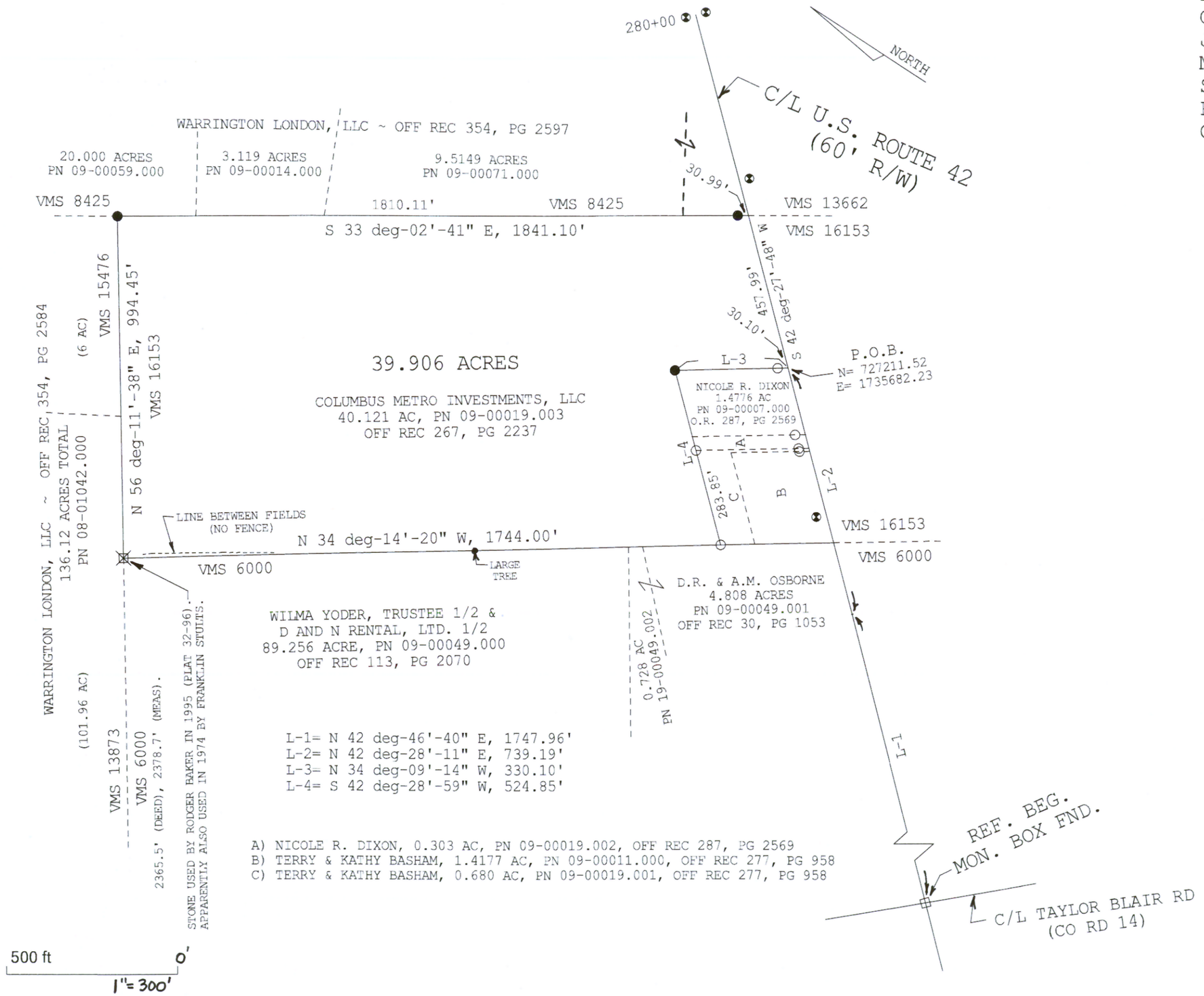


PLAT OF SURVEY FOR:
COLUMBUS METRO INVESTMENTS, LLC
JEFFERSON TWP ~ V.M.S. 16153
MADISON COUNTY, OHIO
SURVEY OF 40.121 ACRE TRACT
P.N. 09-00019.003
OFF REC 267, PG 2237

