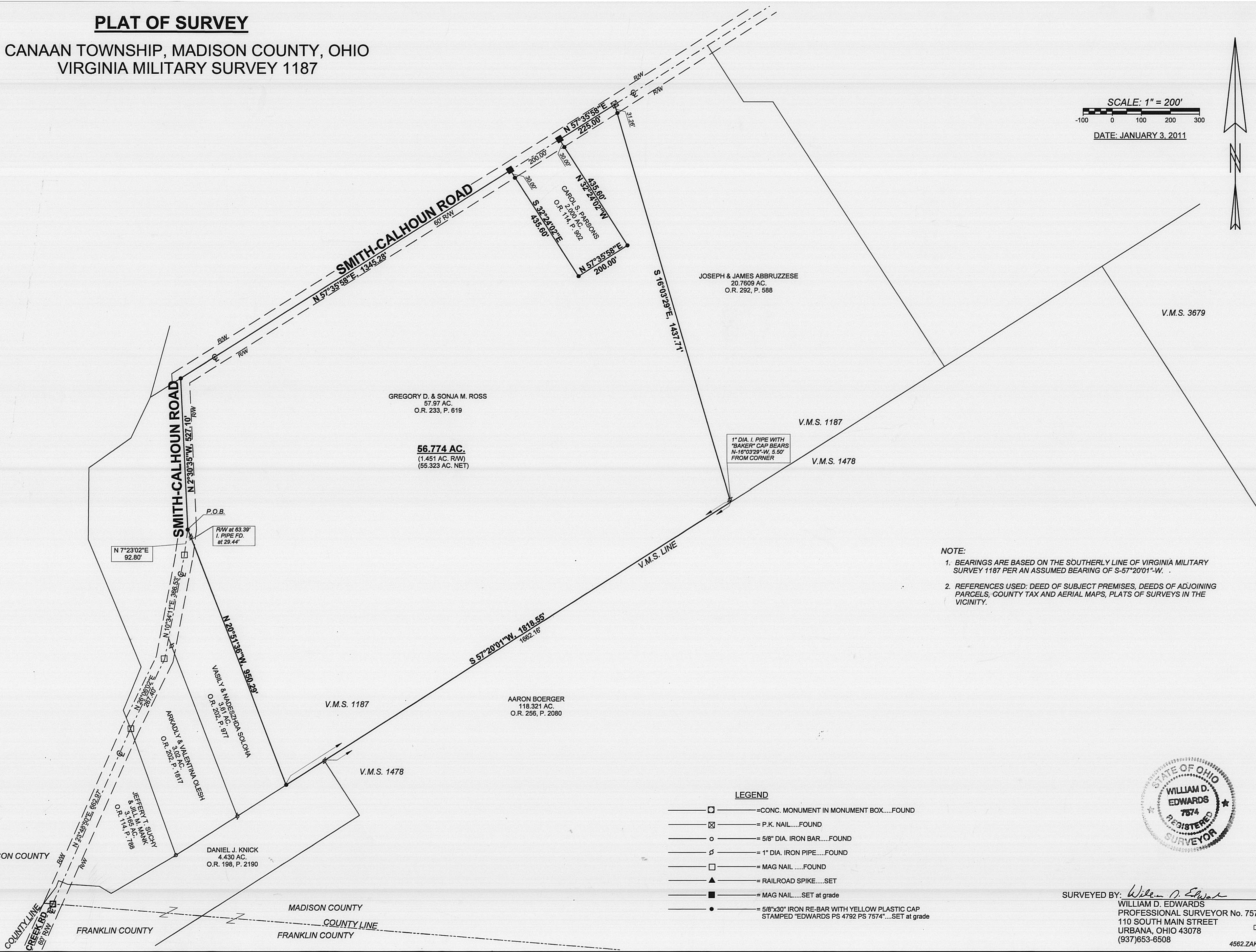
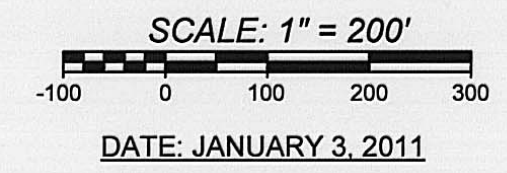


PLAT OF SURVEY

CANAAN TOWNSHIP, MADISON COUNTY, OHIO
 VIRGINIA MILITARY SURVEY 1187



GREGORY D. & SONJA M. ROSS
 57.97 AC.
 O.R. 233, P. 619

56.774 AC.
 (1.451 AC. R/W)
 (55.323 AC. NET)

JOSEPH & JAMES ABBRUZZESE
 20.7609 AC.
 O.R. 292, P. 588

AARON BOERGER
 118.321 AC.
 O.R. 256, P. 2080

DANIEL J. KNICK
 4.430 AC.
 O.R. 198, P. 2190

JEFFERY T. SUCHY
 & JILL M. MANK
 3.185 AC.
 O.R. 114, P. 1788

ARKADJY & VALENTINA OLESCH
 3.302 AC.
 O.R. 202, P. 1817

VASILY & NDESEZIDA SOLORA
 3.51 AC.
 O.R. 202, P. 817

NOTE:
 1. BEARINGS ARE BASED ON THE SOUTHERLY LINE OF VIRGINIA MILITARY SURVEY 1187 PER AN ASSUMED BEARING OF S-57°20'01"-W.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.

