 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)



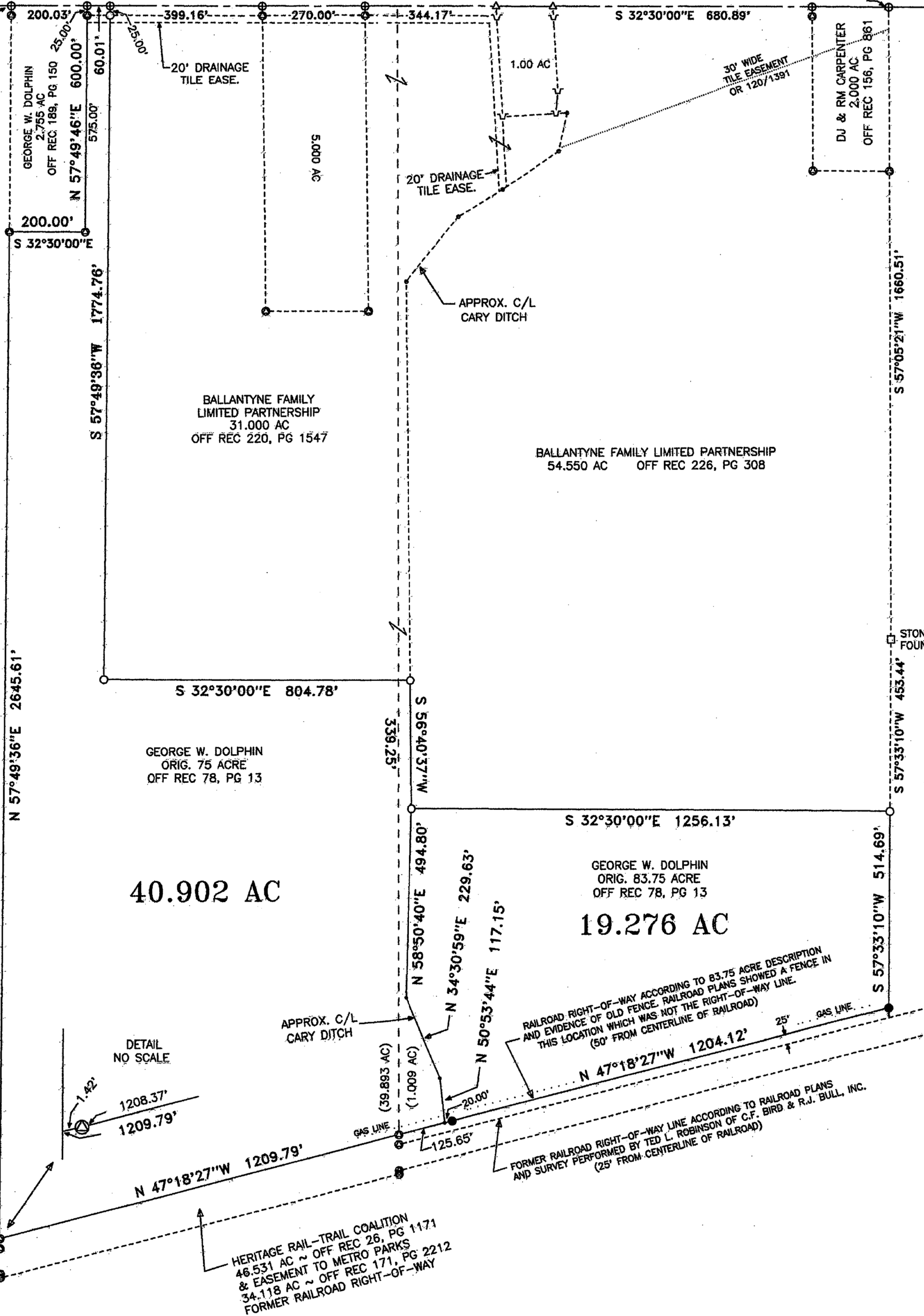
JOSEPH P. PRIDAY (S-7277)
OCT 25, 2007 JN 03-34B

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

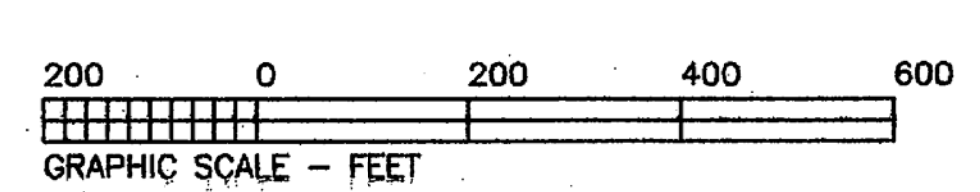
PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
(937) 642-3400



KATIE ALBERTA YUTZY, ET AL. ~ 190.83 AC ~ OFF REC 136, PG 602



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



LEGAL DEED DESCRIPTION
GEORGE W. DOLPHIN
19.276 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), 6372.33 feet along said centerline of Iams Road to a mag nail found at the southeasterly corner of the 2.000 acre tract of D.J. and R.M. Carpenter (Official Record 156, page 861). Also being the northeasterly corner of the 50.000 acre tract of Noah Beachy Farms Ltd. (Official Record 179, page 1913).

