

PLAT OF SURVEY FOR:
 IAMS ROAD, LLC & LLOYD KURTZ
 DARBY TOWNSHIP ~ VMS 1479
 MADISON COUNTY, OHIO

- NOTES:
- 1) Δ RAILROAD SPIKE FOUND
 - 2) \oplus MAG NAIL FOUND
 - 3) \otimes MAG NAIL SET
 - 4) \odot IRON ROD FOUND ~ \circ IRON PIPE FOUND
 - 5) \sphericalangle STEEL SIGN POST FOUND
 - 6) \bullet 3/4" X 30" GALV IRON PIPE WITH PLASTIC I.D. CAP SET
 - 7) BEARING ASSUMED FROM OFF REC 78, PG 13
 - 8) FLOOD ZONE X OF F.I.R.M. 390773 0050 B ~ FEB 06, 1991 (OUTSIDE 500 YEAR FLOOD PLAIN)



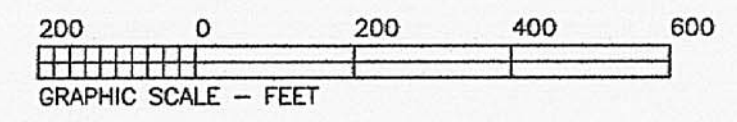
Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
 NOV 25, 2013 JN 03-34B

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

COURSE	BEARING	DISTANCE
1	S 57°30'00"W	325.74'
2	S 54°00'33"W	154.48'
3	S 66°49'54"E	165.67'
4	N 69°47'20"E	102.15'
5	N 36°00'03"W	29.17'
6	N 62°30'25"E	58.54'
7	N 54°02'41"E	230.58'
8	S 57°04'32"W	435.64'
9	S 32°30'00"E	199.93'



LEGAL DEED DESCRIPTION
IAMS ROAD, LLC & LLOYD KURTZ
145.719 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey number 1479; being the remaining portions of the original 31.000 acre and 5.000 acre tracts, and all of the 40.902 acre tract of Iams Road, LLC (Official Record 242, page 1748); and all of the 54.550 acre and 19.276 acre tracts of Lloyd Kurtz (Official Record 236, page 861); 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), 4268.14 feet along said centerline of Iams Road to a mag nail found at the southeasterly corner of the 2.755 acre tract of George W. Dolphin (Official Record 189, page 150), being the TRUE POINT OF BEGINNING.

Thence South 32 deg.-30'-00" East, 479.17 feet continuing along said centerline of Iams Road (passing over mag nails found at 60.01 feet and 459.17 feet) to a mag nail found at the northeasterly corner of a 4.517 acre tract which was surveyed April 08, 2013.

Thence with two consecutive courses of said 4.517 acre tract:

- 1) South 57 deg.-30'-00" West, 325.74 feet (passing over an iron rod found at 30.00 feet) to an iron rod found.
- 2) South 32 deg.-30'-00" East, 614.04 feet to an iron rod found on the northerly line of the 0.491 acre tract of Patricia Shoemaker Anderson (Official Record 249, page 2254).

Thence with four consecutive courses of said 0.491 acre tract:

- 1) South 54 deg.-00'-33" West, 154.48 feet (passing over an iron rod found at 125.52 feet) to a point in the approximate center of Cary Ditch.
- 2) South 66 deg.-49'-54" East, 165.67 feet along said ditch to a point.
- 3) North 69 deg.-47'-20" East, 102.15 feet along said ditch to a point.
- 4) North 36 deg.-00'-03" West, 29.17 feet to a steel sign post found at the southwesterly corner of the 1.00 acre tract of Patricia S. Shoemaker (Official Record 121, page 2564).

Thence with two consecutive courses along the southerly line of said 1.00 acre tract:

- 1) North 62 deg.-30'-25" East, 58.54 feet to a steel sign post found.
- 2) North 54 deg.-02'-41" East, 230.58 feet (passing over a steel sign post found at 200.00 feet and a railroad spike found at 229.83 feet) to a point in said centerline of Iams Road.

Thence South 32 deg.-30'-00" East, 680.89 feet along said centerline to a mag nail found at the northeasterly corner of the 2.000 acre tract of D.J. and R.M. Carpenter (Official Record 156, page 861).

Thence with two consecutive courses of said 2.000 acre tract:

- 1) South 57 deg.-04'-32" West, 435.64 feet (passing over an iron rod found at 25.01 feet) to an iron rod found.
- 2) South 32 deg.-30'-00" East, 199.93 feet to an iron rod found on the northerly line of the 41.968 acre tract of James L. and Patricia A. Dutton (Official Record 293, page 1690).

Thence with two consecutive courses of said northerly line of the 41.968 acre tract:

- 1) South 57 deg.-05'-21" West, 1224.91 feet to a stone found.
- 2) South 57 deg.-33'-10" West, 968.13 feet (passing over an iron pipe found at 453.44 feet) to an iron pipe found on the southwesterly corner of the previous original 83.75 acre tract (Official Record 78, page 13).

Thence North 47 deg.-18'-27" West, 1329.77 feet along the westerly line of said previous original 83.75 acre tract (which is 50 feet from the centerline of a former railroad, according to the deed, see notes on the plat of survey) to an iron rod found at a corner of the 46.531 acre tract of Heritage Rail-Trail Coalition (Official Record 26, page 1171) and a 34.118 acre easement to Metro Parks (Official Record 171, page 2212).

Thence continuing North 47 deg.-18'-27" West, 1084.13 feet along the easterly line of said 46.531 acre tract (being said former railroad right-of-way), (passing over an iron rod found at 1082.71 feet) to a point on the southerly line of the 190.83 acre tract of Katie Alberta Yutzy, et al (Official Record 138, page 602).

Thence North 57 deg.-49'-36" East, 2645.61 feet along said southerly line to an iron rod found on the northwesterly corner of aforesaid 2.755 acre tract of George W. Dolphin.

Thence with two consecutive courses of said 2.755 acre tract:

- 1) South 32 deg.-30'-00" East, 200.00 feet to an iron rod found.
- 2) North 57 deg.-49'-46" East, 600.00 feet (passing over an iron rod found at 575.00 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 November 25, 2013, by Registered Surveyor Joseph P. Priday (S-7277), contains **145.719 acres**, more or less, (of which 3.113 acres are from said original 5.000 acre tract, and 27.879 acres are from said original 31.000 acre tract), subject to all previous easements and rights-of-way of record. The plat of survey is on file in the Map Room of the Madison County Engineer.