- LEGEND**
- ☐ = CONC. MONUMENT IN MONUMENT BOX.....FOUND
 - ⊗ = P.K. NAIL.....FOUND
 - = 5/8" DIA. IRON BAR.....FOUND
 - ⊕ = 1" DIA. IRON PIPE.....FOUND
 - = MAG NAIL.....FOUND
 - ▲ = RAILROAD SPIKE.....SET
 - = MAG NAIL.....SET at grade
 - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade



SURVEYED BY: *William D. Edwards*
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EDWARDS SURVEYING

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5-11

LEGAL DESCRIPTION ROSS' 56.774 ACRE TRACT

Being situate in the State of Ohio, County of Madison, Township of Canaan, and being a part of Virginia Military Survey 1187, and being more particularly described as follows:

Beginning for reference at a concrete monument found in a monument box at the intersection of the centerline of Smith-Calhoun Road (60' right-of-way), to the North in Madison County, Creek Road (60' right-of-way), to the South in Franklin County, with the Madison-Franklin County Line;

thence with the centerline of Smith-Calhoun Road the following four (4) courses:

1. N-23°48'50"-E, 662.97' (feet) to a Mag nail found;
2. N-26°06'02"-E, 267.40' (feet) to a Mag nail found;
3. N-10°34'11"-E, 366.53' (feet) to a Mag nail found;
4. N-7°23'02"-E, 92.80' (feet) to an iron bar set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, said iron bar set also being at the Northeast corner of a 3.61 acre tract conveyed to Vasily & Nadeszhda Soloha by Deed recorded in Official Record 202, Page 977, of the Madison County Records;

thence continuing with the centerline of Smith-Calhoun Road the following two (2) courses:

1. N-2°30'35"-W, 527.10' (feet) to an iron bar set;
2. N-57°35'58"-E, 1345.28' (feet) to a Mag nail set at the Northwest corner of a 2.000 acre tract conveyed to Carol S. Parsons by Deed recorded in Official Record 114, Page 902, of the Madison County Records;

thence with the bounds of said Parsons' 2.000 acre tract the following three courses:

1. S-32°24'02"-E, 435.60' (feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Smith-Calhoun Road at 30.00' (feet);
2. N-57°35'58"-E, 200.00' (feet) to an iron bar set;
3. N-32°24'02"-W, 435.60' (feet) to a Mag nail set on the centerline of aforementioned Smith-Calhoun Road, passing for reference an iron bar set on the right-of-way line of Smith-Calhoun Road 405.60' (feet);

thence with the centerline of Smith-Calhoun Road N-57°35'58"-E, 225.00' (feet) to a PK nail found at the Northwest corner of a 20.7609 acre tract conveyed to Joseph & James Abbruzzese by Deed recorded in Official Record 292, Page 588, of the Madison County Records;

thence with the West line of said Abbruzzese's tract S-16°03'29"-E, 1437.71' (feet) to a point on the South line of Virginia Military Survey 1187, also being on the North line of Virginia Military Survey 1478, and being on the North line of a 118.321 acre tract conveyed to Aaron Boerger by Deed recorded in Official Record 256, Page 2080, passing for reference an iron bar set on the right-of-way line of Smith-Calhoun Road at 31.26' (feet) and also passing for reference a 1" diameter iron pipe with "BAKER" cap found at 1432.21' (feet);

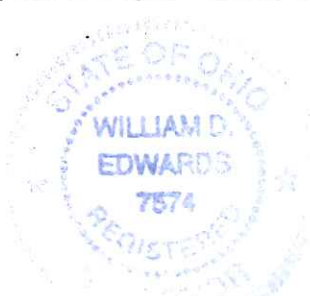
thence with the South line of Virginia Military Survey 1187, the North line of Virginia Military Survey 1478, the North line of said Boerger's 118.321 acre tract and with the North line of a 4.430 acre tract conveyed to Daniel J. Knick by Deed recorded in Official Record 198, Page 2190, S-57°20'01"-W, 1818.55' (feet) to an iron bar set at the Southeast corner of aforementioned Soloha's 3.61 acre tract, passing for reference a 1" diameter iron pipe found at the Northeast corner of said Knick's 4.430 acre tract at 1662.16' (feet);

thence with the East line of said Soloha's 3.61 acre tract, N-20°51'36"-W, 950.29' (feet) to the place of beginning, passing for reference the right-of-way line of Smith-Calhoun Road at 886.90' (feet) and also passing for reference a 1" diameter iron pipe found at 920.85' (feet).

Containing 56.774 acres, 1.451 acre of which is within the road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 57.97 acre tract conveyed to Gregory D. & Sonja M. Ross by Deed recorded in Official Record 233, Page 619, of the Madison County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, January 3, 2011. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the Southerly line of Virginia Military Survey 1187 per an assumed bearing of S-57°20'01"-W.



William D. Edwards

William D. Edwards
Professional Surveyor No. 7574