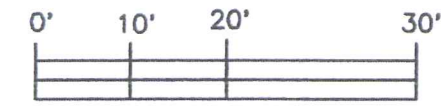


**PLAT OF SURVEY FOR:  
RON WINN  
VILLAGE OF PLAIN CITY  
DARBY TWP VMS 7758-7830  
MADISON COUNTY, OHIO  
PART OF 0.212 ACRE  
OFF REC 145, PG 789**

COURSE	BEARING	DISTANCE
1	S 07°28'32"W	11.60'
2	S 23°12'48"E	22.27'



- NOTES:  
 1) ○ IRON PIPE FOUND  
 2) ● IRON ROD FOUND  
 3) ⊕ 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAPS SET  
 4) BEARING ASSUMED FROM PLAT 4-96



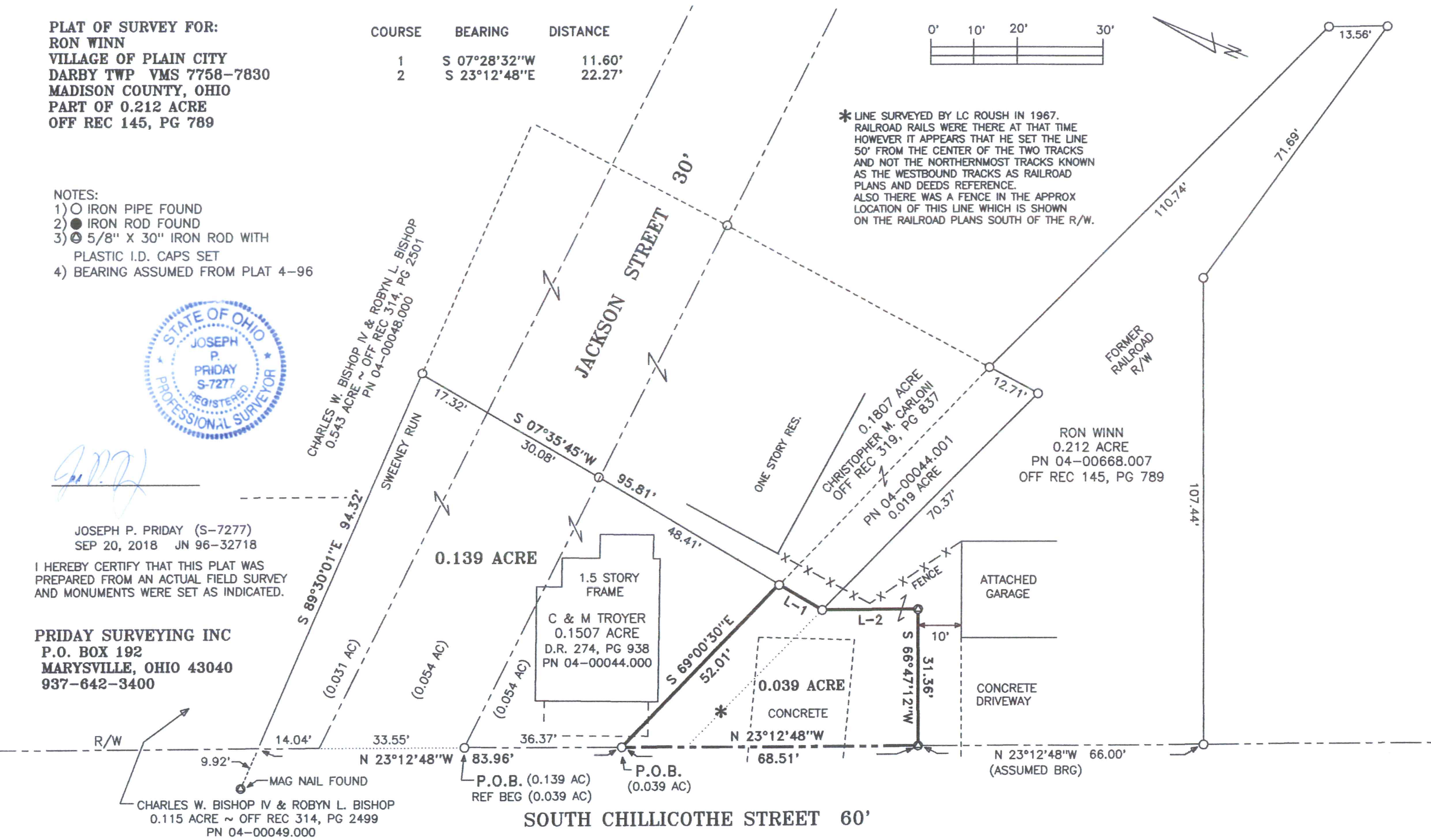
*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
SEP 20, 2018 JN 96-32718

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

\* LINE SURVEYED BY LC ROUSH IN 1967. RAILROAD RAILS WERE THERE AT THAT TIME HOWEVER IT APPEARS THAT HE SET THE LINE 50' FROM THE CENTER OF THE TWO TRACKS AND NOT THE NORTHERNMOST TRACKS KNOWN AS THE WESTBOUND TRACKS AS RAILROAD PLANS AND DEEDS REFERENCE. ALSO THERE WAS A FENCE IN THE APPROX LOCATION OF THIS LINE WHICH IS SHOWN ON THE RAILROAD PLANS SOUTH OF THE R/W.



