

PLAT OF SURVEY FOR:
 JJNL INVESTMENTS LLC
 CANAAN TOWNSHIP ~ VMS 5097
 MADISON COUNTY, OHIO
 PART OF ORIG 2.341 ACRE TRACT
 OFFICIAL REC 194, PG 133

- NOTES:
- 1) □ MONUMENT BOX FOUND
 - 2) ○ IRON PIPE FOUND
 - 3) △ RAILROAD SPIKE FOUND
 - 4) ⊗ MAG NAIL SET, ● MAG NAIL FOUND
 - 5) ⊙ 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
 - 6) BEARING ASSUMED FROM DR 288, PG 158
 - 7) FLOOD ZONE X OF F.I.R.M. 39097C0075D ~ 06-18-2010 (OUTSIDE 500 YEAR FLOOD PLAIN)

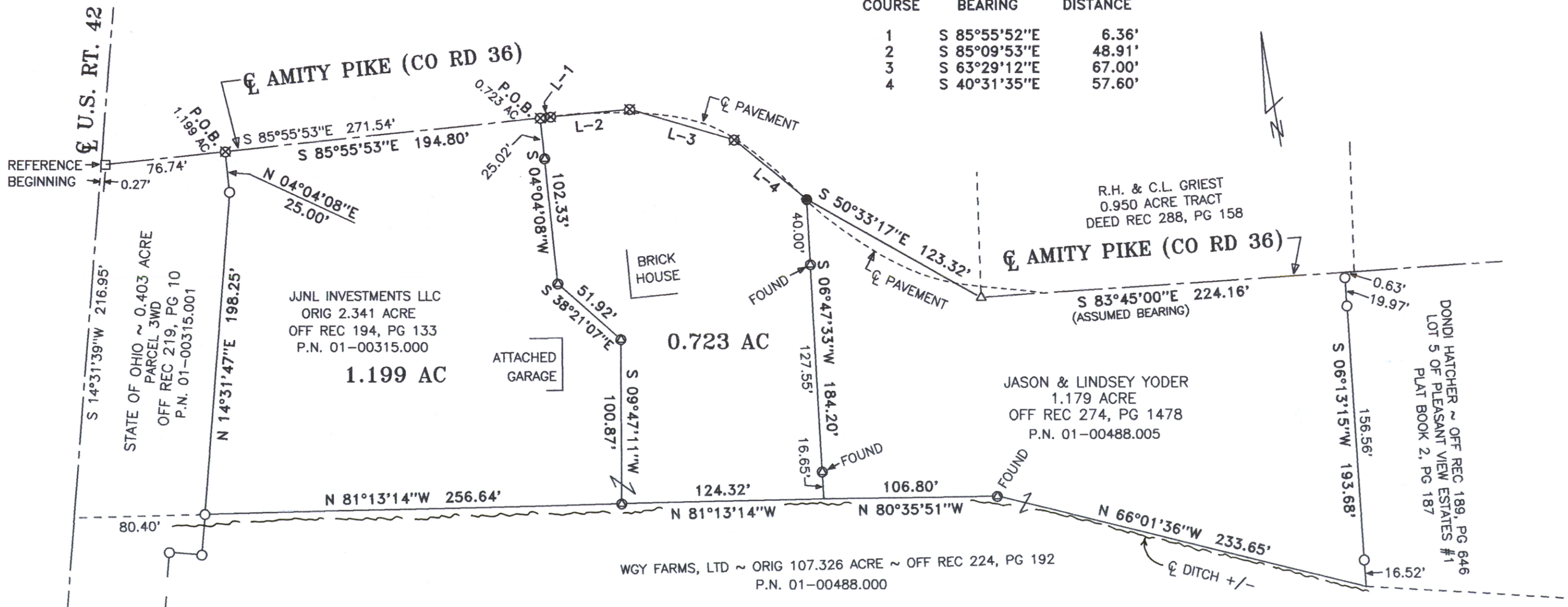
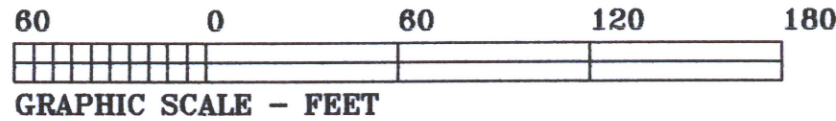


Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
 OCT 15, 2016 JN 06-18A

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
JJNL INVESTMENTS LLC
0.723 ACRE

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 5097; being part of the original 2.341 acre tract of JJNL Investments LLC (Official Record 194, page 133, P.N. 01-00315.000); and being further bounded and described as follows:

Beginning for reference at the centerline intersection of U.S. Route 42 and Amity Pike (County Road 36).