Thence South 57 deg.-05'-21" West, 1660.51 feet along the southerly lines of said 2.000 acre tract and the 54.550 acre tract of Ballantyne Family Limited Partnership (Official Record 226, page 308) and the northerly line of said 50.000 acre tract to a stone found.

Thence South 57 deg.-33'-10" West, 453.44 feet continuing along said southerly line of the 54.550 acre tract and said northerly line of the 50.000 acre tract to an iron pipe found at the southwesterly corner of said 54.550 acre tract, being the TRUE POINT OF BEGINNING.

Thence South 57 deg.-33'-10" West, 514.69 feet continuing along said northerly line of the 50.000 acre tract to an iron pipe set on the southwesterly corner of said original 83.75 acre tract (according to the deed).

Thence North 47 deg.-18'-27" West, 1204.12 feet along the westerly line of said original 83.75 acre tract (which is 50 feet from the centerline of a former railroad right-of-way, according to the deed, see notes on the plat of survey), (passing over an iron pipe set at 1184.12 feet) to a point in the approximate centerline of Cary Ditch.

Thence with three consecutive courses along said approximate centerline of ditch:

- 1) North 50 deg.-53'-44" East, 117.15 feet to a point.
- 2) North 34 deg.-30'-59" East, 229.63 feet to a point.
- 3) North 58 deg.-50'-40" East, 494.80 feet to an iron pipe found on the northwesterly corner of said 54.550 acre tract.

Thence South 32 deg.-30'-00" East, 1256.13 feet along the westerly line of said 54.550 acre tract 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 October 25, 2007, by Registered Surveyor Joseph P. Friday (S-7277), contains 19.276 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. Friday".

LEGAL DEED DESCRIPTION
GEORGE W. DOLPHIN
40.902 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey Number 1479; being part of the original 75 acre and original 83.75 acre tracts 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), 4268.14 feet along said centerline of Iams Road (passing over a mag nail found on the northeasterly corner of said original 75 acre tract at 4068.11 feet) to a mag nail found at the southeasterly corner of the 2.755 acre tract of George W. Dolphin (Official Record 189, page 150), being the TRUE POINT OF BEGINNING.

Thence South 32 deg.-30'-00" East, 60.01 feet continuing along said centerline of Iams Road to a mag nail found on the northeasterly corner of the 31.000 acre tract of Ballantyne Family Limited Partnership (Official Record 220, page 1547).

Thence with two consecutive courses along said 31.000 acre tract:

- 1) South 57 deg.-49'-36" West, 1774.76 feet (passing over an iron pipe found at 25.00 feet) to an iron pipe found.
- 2) South 32 deg.-30'-00" East, 804.78 feet to an iron pipe found in the approximate center of Cary Ditch on a northerly line of the 54.550 acre tract of Ballantyne Family Limited Partnership (Official Record 226, page 308).

Thence South 56 deg.-40'-37" West, 339.25 feet along said northerly line to an iron pipe found in the approximate center of said Cary Ditch on the northwesterly corner of said 54.550 acre tract. Also being the northeasterly corner of a 19.276 acre tract surveyed this same date.

Thence with three consecutive courses of said 19.276 acre tract and said approximate center of Cary Ditch:

- 1) South 58 deg.-50'-40" West, 494.80 feet to a point.
- 2) South 34 deg.-30'-59" West, 229.63 feet to a point.
- 3) South 50 deg.-53'-44" West, 117.15 feet to a point on the westerly line of said original 83.75 acre tract (according to the deed). Said point is witnessed by an iron pipe set which bears: South 47 deg.-18'-27" East, 20.00 feet).

Thence North 47 deg.-18'-27" West, 1209.79 feet along the easterly line of a former railroad right-of-way (being 50 feet from the centerline of railroad, see notes on plat), (passing over iron rods found at 125.65 feet and 1208.37 feet) to a point on the southerly line of the 190.83 acre tract of Katie Alberta Yutzy, et al (Official Record 138, page 602).

Thence North 57 deg.-49'-36" East, 2645.61 feet along said southerly line to an iron rod found on the northwesterly corner of aforesaid 2.755 acre tract.

Thence with two consecutive courses of said 2.755 acre tract:

- 1) South 32 deg.-30'-00" East, 200.00 feet to an iron rod found.
- 2) North 57 deg.-49'-46" East, 600.00 feet (passing over an iron rod found at 575.00 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 October 25, 2006, by Registered Surveyor Joseph P. Priday (S-7277), contains **40.902 acres**, more or less, (of which approximately 39.893 acres are from said original 75 acre tract, and approximately 1.009 acre is from said original 83.75 acre tract), 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.

