

PLAT OF SURVEY

DEER CREEK TOWNSHIP, MADISON COUNTY, OHIO
 VIRGINIA MILITARY SURVEYS 6781, 553, & 3903

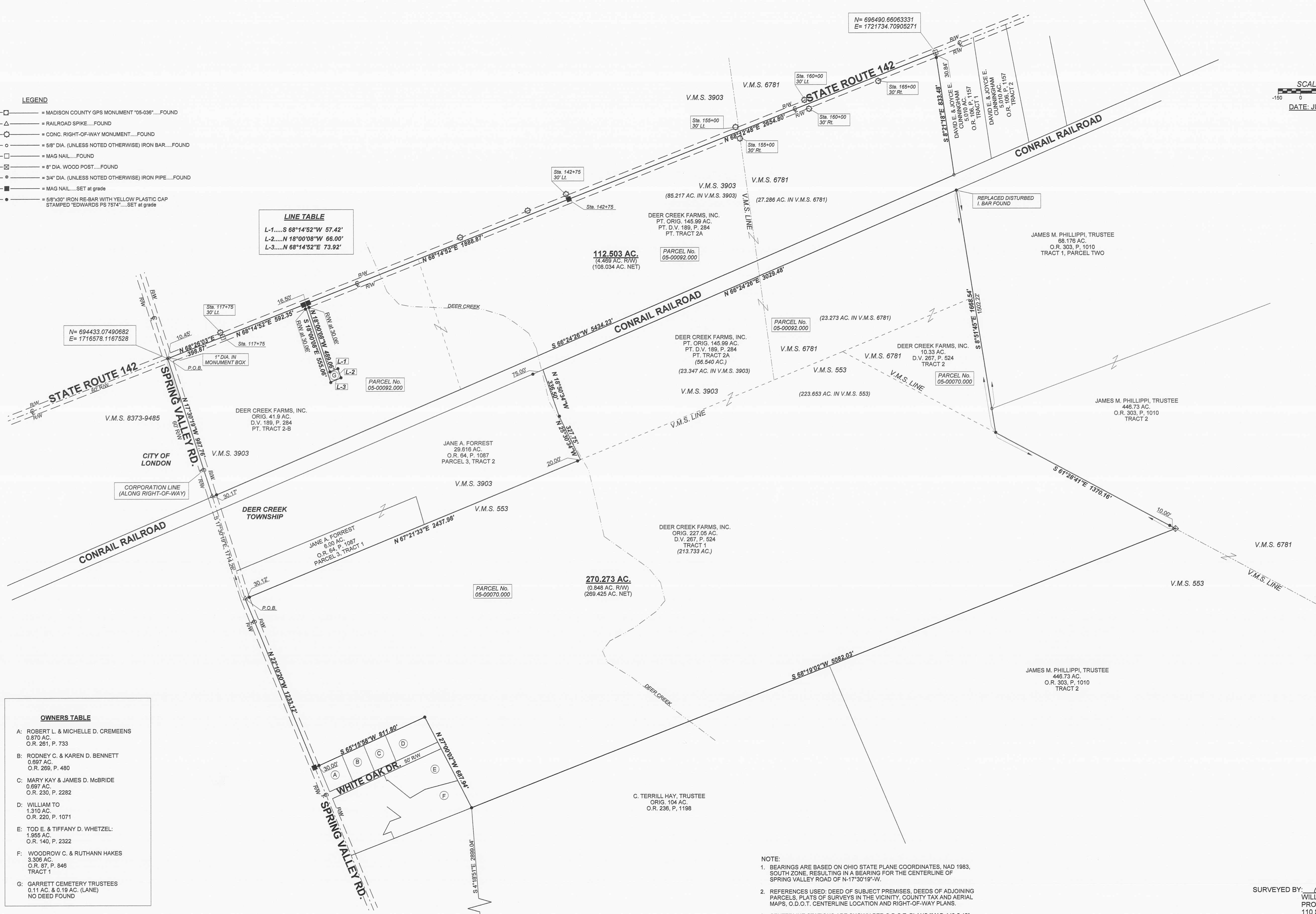
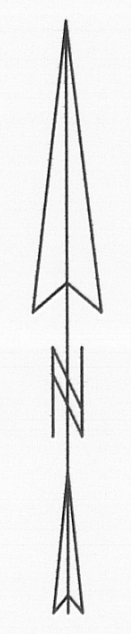
LEGEND