Thence South 85 deg.-55'-53" East, 271.54 feet along said centerline of Amity Pike (passing over a monument box found at 0.27 feet, and a mag nail set at 76.74 feet) to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence continuing with four consecutive courses of said centerline of Amity Pike:

- 1) South 85 deg.-55'-52" East, 6.36 feet to a mag nail set.
- 2) South 85 deg.-09'-53" East, 48.91 feet to a mag nail set.
- 3) South 63 deg.-29'-12" East, 67.00 feet to a mag nail set.
- 4) South 40 deg.-31'-35" East, 57.60 feet to a mag nail found at the northwest corner of the 1.179 acre tract of Jason and Lindsey Yoder (Official Record 274, page 1478, P.N. 01-00488.005).

Thence South 06 deg.-47'-33" West, 184.20 feet along the west line of said 1.179 acre tract (passing over iron rods found at 40.00 feet and 167.55 feet) to a point on a north line of the remaining portion of the original 107.326 acre tract of WGY Farms, LTD. (Official Record 224, page 192, P.N. 01-00488.000).

Thence North 81 deg.-13'-14" West, 124.32 feet along said north line to an iron rod set.

Thence North 09 deg.-47'-11" East, 100.87 feet to an iron rod set.

Thence North 38 deg.-21'-07" West, 51.92 feet to an iron rod set.

Thence North 04 deg.-04'-08" East, 102.33 feet (passing over an iron rod set at 77.31 feet) to the TRUE POINT OF BEGINNING.

Basis of bearing was assumed from Deed Record 288, page 158. The tract as described from an actual field survey performed on or about October 15, 2016, by Registered Surveyor Joseph P. Priday (S-7277), contains **0.723 acre**, 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
JJNL INVESTMENTS LLC
1.199 ACRE

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 5097; being part of the original 2.341 acre tract of JJNL Investments LLC (Official Record 194, page 133, P.N. 01-00315.000); and being further bounded and described as follows:

Beginning for reference at the centerline intersection of U.S. Route 42 and Amity Pike (County Road 36).

Thence South 85 deg.-55'-53" East, 76.74 feet along said centerline of Amity Pike (passing over a monument box found at 0.27 feet) to a mag nail set at the northeast corner of the 0.403 acre tract (Parcel 3WD) of the State of Ohio (Official Record 219, page 10, P.N. 01-00315.001), being the TRUE POINT OF BEGINNING.

Thence South 85 deg.-55'-53" East, 194.80 feet continuing along said centerline of Amity Pike to a mag nail set.

Thence South 04 deg.-04'-08" West, 102.33 feet (passing over an iron rod set at 25.02 feet) to an iron rod set.

Thence South 38 deg.-21'-07" East, 51.92 feet to an iron rod set.

Thence South 09 deg.-47'-11" West, 100.87 feet to an iron rod set on a north line of the remaining portion of the original 107.326 acre tract of WGY Farms, LTD. (Official Record 224, page 192, P.N. 01-00488.000).

Thence North 81 deg.-13'-14" West, 256.64 feet along said north line to an iron pipe found on the southeast corner of said 0.403 acre tract of the State of Ohio.

Thence with two consecutive courses along the east line of said 0.403 acre tract:

- 1) North 14 deg.-31'-47" East, 198.25 feet to an iron pipe found.
- 2) North 04 deg.-04'-08" East, 25.00 feet to the TRUE POINT OF BEGINNING.

Basis of bearing was assumed from Deed Record 288, page 158. The tract as described from an actual field survey performed on or about October 15, 2016, by Registered Surveyor Joseph P. Friday (S-7277), contains **1.199 acre**, 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.

