

**PLAT OF SURVEY FOR:
 JULIA DOROTHY WING, TRUSTEE
 MONROE TWP ~ VMS 2882
 MADISON COUNTY, OHIO
 PART OF 99.835 ACRE
 OFF REC 263, PG 846**

- NOTES:
 1) ⊕ MAG NAIL SET
 2) ⊗ SURVEY NAIL FOUND
 3) ○ IRON PIPE FOUND
 4) ● IRON ROD FOUND
 5) ⊕ 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
 6) BEARING ASSUMED FROM PLAT 39-96

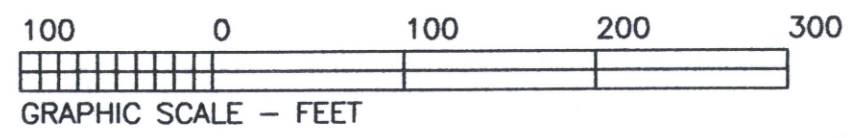
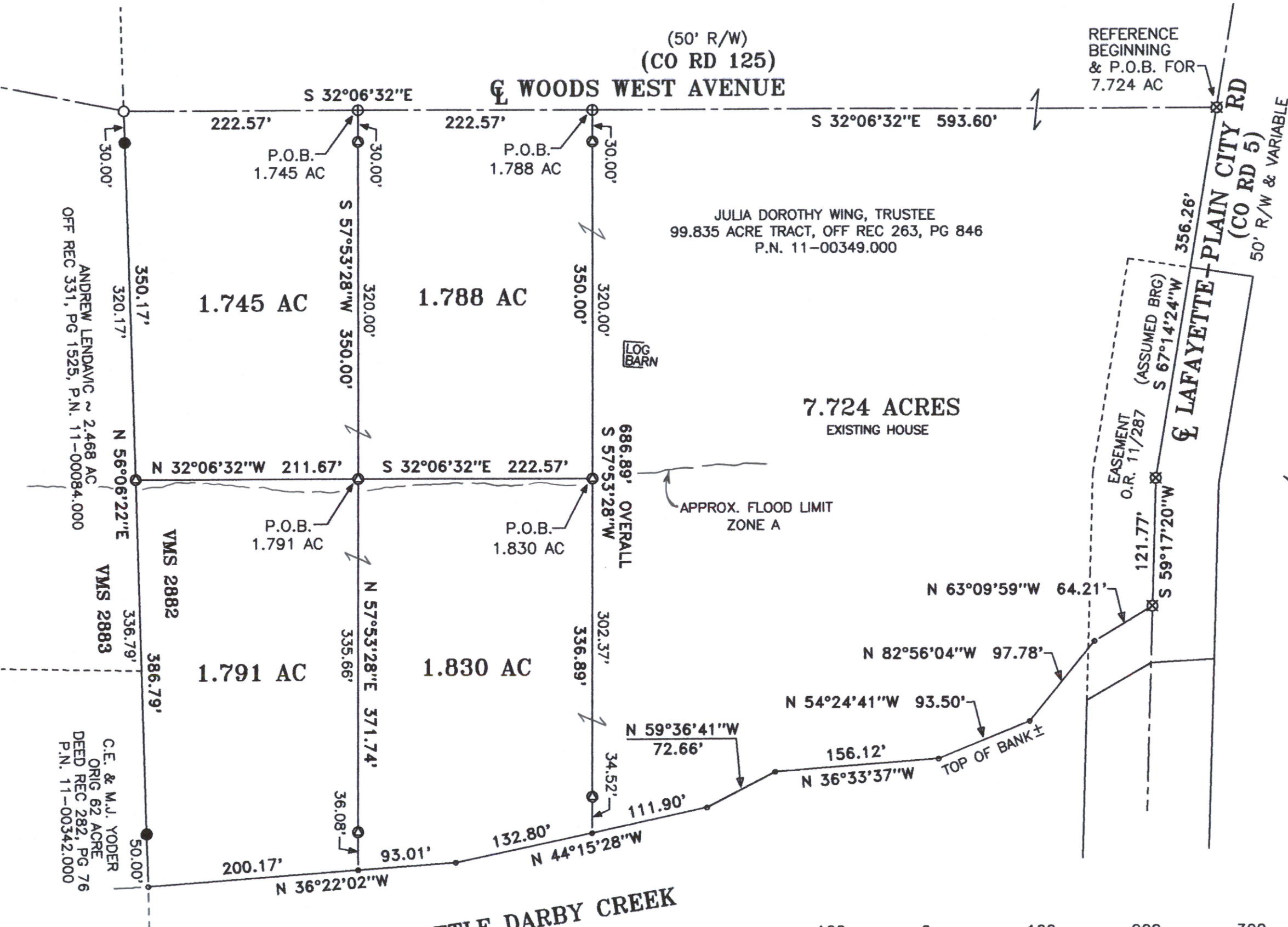


Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
 JAN 19, 2018 JN 16-41W

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



LITTLE DARBY CREEK

(50' R/W)
WOODS WEST AVENUE

LAFAYETTE PLAIN CITY RD
 (CO RD 5)
 50' R/W & VARIABLE

7.724 ACRES
 EXISTING HOUSE

JULIA DOROTHY WING, TRUSTEE
 99.835 ACRE TRACT, OFF REC 263, PG 846
 P.N. 11-00349.000

LOG BARN

APPROX. FLOOD LIMIT
 ZONE A

1.745 AC

1.788 AC

1.791 AC

1.830 AC

ANDREW LENDAVIC ~ 2.468 AC
 OFF REC 331, PG 1525, P.N. 11-00084.000

VMS 2882
 VMS 2883

C.E. & M.J. YODER
 ORIG 62 ACRE
 DEED REC 282, PG 76
 P.N. 11-00342.000

S 32°06'32"E

S 32°06'32"E 593.60'

222.57'

222.57'

P.O.B.
 1.745 AC

P.O.B.
 1.788 AC

P.O.B.
 1.791 AC

P.O.B.
 1.830 AC

N 32°06'32"W 211.67'

S 32°06'32"E 222.57'

686.89' OVERALL
 S 57°53'28"W

N 57°53'28"E 371.74'

36.08'

N 36°22'02"W 200.17'

N 44°15'28"W 132.80'

N 59°36'41"W 72.66'

N 54°24'41"W 93.50'

156.12'

N 36°33'37"W

TOP OF BANK ±

N 82°56'04"W 97.78'

N 63°09'59"W 64.21'

EASEMENT
 O.R. 11/287

(ASSUMED BRG)
 S 67°14'22"W

121.77'

S 59°17'20"W

356.26'

30.00'

30.00'

30.00'

350.17'

320.00'

320.00'

N 56°06'22"E

336.79'

386.79'

50.00'

S 57°53'28"W 350.00'

320.00'

N 57°53'28"E 371.74'

335.66'

36.08'

350.00'

320.00'

S 57°53'28"W

302.37'

34.52'

111.90'

36.08'

50.00'

LEGAL DEED DESCRIPTION
WING
7.724 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 2882; being part of the 99.835 acre tract of Julia Dorothy Wing, Trustee (Official Record 263, page 846, P.N. 11-00349.000); and being further bounded and described as follows:

Beginning at a survey nail found at the centerline intersection of Woods West Avenue (County Road 125) and Lafayette-Plain City Road (County Road 5). Being the TRUE POINT OF BEGINNING.

Thence with two consecutive courses of said centerline of Lafayette-Plain City Road:

- 1) South 67 deg.-14'-24" West (assumed bearing), 356.26 feet to a survey nail found.
- 2) South 59 deg.-17'-20" West, 121.77 feet to a survey nail found over the approximate northeasterly top of bank of Little Darby Creek.

Thence with six consecutive courses of said northeasterly top of bank:

- 1) North 63 deg.-09'-59" West, 64.21 feet to a point.
- 2) North 82 deg.-56'-04" West, 97.78 feet to a point.
- 3) North 54 deg.-24'-41" West, 93.50 feet to a point.
- 4) North 36 deg.-33'-37" West, 156.12 feet to a point.
- 5) North 59 deg.-36'-41" West, 72.66 feet to a point.
- 6) North 44 deg.-15'-28" West, 111.90 feet to a point.