- = MADISON COUNTY GPS MONUMENT '05-036'.....FOUND
- △ = RAILROAD SPIKE.....FOUND
- = CONC. RIGHT-OF-WAY MONUMENT.....FOUND
- = 5/8" DIA. (UNLESS NOTED OTHERWISE) IRON BAR.....FOUND
- = MAG NAIL.....FOUND
- ⊗ = 8" DIA. WOOD POST.....FOUND
- ⊙ = 3/4" DIA. (UNLESS NOTED OTHERWISE) IRON PIPE.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED 'EDWARDS PS 7574'.....SET at grade

LINE TABLE

L-1.....S 68°14'52"W 57.42'
 L-2.....N 18°00'08"W 66.00'
 L-3.....N 68°14'52"E 73.92'

SCALE: 1" = 300'
 DATE: JUNE 30, 2015



OWNERS TABLE

A: ROBERT L. & MICHELLE D. CREMEENS
 0.870 AC.
 O.R. 261, P. 733

B: RODNEY C. & KAREN D. BENNETT
 0.697 AC.
 O.R. 269, P. 480

C: MARY KAY & JAMES D. MCBRIDE
 0.697 AC.
 O.R. 230, P. 2282

D: WILLIAM TO
 1.310 AC.
 O.R. 220, P. 1071

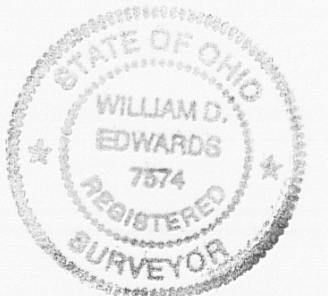
E: TOD E. & TIFFANY D. WHETZEL
 1.955 AC.
 O.R. 140, P. 2322

F: WOODROW C. & RUTHANN HAKES
 3.308 AC.
 O.R. 87, P. 846
 TRACT 1

G: GARRETT CEMETERY TRUSTEES
 0.11 AC. & 0.19 AC. (LANE)
 NO DEED FOUND

NOTE:

- BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, SOUTH ZONE, RESULTING IN A BEARING FOR THE CENTERLINE OF SPRING VALLEY ROAD OF N-17°30'19"-W.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, O.D.O.T. CENTERLINE LOCATION AND RIGHT-OF-WAY PLANS.
- CENTERLINE STATIONS ARE SHOWN PER O.D.O.T. PLANS "MAD-142-5.40".



SURVEYED BY: *W.D. Edwards*
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
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LEGAL DESCRIPTION FOR DEER CREEK FARMS 270.273 ACRE TRACT

Being situate in the State of Ohio, County of Madison, Township of Deer Creek, and being a part of Virginia Military Surveys 3903, 6781, and 553, and being more particularly described as follows:

Beginning for reference at a $\frac{3}{4}$ " diameter iron pipe found at the intersection of the centerlines of State Route 142 (60' right-of-way) and Spring Valley Road (60' right-of-way) from which a $\frac{5}{8}$ " diameter iron bar in a monument box found bears N-68°26'03"-E, 10.45'(feet);

thence with the centerline of Spring Valley Road, S-17°30'19"-E, 1714.26'(feet) to a Railroad Spike found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southwest corner of a 6.00 acre tract conveyed to Jane A. Forrest by Deed recorded in Official Record 64, Page 1087, Parcel 3, Tract 2, passing for reference a Railroad Spike found on the North line of the CONRAIL Railroad at 987.76'(feet);

thence with the South line of said Forrest's 6.00 acre tract and with a South line of a 29.616 acre tract also conveyed to Jane A. Forrest by Deed recorded in Official Record 64, Page 1087, Parcel 3, Tract 2, N-67°21'33"-E, 2437.98'(feet) to a point at the Southeast corner of said Forrest's 29.616 acre tract, passing for reference an iron bar set at 2417.98'(feet) and also passing for reference an iron bar set on the right-of-way line of Spring Valley Road at 30.12'(feet);

