


PLAT OF SURVEY FOR:
BALLANTYNE FAMILY LIMITED PARTNERSHIP
JEFFERSON TWP ~ VMS 6000
MADISON COUNTY, OHIO
PART OF 63.75 AC TRACT
OFF REC 199, PG 1172

BALLANTYNE FAMILY LIMITED PARTNERSHIP
 63.75 ACRE TRACT
 OFF REC 199, PG 1172

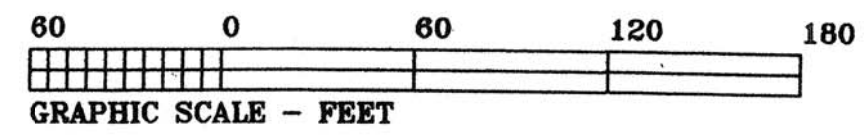
- NOTES:
- 1) ☒ MAG NAIL SET
 - 2) ○ IRON PIPE FOUND
 - 3) ⊕ R/W MONUMENT FOUND
 - 4) □ MONUMENT BOX FOUND
 - 5) ● 3/4" X 30" GALV IRON PIPE WITH PLASTIC ID CAP SET
 - 6) BEARING ASSUMED FROM PLAT 32-96
 - 7) FLOOD ZONE X OF F.I.R.M. 390773 0100 B ~ FEB 06, 1991 (OUTSIDE 500 YEAR FLOOD PLAIN)




 JOSEPH P. PRIDAY (S-7277)
 FEB 13, 2009 JN 09-04

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
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5-09

LEGAL DEED DESCRIPTION
BALLANTYNE FAMILY
LIMITED PARTNERSHIP
1.706 ACRES

Real estate situated in Jefferson Township of Madison County, Ohio; in the Virginia Military Survey number 6000; being part of the 63.75 acre tract of Ballantyne Family Limited Partnership (Official Record 199, page 1172); and being further bounded and described as follows:

Beginning for reference at a monument box found at the centerline intersection of U.S. Route 42 and Taylor Blair Road (County Road 14).

Thence North 41 deg.-54'-00" East, 1749.94 feet (Plat 32-96) along said centerline of U.S. Route 42 to a point.

Thence North 41 deg.-37'-00" East (assumed bearing), 214.77 feet continuing along said centerline of U.S. Route 42 to a mag nail set on the most northerly corner of the original 23.47 acre tract of Golden Harvest Farm, LLC (Official Record 245, page 1544). Also being the most westerly corner of said 63.75 acre tract and the TRUE POINT OF BEGINNING.

Thence North 41 deg.-37'-00" East, 275.07 feet continuing along said centerline of U.S. Route 42 to a mag nail set.

Thence South 48 deg.-57'-33" East, 264.69 feet (passing over an iron pipe set at 28.83 feet) to an iron pipe set.

Thence South 48 deg.-54'-40" West, 333.55 feet to an iron pipe set on the northeasterly line of said original 23.47 acre tract.

Thence North 34 deg.-56'-42" West, 228.59 feet along said northeasterly line (passing over an iron pipe set at 198.64 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 32-96. The tract as described from an actual field survey performed on or about February 13, 2009, by Registered Surveyor Joseph P. Priday (S-7277), contains 1.706 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.

