

- Ⓐ RODNEY L. YODER, ET AL ~ 0.107 AC
OFF REC 183, PG 1929
- Ⓑ RODNEY L. YODER, ET AL ~ 0.455 AC
OFF REC 183, PG 1931

APPROX ACREAGE BREAKDOWN
19.28 AC +/- CANAAN TWP.
22.24 AC +/- JEFFERSON TWP.
0.38 AC +/- MONROE TWP.

- NOTES:
- 1) ○ IRON PIPE FOUND
 - 2) ⊕ MAGNETIC NAIL FOUND
 - 3) ⊙ IRON ROD FOUND
 - 4) ⊠ RAILROAD SPIKE FOUND
 - 5) ● 3/4" X 30" GALV IRON PIPE
WITH PLASTIC I.D. CAP SET
 - 6) BEARING ASSUMED FROM PLAT 60-95
 - 7) FLOOD ZONE X OF F.I.R.M.
390773 0100 B ~ FEB 06, 1991
(OUTSIDE 500 YEAR FLOOD PLAIN)

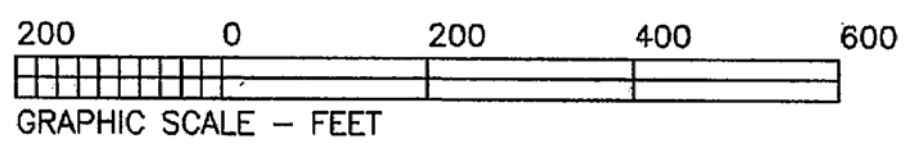


Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
MAY 30, 2007 JN 04-13B

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

PLAT OF SURVEY FOR:
RODNEY L. YODER, ET AL
CANAAN TOWNSHIP,
MONROE TOWNSHIP &
JEFFERSON TOWNSHIP
V.M.S. 12272
MADISON COUNTY, OHIO



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

LEGAL DEED DESCRIPTION
YODER ~ 41.899 ACRES

Real estate situated in Canaan Township, Monroe Township and Jefferson Township of Madison County, Ohio; in the Virginia Military Survey number 12272; being part of the original 50.8956 acre tract of Rodney L. Yoder, Et al (Official Record 107, page 1542), all of the 0.107 acre tract also of Rodney L. Yoder, Et al (Official Record 183, page 1929), and all of the 0.455 acre tract also of Rodney L. Yoder, Et al (Official Record 183, page 1931); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the centerline intersection of Little Darby Road (Township Road 116) and Taylor-Blair Road (County Road 14).

Thence North 35 deg.-05'-53" West, 570.05 feet along said centerline of Taylor-Blair Road to a magnetic nail found at the northwesterly corner of the 1.502 acre tract of J.R. and C.E. Yoder (Official Record 183, page 1915), being the TRUE POINT OF BEGINNING.

Thence continuing with two consecutive courses of said centerline of Taylor-Blair Road:
1) North 35 deg.-05'-53" West, 48.00 feet to a railroad spike found.
2) North 35 deg.-00'-00" West (assumed bearing), 12.00 feet to a magnetic nail found at the southwesterly corner of the remaining portion of the original 3.271 acre tract of C.E. and W.R. Miller (Official Record 31, page 912).

Thence North 62 deg.-20'-32" East, 480.12 feet along the southerly line of said remaining portion and the southerly line of the 2.294 acre tract also of C.E. and W.R. Miller (Official Record 183, page 1926), (passing over an iron pipe found at 25.48 feet) to an iron pipe found.

Thence North 13 deg.-43'-49" West, 581.23 feet along the easterly line of said 2.294 acre tract to an iron pipe found on the southerly line of the 50.75 acre tract of Fred and Tamara Hostetler (Official Record 15, page 436).

Thence North 75 deg.-35'-07" East, 2558.69 feet along said southerly line to an iron rod found on the westerly line of the 459.25 acre tract of Warrington Family Limited Partnership No. 1 (Official Record 68, page 889).

Thence South 13 deg.-57'-23" East, 701.52 feet along said westerly line to a stone found on the northeasterly corner of the 46.00 acre tract of Linda S. Miller and Marvin D. Frey, Co-Trustees (Official Record 228, page 1781).

Thence South 75 deg.-34'-09" West, 2556.90 feet along the northerly line of said 46.00 acre tract, and the northerly line of the remaining portion of the original 5.856 acre tract of Lester J. and Ada M. Yoder (Deed Record 270, page 625), to an iron pipe set on the easterly line of aforesaid 1.502 acre tract.

Thence with two consecutive courses of said 1.502 acre tract:
1) North 35 deg.-05'-24" West, 59.53 feet to an iron pipe found.
2) South 62 deg.-20'-34" West, 439.98 feet (passing over an iron pipe set at 414.79 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 60-95. The tract as described from an actual field survey performed on or about May 30, 2007, by Registered Surveyor Joseph P. Friday (S-7277), contains 41.899 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.

Joseph P. Friday