NOTES:
1) ☒ STONE FOUND
2) ○ IRON PIPE FOUND
3) ⊗ R/W MONUMENT FOUND
4) ◒ IRON ROD FOUND
5) ● 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
6) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983

STATE OF OHIO
JOSEPH P. PRIDAY
S-7277
REGISTERED PROFESSIONAL SURVEYOR

JOSEPH P. PRIDAY, S-7277
AUGUST 16, 2021 JN 21-33

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
39.906 ACRES

Real estate situated in Jefferson Township of Madison County, Ohio; in the Virginia Military Survey number 16153; being a more particular description of the 40.121 acre tract of Columbus Metro Investments, LLC (Official Record 267, page 2237, P.N. 09-00019.003); and being further bounded and described as follows:

Beginning for reference at a monument box found at the centerline intersection of U.S. Route 42 (60' R/W) and Taylor Blair Road (County Road 14).

Thence with two consecutive courses of said centerline of U.S. Route 42:

1) North 42 deg.-46'-40" East, 1747.96 feet to a point.
2) North 42 deg.-28'-11" East, 739.19 feet to a point at the most easterly corner of the 1.4776 acre tract of Nicole R. Dixon (Official Record 287, page 2569, P.N. 09-00007.000), being the TRUE POINT OF BEGINNING.

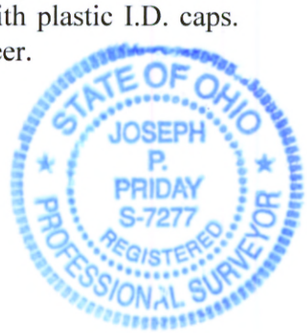
Thence North 34 deg.-09'-14" West, 330.10 feet along the northeasterly line of said 1.4776 acre tract (passing over an iron pipe found at 30.10 feet) to an iron rod set.

Thence South 42 deg.-28'-59" West, 524.85 feet along the northwesterly lines of said 1.4776 acre tract; the 0.303 acre tract also of Nicole R. Dixon (also Official Record 287, page 2569, P.N. 09-00019.002); and the 0.680 acre tract of Terry and Kathy Basham (Official Record 277, page 958, P.N. 09-00019.001), (passing over an iron pipe found at 241.00 feet) to an iron pipe found on the northeasterly lines of V.M.S. 6000 and the 4.808 acre tract of D.R. and A.M. Osborne (Official Record 30, page 1053, P.N. 09-00049.001).

Thence North 34 deg.-14'-20" West, 1744.00 feet along said northeasterly lines and the northeasterly lines of the 0.728 acre tract also of D.R. and A.M. Osborne (also Official Record 30, page 1053, P.N. 09-00049.002); and the 89.256 acre tract of Wilma Yoder, Trustee ½ and D and N Rental, Ltd. ½ (Official Record 113, page 2070, P.N. 09-00049.000); to a stone found at the most northerly corner of said V.M.S. 6000 on the southeasterly lines of V.M.S. 13873 and the 136.12 acre tract of Warrington London, LLC (Official Record 354, page 2584, P.N. 08-01042.000).

Thence North 56 deg.-11'-38" East, 994.45 feet along said southeasterly lines and the southeasterly line of V.M.S. 15476 to an iron rod set on the southwesterly lines of V.M.S. 8425 and the 20.000 acre tract also of Warrington London, LLC (Official Record 354, page 2597, P.N. 09-00059.000).

Thence South 33 deg.-02'-41" East, 1841.10 feet along said southwesterly lines and the southwesterly lines of the 3.119 acre tract also of Warrington London, LLC (also Official Record 354, page 2597, P.N. 09-00014.000); the 9.5149 acre tract also of Warrington London, LLC (also Official Record 354, page 2597, P.N. 09-00071.000); and V.M.S. 13662 (passing over an iron rod set at 1810.11 feet) to a point in aforesaid centerline of U.S. Route 42.

Thence South 42 deg.-27'-48" West, 457.99 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, South Zone, NAD 1983. The tract as described from an actual field survey performed on or about August 16, 2021, by Registered Surveyor, Joseph P. Priday (S-7277), contains **39.906 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.