LEGAL DEED DESCRIPTION  
C & M TROYER  
0.139 ACRE

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 7758-7830; being a more particular description of the 0.1507 acre tract of C & M Troyer (Deed Record 274, page 938 & P.N. 04-00044.000); and being further bounded and described as follows:

Beginning at an iron pipe found at the intersection of the south right-of-way line of Jackson Street (30' R/W) and the east right-of-way line of South Chillicothe Street (60' R/W), being the TRUE POINT OF BEGINNING.

Thence North 23 deg.-12'-48" West (assumed bearing), 47.59 feet along said east right-of-way line of South Chillicothe Street (passing over the north right-of-way line of said Jackson Street at 33.55 feet) to a point at the southwesterly corner of the 0.115 acre tract of Charles W. Bishop IV and Robyn L. Bishop (Official Record 314, page 2499 & P.N. 04-00049.000). Said point is witnessed by a mag nail found which bears: (North 89 deg.-30'-01" West, 9.92 feet).

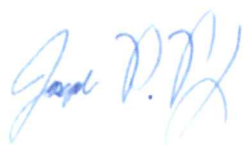
Thence South 89 deg.-30'-01" East, 94.32 feet along the southerly line of said 0.115 acre tract and the southerly line of the 0.543 acre tract also of Charles W. Bishop IV and Robyn L. Bishop (Official Record 314, page 2501 & P.N. 04-00048.000) to an iron pipe found on the northwesterly corner of the 0.1807 acre tract of Christopher M. Carloni (Official Record 319, page 837 & P.N. 04-00044.001).

Thence South 07 deg.-35'-45" West, 95.81 feet along the west line of said 0.1807 acre tract (passing over the north right-of-way line of said Jackson Street at 17.32 feet and an iron pipe found on the south line at 47.40 feet) to an iron pipe found at the northeasterly corner of a 0.039 acre tract surveyed this date which is currently part of the 0.212 acre tract of Ron Winn (Official Record 145, page 789 & P.N. 04-00668.007).

Thence North 69 deg.-00'-30" West, 52.01 feet along the northerly line of said 0.039 acre tract to an iron pipe found on said east right-of-way line of South Chillicothe Street.

Thence North 23 deg.-12'-48" West, 36.37 feet along said east right-of-way line to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 4-96. The tract as described from an actual field survey performed on or about September 20, 2018, by Registered Surveyor Joseph P. Friday (S-7277), contains **0.139 acre**, more or less, (of which 0.054 acre is within said Jackson Street right-of-way), 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  
RON WINN  
0.039 ACRE

Real estate situated in the Village of Plain City; Darby Township of Madison County, Ohio; in the Virginia Military Survey number 7758-7830; being part of the 0.212 acre tract of Ron Winn (Official Record 145, page 789 & P.N. 04-00668.007); and being further bounded and described as follows:

Beginning for reference at an iron pipe found at the intersection of the south right-of-way line of Jackson Street (30' R/W) and the east right-of-way line of South Chillicothe Street (60' R/W).

Thence South 23 deg.-12'-48" East (assumed bearing), 36.37 feet along said east right-of-way line of South Chillicothe Street to an iron pipe found at the southwesterly corner of the 0.1507 acre tract (0.139 acre as surveyed this date) of C & M Troyer (Deed Record 274, page 938 & P.N. 04-00044.000), being the TRUE POINT OF BEGINNING.

Thence South 69 deg.-00'-30" East, 52.01 feet along the southerly line of said 0.1507 (0.139) acre tract to an iron pipe found on the northwesterly corner of the 0.019 acre tract of Christopher M. Carloni (Official Record 319, page 837 & P.N. 04-00044.001).

Thence South 07 deg.-28'-32" West, 11.60 feet along the west line of said 0.019 acre tract to an iron pipe found at the southwesterly corner of said tract.

Thence South 23 deg.-12'-48" East, 22.27 feet entering said 0.212 acre tract to an iron rod set.

Thence South 66 deg.-47'-12" West, 31.36 feet to an iron rod set on said east right-of-way line of South Chillicothe Street.

Thence North 23 deg.-12'-48" West, 68.51 feet along said east right-of-way line to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 4-96. The tract as described from an actual field survey performed on or about September 20, 2018, by Registered Surveyor Joseph P. Friday (S-7277), contains **0.039 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.

