

PLAT OF SURVEY FOR:  
RON WINN  
MONROE TWP & PIKE TWP  
VMS 7924 & 5483  
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

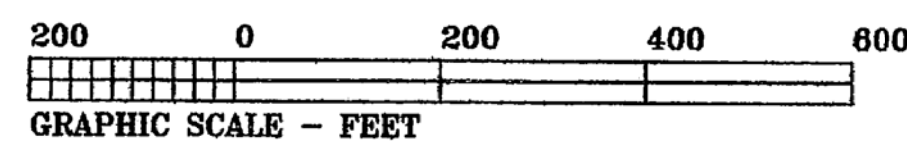


*Joseph P. Priday*

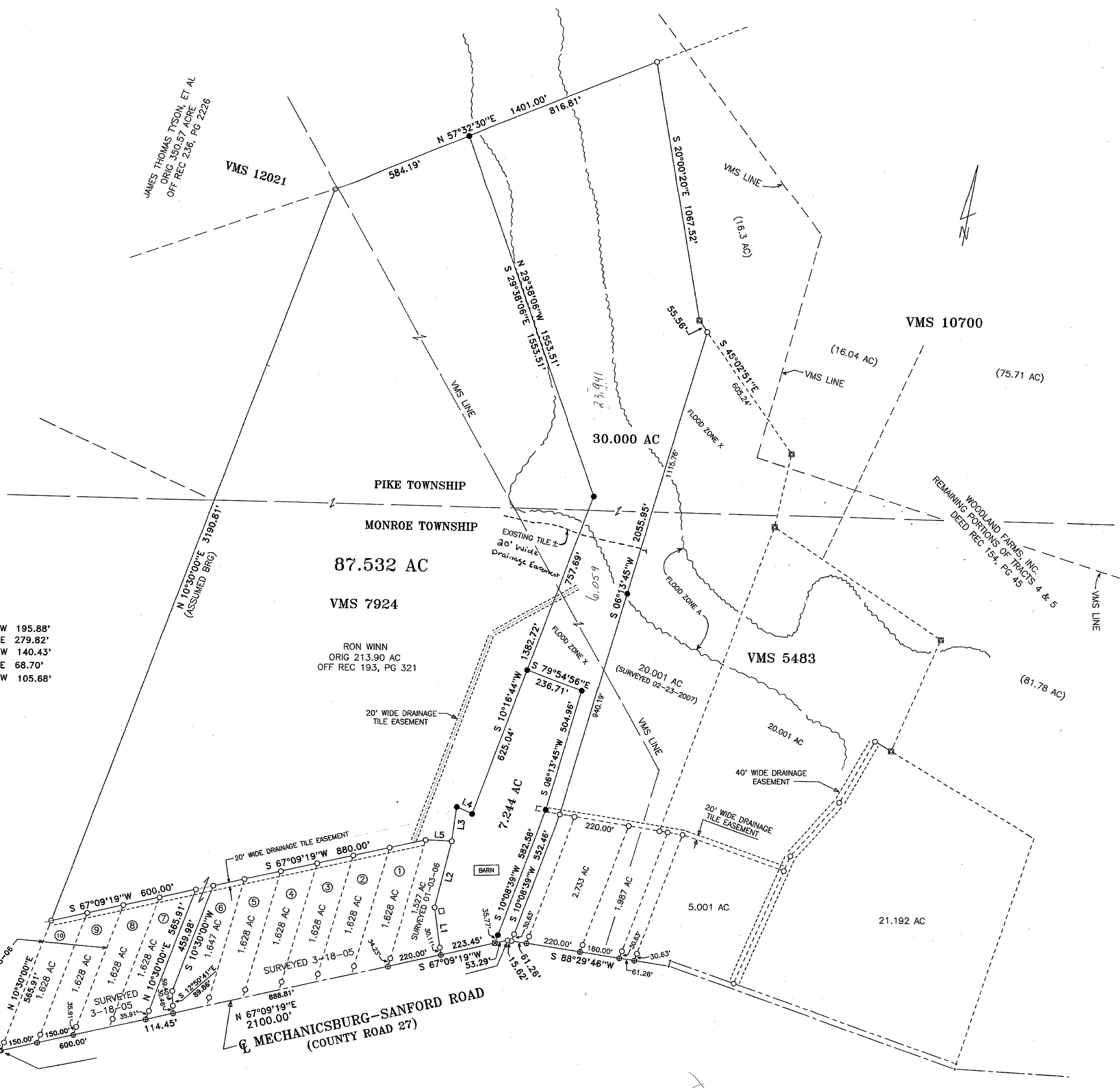
JOSEPH P. PRIDAY (S-7277)  
APRIL 23, 2008 JN 04-45

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



L1= N 17°59'12"W 195.88'  
L2= N 03°43'06"E 279.82'  
L3= N 02°13'06"W 140.43'  
L4= S 75°29'04"E 68.70'  
L5= S 82°07'20"W 105.68'



LEGAL DEED DESCRIPTION  
RON WINN  
7.244 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 7924; 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 three 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, 1823.26 feet to a survey nail found at the southeasterly corner of a 1.527 acre tract (surveyed January 03, 2006), being the True Point of Beginning.