thence with the East line of said Forrest's 29.616 acre tract, N-25°30'34"-W, 327.75'(feet) to an iron bar set;

thence continuing with the East line of said Forrest's 29.616 acre tract, N-18°50'34"-W, 336.50'(feet) to a point on the South line of the CONRAIL Railroad from which an iron bar set for reference bears S-66°24'26"-W, 75.00'(feet);

thence with the South line of said Railroad, N-66°24'26"-E, 3029.48'(feet) to an iron bar set, replacing a disturbed iron bar found, at the Northwest corner of a 68.176 acre tract conveyed to James M. Phillippi, Trustee, by Deed recorded in Official Record 303, Page 1010, Tract 1, Parcel Two, of the Madison County Records;

thence with the West line of said Phillippi's 68.176 acre tract and with a West line of a 446.73 acre tract also conveyed to James M. Phillippi, Trustee, by Deed recorded in Official Record 303, Page 1010, Tract 2, S-8°51'45"-E, 1668.54'(feet) to an iron bar set, passing for reference an iron bar found at 1502.22'(feet);

thence with a West line of said 446.73 acre tract and the line common to Virginia Military Surveys 6781 and 553, S-61°28'41"-E, 1370.16'(feet) to an 8" diameter wood post found, passing for reference an iron bar set at 1360.16'(feet);



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thence with a North line of said Phillippi's 446.73 acre tract and the North line of an original 104 acre tract conveyed to C. Terrill Hay, Trustee, by Deed recorded in Official Record 236, Page 1198, S-68°19'02"-W, 5082.03'(feet) to an iron bar set at the Southeast corner of a 3.306 acre tract conveyed to Woodrow C. and Ruthann Hakes by Deed recorded in Official Record 87, Page 846, Tract 1;

thence with the East line of said 3.036 acre tract, the East line of a 1.955 acre tract conveyed to Tod E. and Tiffany D. Whetzel by Deed recorded in Official Record 140, Page 2322, the East terminus of White Oak Drive (50' right-of-way), and the East line of a 1.310 acre tract conveyed to William To by Deed recorded in Official record 220, Page 1071, N-27°00'02"-W, 687.94'(feet) to an iron bar set;

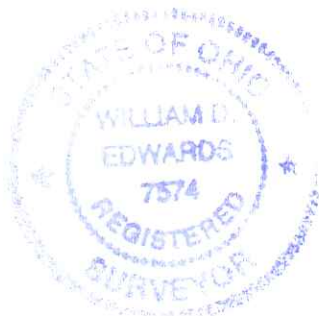
thence with the North line of said To's 1.310 acre tract, the North line of a 0.697 acre tract conveyed to Mary Kay and James D. McBride by Deed recorded in Official record 230, Page 2282, the North line of a 0.697 acre tract conveyed to Rodney C. and Karen D. Bennett by Deed recorded in Official Record 269, Page 480, and the North line of a 0.870 acre tract conveyed to Robert L. and Michelle D. Cremeens by Deed recorded in Official Record 261, Page 733, S-65°15'58"-W, 811.80'(feet) to a Mag Nail set on the centerline of aforementioned Spring Valley Road, passing for reference an iron bar set on the right-of-way line of Spring Valley Road at 781.80'(feet);

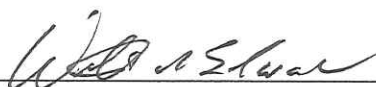
thence with the centerline of Spring Valley Road, N-22°10'20"-W, 1233.12'(feet) to the place of beginning.

Containing 270.273 acres, 0.848 acre of which is within the Road right-of-way, 223.653 acres of which is a part of Virginia Military Survey 553, 23.347 acres of which is a part of Virginia Military Survey 3903, and 23.273 acres of which is a part of Virginia Military Survey 6781, but being subject to all legal highways and all easements of record.

Being all of an original 227.05 acre tract conveyed to Deer Creek Farms, Inc., by Deed recorded on Deed Volume 267, Page 524, Tract 1 all of a 10.33 acre tract conveyed to Deer Creek Farms, Inc., by Deed recorded in Deed Volume 267, Page 524, Tract 2, and a part of an original 145.99 acre tract also conveyed to Deer Creek Farms, Inc., by Deed recorded in Deed Volume 189, Page 284, Tract 2-A,(Parcel No.'s: 05-00070.000 & Part of 05-00092.000) of the Madison County Deed Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, June 30, 2015. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, South Zone, resulting in a bearing for the centerline of Spring Valley Road of N-17°30'19"-W.





