

**PLAT OF SURVEY FOR:
 F. BRYAN ROBY &
 SHARON BEACHY ROBY
 CANAAN TWP ~ VMS 1618
 MADISON COUNTY, OHIO
 PART OF 30.016 ACRE
 OFF REC 140, PG 103**

- NOTES:
 1) Δ RAILROAD SPIKE FOUND
 2) \boxtimes COTTON GIN SPIKE FOUND
 3) \odot IRON ROD FOUND
 4) \oplus MAG NAIL SET
 5) \circ 5/8" X 30" IRON ROD WITH
 PLASTIC I.D. CAP SET
 6) BEARING ASSUMED FROM PLAT 43-02

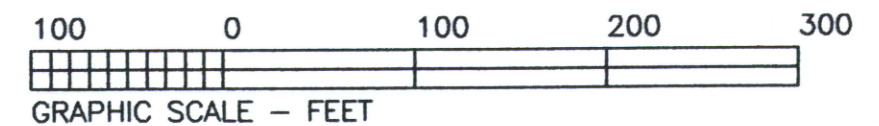


Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
 MAY 25, 2018 JN 99-34-18

I HEREBY CERTIFY THAT THIS PLAT WAS
 PREPERED FROM AN ACTUAL FIELD SURVEY
 AND MONUMENTS WERE SET AS INDICATED.

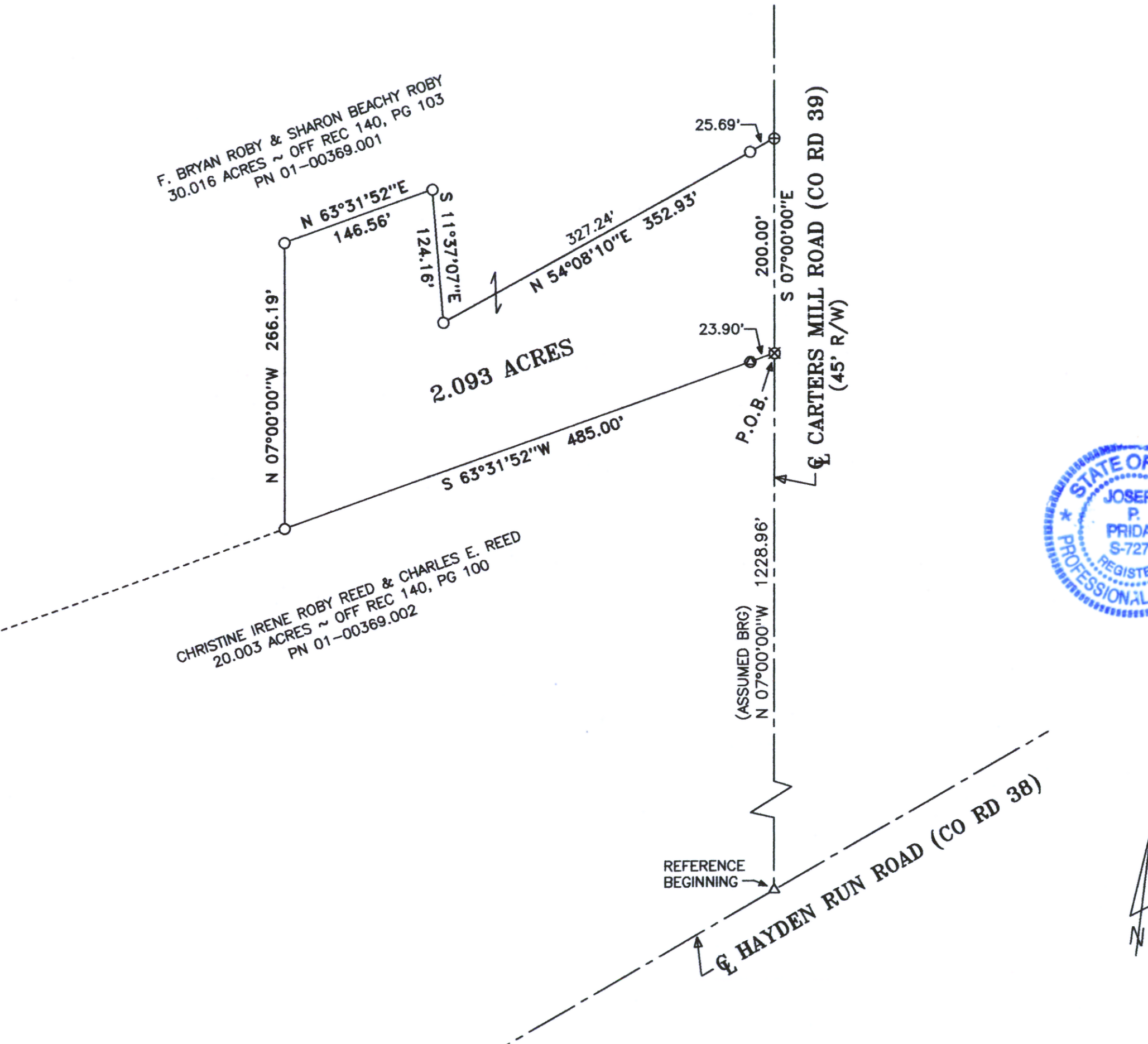
PRIDAY SURVEYING INC
 P.O. BOX 192
 MARYSVILLE, OHIO 43040
 937-642-3400



F. BRYAN ROBY & SHARON BEACHY ROBY
 30.016 ACRES ~ OFF REC 140, PG 103
 PN 01-00369.001

CHRISTINE IRENE ROBY REED & CHARLES E. REED
 20.003 ACRES ~ OFF REC 140, PG 100
 PN 01-00369.002

2.093 ACRES



LEGAL DEED DESCRIPTION
ROBY
2.093 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 1618; being part of the 30.016 acre tract of F. Bryan Roby and Sharon Beachy Roby (Official Record 140, page 103, P.N. 01-00369.001); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Hayden Run Road (County Road 38) and Carters Mill Road (County Road 39).

Thence North 07 deg.-00'-00" West (assumed bearing), 1228.96 feet along said centerline of Carters Mill Road to a cotton gin spike found at the northeasterly corner of the 20.003 acre tract of Christine Irene Roby Reed and Charles E. Reed (Official Record 140, page 100, P.N. 01-00369.002). Said cotton gin spike marking the TRUE POINT OF BEGINNING.

Thence South 63 deg.-31'-52" West, 485.00 feet along the northerly line of said 20.003 acre tract (passing over an iron rod found at 23.90 feet) to an iron rod set.

Thence North 07 deg.-00'-00" West, 266.19 feet to an iron rod set.

Thence North 63 deg.-31'-52" East, 146.56 feet to an iron rod set.

Thence South 11 deg.-37'-07" East, 124.16 feet to an iron rod set.

Thence North 54 deg.-08'-10" East, 352.93 feet (passing over an iron rod set at 327.24 feet) to a mag nail set in said centerline of Carters Mill Road.

Thence South 07 deg.-00'-00" East, 200.00 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 43-02. The tract as described from an actual field survey performed on or about May 25, 2018, by Registered Surveyor Joseph P. Priday (S-7277), contains **2.093 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.