Thence with two consecutive courses of the easterly line 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.

Thence North 02 deg.-13'-06" West, 140.43 feet to an iron pipe set.

Thence South 75 deg.-29'-04" East, 68.70 feet to an iron pipe set.

Thence North 10 deg.-16'-44" East, 625.04 feet to an iron pipe set.

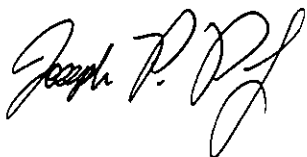
Thence South 79 deg.-54'-56" East, 236.71 feet to an iron pipe set.

Thence South 06 deg.-13'-45" West, 504.96 feet to an iron pipe set.

Thence South 10 deg.-08'-39" West, 582.58 feet (passing over an iron pipe set at 546.81 feet) to a mag nail set in said centerline of Mechanicsburg-Sanford Road.

Thence South 67 deg.-09'-19" West, 223.45 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 April 23, 2008, by Registered Surveyor Joseph P. Priday (S-7277), contains 7.244 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.



LEGAL DEED DESCRIPTION

RON WINN

30.000 ACRES

Real estate situated in Monroe Township and Pike 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 three 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, 2046.71 feet to a mag nail set, being the True Point of Beginning.

Thence North 10 deg.-08'-39" East, 582.58 feet (passing over an iron pipe set at 35.77 feet) to an iron pipe set.

Thence North 06 deg.-13'-45" East, 504.96 feet to an iron pipe set.

Thence North 79 deg.-54'-56" West, 236.71 feet to an iron pipe set.

Thence North 10 deg.-16'-44" East, 757.69 feet to an iron pipe set.

Thence North 29 deg.-38'-06" West, 1553.51 feet to an iron pipe set on a southeasterly line of the original 350.57 acre tract of James Thomas Tyson, et al (Official Record 236, page 2226).

Thence North 57 deg.-32'-30" East, 816.81 feet along said southeasterly line to an iron pipe found at a westerly corner of the 16.3 acre tract of Woodland Farms, Inc. (Deed Record 154, page 45).

Thence with two consecutive courses of said 16.3 acre tract:

- 1) South 20 deg.-00'-20" East, 1067.52 feet to a 6 inch steel pipe post found in concrete.
- 2) South 45 deg.-02'-51" East, 55.56 feet to an iron pipe found on the northwesterly corner of a 20.001 acre tract which was surveyed February 23, 2007.

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

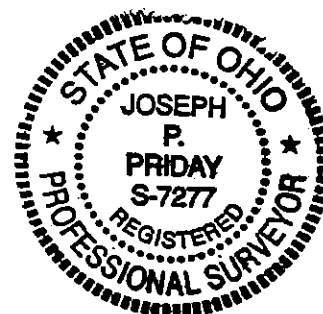
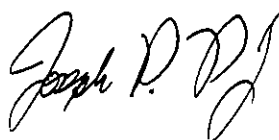
- 1) South 06 deg.-13'-45" West, 2055.95 feet (passing over an iron pipe set at 1115.76 feet) to an iron pipe found.
- 2) South 10 deg.-08'-39" West, 552.46 feet (passing over an iron pipe found at 521.83 feet) to an iron pipe found in said centerline of Mechanicsburg-Sanford Road.

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, 53.29 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 April 23, 2008, by Registered Surveyor Joseph P. Friday (S-7277), contains **30.000 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.



LEGAL DEED DESCRIPTION  
RON WINN  
87.532 ACRES

Real estate situated in Monroe Township and Pike 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 three 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, 600.00 feet 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 tracts (surveyed 01-03-06) to an iron pipe found on the easterly line of the original 350.57 acre tract of James Thomas Tyson, et al (Official Record 236, page 2226).

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

- 1) North 10 deg.-30'-00" East, 3190.81 feet to an iron pipe found.
- 2) North 57 deg.-32'-30" East, 584.19 feet to an iron pipe set.

Thence South 29 deg.-38'-06" East, 1553.51 feet to an iron pipe set.

Thence South 10 deg.-16'-44" West, 1382.72 feet (passing over an iron pipe set at 757.69 feet) to an iron pipe set.

Thence North 75 deg.-29'-04" West, 68.70 feet to an iron pipe set.

Thence South 02 deg.-13'-06" East, 140.43 feet to an iron pipe found on the northeasterly corner of a 1.527 acre tract (surveyed 01-03-06).

Thence South 82 deg.-07'-20" West, 105.68 feet along the north line of said tract to an iron pipe found on the northeasterly corner of a 1.628 acre 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 of the westerly line of 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 grantor's deed. The tract as described from an actual field survey performed on or about April 23, 2008, by Registered Surveyor Joseph P. Priday (S-7277), contains **87.532 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.