Thence North 57 deg.-53'-28" East, 686.89 feet (passing over iron rods set at 34.52 feet, 336.89 feet and 656.89 feet) to a mag nail set in said centerline of Woods West Avenue.

Thence South 32 deg.-06'-32" East, 593.60 feet along said centerline of Woods West Avenue to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 39-96. The tract as described from an actual field survey performed on or about January 19, 2018, by Registered Surveyor Joseph P. Priday (S-7277), contains **7.724 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
WING
1.745 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 2882; being part of the 99.835 acre tract of Julia Dorothy Wing, Trustee (Official Record 263, page 846, P.N. 11-00349.000); and being further bounded and described as follows:

Beginning for reference at a survey nail found at the centerline intersection of Woods West Avenue (County Road 125) and Lafayette-Plain City Road (County Road 5).

Thence North 32 deg.-06'-32" West, 816.17 feet along said centerline of Woods West Avenue (passing over a mag nail set at 593.60 feet) to a mag nail set at the most northerly corner of a 1.788 acre tract (surveyed this date), being the TRUE POINT OF BEGINNING.

Thence South 57 deg.-53'-28" West, 350.00 feet along the northwesterly line of said 1.788 acre tract (passing over an iron rod set at 30.00 feet) to an iron rod set at the most easterly corner of a 1.791 acre tract (surveyed this date).

Thence North 32 deg.-06'-32" West, 211.67 feet along the northeasterly line of said 1.791 acre tract to an iron rod set on the northwesterly line of said V.M.S. 2882 and the southeasterly line of the 2.468 acre tract of Andrew Lendavic (Official Record 331, page 1525, P.N. 11-00084.000).

Thence North 56 deg.-06'-22" East, 350.17 feet along said V.M.S. line and said southeasterly line of the 2.468 acre tract (passing over an iron rod found at 320.17 feet) to an iron pipe found in said centerline of Woods West Avenue.

Thence South 32 deg.-06'-32" East, 222.57 feet along said centerline of Woods West Avenue to the TRUE POINT OF BEGINNING.

Bearing (South 67 deg.-14'-24" West) was assumed from a portion of said centerline of Lafayette-Plain City Road as shown on Plat 39-96. The tract as described from an actual field survey performed on or about January 19, 2018, by Registered Surveyor Joseph P. Friday (S-7277), contains **1.745 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
WING
1.788 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 2882; being part of the 99.835 acre tract of Julia Dorothy Wing, Trustee (Official Record 263, page 846, P.N. 11-00349.000); and being further bounded and described as follows:

Beginning for reference at a survey nail found at the centerline intersection of Woods West Avenue (County Road 125) and Lafayette-Plain City Road (County Road 5).

Thence North 32 deg.-06'-32" West, 593.60 feet along said centerline of Woods West Avenue to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence South 57 deg.-53'-28" West, 350.00 feet (passing over an iron rod set at 30.00 feet) to an iron rod set on the most easterly corner of a 1.830 acre tract (surveyed this date).

Thence North 32 deg.-06'-32" West, 222.57 feet along the northeasterly line of said 1.830 acre tract to an iron rod set on the most southerly corner of a 1.745 acre tract (surveyed this date).

Thence North 57 deg.-53'-28" East, 350.00 feet along the southeasterly line of said 1.745 acre tract (passing over an iron rod set at 320.00 feet) to a mag nail set in said centerline of Woods West Avenue.

Thence South 32 deg.-06'-32" East, 222.57 feet along said centerline of Woods West Avenue to the TRUE POINT OF BEGINNING.

Bearing (South 67 deg.-14'-24" West) was assumed from a portion of said centerline of Lafayette-Plain City Road as shown on Plat 39-96. The tract as described from an actual field survey performed on or about January 19, 2018, by Registered Surveyor Joseph P. Priday (S-7277), contains **1.788 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
WING
1.791 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 2882; being part of the 99.835 acre tract of Julia Dorothy Wing, Trustee (Official Record 263, page 846, P.N. 11-00349.000); and being further bounded and described as follows:

Beginning for reference at a survey nail found at the centerline intersection of Woods West Avenue (County Road 125) and Lafayette-Plain City Road (County Road 5).