William D. Edwards, P.S. 7574



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LEGAL DESCRIPTION FOR DEER CREEK FARMS 112.503 ACRE TRACT

Being situate in the State of Ohio, County of Madison, Township of Deer Creek, and being a part of Virginia Military Surveys 3903 & 6781, and being more particularly described as follows:

BEGINNING at a $\frac{3}{4}$ " diameter iron pipe found at the intersection of the centerlines of State Route 142 (60' right-of-way) and Spring Valley Road (60' right-of-way);

thence with the centerline of State Route 142, N-68°26'03"-E, 398.87'(feet) to a Mag Nail found at centerline station 117+75, passing for reference a $\frac{5}{8}$ " diameter iron bar in a monument box at 10.45'(feet);

thence continuing with the centerline of State Route 142, N-68°14'52"-E, 592.35'(feet) to a Mag Nail set at the Northwest corner of a 0.19 acre tract conveyed to Garrett Cemetery Trustees (no deed reference found);

thence with the bounds of said Garrett Cemetery's 0.19 acre tract and a 0.11 acre tract also conveyed to said Garrett Cemetery Trustees (no deed reference found), the following five (5) courses:

1. S-18°00'08"-E, 555.06'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of State Route 142 at 30.06'(feet);
2. N-68°14'52"-E, 73.92'(feet) to an iron bar set;
3. N-18°00'08"-W, 66.00'(feet) to an iron bar set;
4. S-68°14'52"-W, 57.42'(feet) to an iron bar set;
5. N-18°00'08"-W, 489.06'(feet) to a Mag Nail set on the aforementioned centerline of State Route 142, passing for reference an iron bar set on the right-of-way line of State Route 142 at 459.00'(feet);

thence with the centerline of State Route 142, N-68°14'52"-E, 1888.87'(feet) to a Mag Nail set at centerline Station 142+75;

thence continuing with the centerline of State Route 142, N-68°12'48"-E, 2654.80'(feet) to a Mag Nail found at the Northwest corner of a 5.010 acre tract conveyed to David E. and Joyce E. Cunningham by Deed recorded in Official Record 106, Page 1157, Tract 1, of the Madison County Records;

thence with the West line of said Cunningham's 5.010 acre tract, S-8°21'18"-E, 833.48'(feet) to a $\frac{5}{8}$ " diameter iron bar found on the North line of the CONRAIL Railroad, passing for reference an iron bar set on the right-of-way line of State Route 142 at 30.84'(feet);

thence with the North line of said Railroad, S-66°24'26"-E, 5434.23'(feet) to a Railroad Spike found on the centerline of aforementioned Spring Valley Road, passing for reference an iron bar set on the right-of-way line of Spring Valley Road at 5404.06'(feet);



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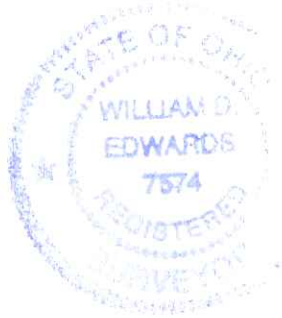


thence with the centerline of Spring Valley Road, N-17°30'19"-W, 987.76'(feet) to the place of beginning.

Containing 112.503 acres, 4.469 acres of which are within the Roads rights-of-ways, 27.286 acres of which is a part of Virginia Military Survey 6781, and 85.217 acres of which is a part of Virginia Military Survey 3903, but being subject to the rights of all legal highways and all easements of record.

Being all of an original 41.9 acre tract conveyed to Deer Creek Farms, Inc., by Deed recorded on Deed Volume 189, Page 284, Tract 2-B, and a part of an original 145.99 acre tract also conveyed to Deer Creek Farms, Inc., by Deed recorded in Deed Volume 189, Page 284, Tract 2-A, (Part of Parcel No.: 05-00092.000) of the Madison County Deed Records.

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