

- NOTES:
- 1) Δ RAILROAD SPIKE FOUND
  - 2) ⊗ MAG NAIL FOUND
  - 3) ⊕ MAG NAIL SET
  - 4) ⊙ IRON ROD FOUND
  - 5) √ STEEL SIGN POST FOUND
  - 6) ○ 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
  - 7) BEARING ASSUMED FROM OFF REC 78, PG 13

**PLAT OF SURVEY FOR:**  
**IAMS ROAD, LLC**  
**DARBY TWP ~ VMS 1479**  
**MADISON COUNTY, OHIO**  
**PART OF 5.000 ACRE**  
**& 30.509 ACRE TRACTS**  
**OFF REC 242, PG 1748**

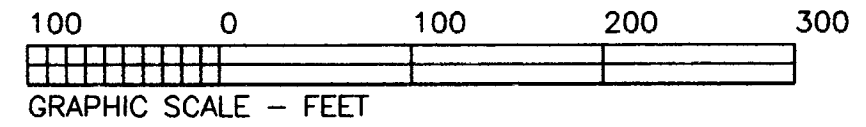
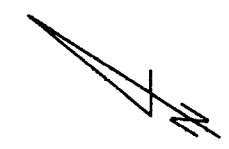
*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
 APRIL 08, 2013 JN 03-34Z

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



LEGAL DEED DESCRIPTION  
IAMS ROAD, LLC  
4.517 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 1479; being part of the 5.000 acre and 30.509 acre tracts of Iams Road, LLC (Official Record 242, page 1748); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Iams Road (County Road 35) and Cemetery Pike (County Road 34).

Thence South 32 deg.-30'-00" East (assumed bearing), 4747.27 feet along said centerline of Iams Road (passing over a mag nail found on the northeasterly corner of said 5.000 acre tract at 4727.27 feet) to a mag nail set, being the TRUE POINT OF BEGINNING.

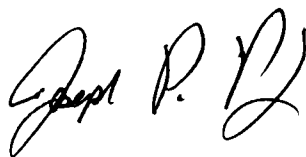
Thence South 32 deg.-30'-00" East, 594.17 feet continuing along said centerline of Iams Road (passing over a mag nail found at 250.00 feet) to a point at the northeasterly corner of the 1.00 acre tract of Patricia S. Shoemaker (Official Record 121, page 2564).

Thence South 54 deg.-00'-33" West, 326.35 feet along the northerly lines of said 1.00 acre tract and the 0.491 acre tract of Patricia Shoemaker Anderson (Official Record 249, page 2254), (passing over a railroad spike found at 0.48 feet and steel sign posts found at 30.42 feet and 297.63 feet) to an iron rod set.

Thence North 32 deg.-30'-00" West, 614.04 feet crossing portions of said 30.509 acre and 5.000 acre tracts to an iron rod set.

Thence North 57 deg.-30'-00" East, 325.74 feet (passing over an iron rod set at 295.74 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 April 08, 2013, by Registered Surveyor Joseph P. Priday (S-7277), contains **4.517 acres**, more or less, (of which 1.887 acres are from said 5.000 acre tract, and 2.630 acres are from said 30.509 acre tract), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.



LEGAL DEED DESCRIPTION  
IAMS ROAD, LLC  
1.887 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 1479; being part of the 5.000 acre tract of Iams Road, LLC (Official Record 242, page 1748); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Iams Road (County Road 35) and Cemetery Pike (County Road 34).

Thence South 32 deg.-30'-00" East (assumed bearing), 4747.27 feet along said centerline of Iams Road (passing over a mag nail found on the northeasterly corner of said 5.000 acre tract at 4727.27 feet) to a mag nail set, being the TRUE POINT OF BEGINNING.

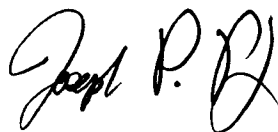
Thence South 32 deg.-30'-00" East, 250.00 feet continuing along said centerline of Iams Road to a mag nail found at the southeasterly corner of said 5.000 acre tract. Also being a northeasterly corner of the 30.509 acre tract also of Iams Road, LLC (same deed reference).

Thence South 56 deg.-40'-37" West, 325.77 feet along the southerly line of said 5.000 acre tract and a northerly line of said 30.509 acre tract to a point.

Thence North 32 deg.-30'-00" West, 254.68 feet to an iron rod set.

Thence North 57 deg.-30'-00" East, 325.74 feet (passing over an iron rod set at 295.74 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 April 08, 2013, by Registered Surveyor Joseph P. Friday (S-7277), contains **1.887 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.



LEGAL DEED DESCRIPTION  
IAMS ROAD, LLC  
2.630 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 1479; being part of the 30.509 acre tract of Iams Road, LLC (Official Record 242, page 1748); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Iams Road (County Road 35) and Cemetery Pike (County Road 34).

Thence South 32 deg.-30'-00" East (assumed bearing), 4997.27 feet along said centerline of Iams Road to a mag nail found at the southeasterly corner of the 5.000 acre tract also of Iams Road, LLC (same deed reference), being the TRUE POINT OF BEGINNING.

Thence South 32 deg.-30'-00" East, 344.17 feet continuing along said centerline of Iams Road to a point at the northeasterly corner of the 1.00 acre tract of Patricia S. Shoemaker (Official Record 121, page 2564).

Thence South 54 deg.-00'-33" West, 326.35 feet along the northerly lines of said 1.00 acre tract and the 0.491 acre tract of Patricia Shoemaker Anderson (Official Record 249, page 2254), (passing over a railroad spike found at 0.48 feet and steel sign posts found at 30.42 feet and 297.63 feet) to an iron rod set.

Thence North 32 deg.-30'-00" West, 359.36 feet to a point on the southerly line of said 5.000 acre tract.

Thence North 56 deg.-40'-37" East, 325.77 feet along said southerly line 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 April 08, 2013, by Registered Surveyor Joseph P. Priday (S-7277), contains **2.630 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.