Thence North 32 deg.-06'-32" West, 816.17 feet along said centerline of Woods West Avenue (passing over a mag nail set at 593.60 feet) to a mag nail set at the most northerly corner of a 1.788 acre tract (surveyed this date).

Thence South 57 deg.-53'-28" West, 350.00 feet along the northwesterly line of said 1.788 acre tract (passing over an iron rod set at 30.00 feet) to an iron rod set at the most northerly corner of a 1.830 acre tract (surveyed this date), being the TRUE POINT OF BEGINNING.

Thence South 57 deg.-53'-28" West, 371.74 feet along the northwesterly line of said 1.830 acre tract (passing over an iron rod set at 335.66 feet) to a point on the approximate top of bank of Little Darby Creek.

Thence North 36 deg.-22'-02" West, 200.17 feet along said top of bank to a point on northwesterly line of said V.M.S. 2882 and a southeasterly line of the original 62 acre tract of C.E. and M.J. Yoder (Deed Record 282, page 76, P.N. 11-00342.000).

Thence North 56 deg.-06'-22" East, 386.79 feet along said V.M.S. line and the southeasterly lines of said original 62 acre tract and the 2.468 acre tract of Andrew Lendavic (Official Record 331, page 1525, P.N. 11-00084.000), (passing over an iron rod found at 50.00 feet) to an iron rod set at the most westerly corner of a 1.745 acre tract (surveyed this date).

Thence South 32 deg.-06'-32" East, 211.67 feet along the southwesterly line of said 1.745 acre tract to the TRUE POINT OF BEGINNING.

Bearing (South 67 deg.-14'-24" West) was assumed from a portion of said centerline of Lafayette-Plain City Road as shown on Plat 39-96. The tract as described from an actual field survey performed on or about January 19, 2018, by Registered Surveyor Joseph P. Priday (S-7277), contains **1.791 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
WING
1.830 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 2882; being part of the 99.835 acre tract of Julia Dorothy Wing, Trustee (Official Record 263, page 846, P.N. 11-00349.000); and being further bounded and described as follows:

Beginning for reference at a survey nail found at the centerline intersection of Woods West Avenue (County Road 125) and Lafayette-Plain City Road (County Road 5).

Thence North 32 deg.-06'-32" West, 593.60 feet along said centerline of Woods West Avenue to a mag nail set at the most easterly corner of a 1.788 acre tract (surveyed this date).

Thence South 57 deg.-53'-28" West, 350.00 feet along the southeasterly line of said 1.788 acre tract (passing over an iron rod set at 30.00 feet) to an iron rod set, being the TRUE POINT OF BEGINNING.

Thence South 57 deg.-53'-28" West, 336.89 feet (passing over an iron rod set at 302.37 feet) to a point on the approximate northeasterly top of bank of Little Darby Creek.

Thence with two consecutive courses of said northeasterly top of bank.

1) North 44 deg.-15'-28" West, 132.80 feet to a point.

2) North 36 deg.-22'-02" West, 93.01 feet to a point at the most southerly corner of a 1.791 acre tract (surveyed this date).

Thence North 57 deg.-53'-28" East, 371.74 feet along the southeasterly line of said 1.791 acre tract (passing over an iron rod set at 36.08 feet) to an iron rod set on the most westerly corner of said 1.788 acre tract.

Thence South 32 deg.-06'-32" East, 222.57 feet along the southwesterly line of said 1.788 acre tract to the TRUE POINT OF BEGINNING.

Bearing (South 67 deg.-14'-24" West) was assumed from a portion of said centerline of Lafayette-Plain City Road as shown on Plat 39-96. The tract as described from an actual field survey performed on or about January 19, 2018, by Registered Surveyor Joseph P. Priday (S-7277), contains **1.830 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.

