

- NOTES:
- 1) ○ IRON PIPE FOUND
 - 2) ● IRON ROD FOUND
 - 3) ▲ RAILROAD SPIKE FOUND
 - 4) ⊗ MAG NAIL SET
 - 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

Mon. Box @ C/L
S.R. 187 & C.R. 117

PLAT OF SURVEY FOR:
DAVID W. DURAND &
ROSEMARY G. DURAND, TRUSTEES
SOMERFORD TOWNSHIP
VMS 8041, 6649, 6350
MADISON COUNTY, OHIO
PART OF ORIG 37.21 ACRE TRACT
OFF REC 38, PG 922

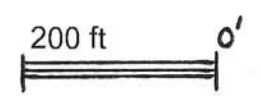
- L-1= S 85 deg-38'-10" E, 140.66'
(PASSING IRON ROD SET @ 32.37')
- L-2= N 04 deg-19'-59" E, 196.67'
- L-3= N 11 deg-53'-32" W, 309.70'
- L-4= S 07 deg-48'-31" W, 3379.45'



Joseph P. Priday
JOSEPH P. PRIDAY (S-7277)
FEB 10, 2021 JN 21-01

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
3.731 ACRES

Real estate situated in Somerford Township of Madison County, Ohio; in the Virginia Military Survey number 6350; being part of the original 37.21 acre tract of David W. Durand and Rosemary G. Durand, Trustees (Official Record 38, page 922, PN 26-00020.000); and being further bounded and described as follows:

Beginning for reference at an iron rod found in the centerline of Lewis Road (County Road 117) at the southwesterly corner of said original 37.21 acre tract. Currently being the southwesterly corner of the 5.0001 acre tract of William J. McKeever (Official Record 339, page 1979, PN 26-00020.001). Said iron rod is witnessed by a monument box found at the centerline intersection of State Route 187 and said Lewis Road which bears: (South 07 deg.-48'-31" West, 3379.45 feet).

Thence North 11 deg.-53'-32" West, 309.70 feet along said centerline of Lewis Road to an iron rod found at the northwesterly corner of said 5.0001 acre tract, being the TRUE POINT OF BEGINNING.

Thence North 11 deg.-52'-12" West, 200.00 feet continuing along said centerline of Lewis Road to a mag nail set.

Thence South 76 deg.-50'-56" East, 929.82 feet (passing over an iron rod set at 27.59 feet) to an iron rod set.

Thence South 13 deg.-24'-40" West, 185.43 feet to an iron rod found at the northeasterly corner of said 5.001 acre tract.

Thence North 76 deg.-33'-50" West, 844.40 feet along the northerly line of said 5.0001 acre tract (passing over an iron rod found at 816.73 feet) 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 February 10, 2021, by Registered Surveyor, Joseph P. Priday (S-7277), contains **3.731 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
9.288 ACRES

Real estate situated in Somerford Township of Madison County, Ohio; in the Virginia Military Survey numbers 6649 and 6350; being part of the original 37.21 acre tract of David W. Durand and Rosemary G. Durand, Trustees (Official Record 38, page 922, PN 26-00020.000); and being further bounded and described as follows:

Beginning for reference at an iron rod found in the centerline of Lewis Road (County Road 117) at the southwesterly corner of said original 37.21 acre tract. Currently being the southwesterly corner of the 5.0001 acre tract of William J. McKeever (Official Record 339, page 1979, PN 26-00020.001). Also being a northwesterly corner of the 297.156 acre tract of Roger D. Snyder, Trustee (Official Record 316, page 902, PN 26-00010.000). Said iron rod is witnessed by a monument box found at the centerline intersection of State Route 187 and said Lewis Road which bears: (South 07 deg.-48'-31" West, 3379.45 feet).

Thence South 76 deg.-31'-06" East, 712.03 feet along the southerly line of said 5.0001 acre tract and a northerly line of said 297.156 acre tract (passing over an iron rod found at 27.58 feet) to a point at the southeasterly corner of said 5.0001 acre tract, being the TRUE POINT OF BEGINNING.

Thence North 13 deg.-24'-40" East, 465.93 feet along the easterly lines of said 5.0001 acre tract and a 3.731 acre tract surveyed this date (passing over iron rods found at 0.58 feet and 280.50 feet) to an iron rod set in the approximate center of a ditch.

Thence with seven consecutive courses along the approximate center of said ditch:

- 1) North 85 deg.-50'-55" East, 338.85 feet to a point.
- 2) North 55 deg.-40'-50" East, 280.16 feet to a point.
- 3) South 80 deg.-14'-29" East, 98.57 feet to a point.
- 4) North 80 deg.-35'-30" East, 125.55 feet to a point.
- 5) North 68 deg.-33'-35" East, 196.39 feet to a point.
- 6) North 49 deg.-23'-14" East, 139.05 feet to a point.
- 7) North 34 deg.-24'-13" East, 123.93 feet to an iron rod set on the south line of the 50 acre tract (Parcel Three, Tract Two) of Ralph Brenton Zimmerman and Angela A. Zimmerman (Official Record 290, page 2335, PN 26-00029.000).

Thence South 85 deg.-36'-39" East, 114.60 feet along said south line to an iron rod set on the westerly line of the 164.78 acre tract (Parcel One) of McNary Family Farm, LTD. (Official Record 279, page 285, PN 26-00032.000).

Thence South 34 deg.-22'-18" West, 474.41 feet along said westerly line (passing over an iron pipe found at 470.43 feet) to a point on a northerly line of aforesaid 297.156 acre tract.

Thence with three consecutive courses of said 297.156 acre tract:

- 1) North 75 deg.-26'-26" West, 427.29 feet to an iron pipe found.
- 2) South 09 deg.-46'-42" West, 756.67 feet to an iron pipe found.
- 3) North 76 deg.-31'-06" West, 577.05 feet 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 February 10, 2021, by Registered Surveyor, Joseph P. Priday (S-7277), contains **9.288 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
19.130 ACRES

Real estate situated in Somerford Township of Madison County, Ohio; in the Virginia Military Survey numbers 8041, 6649 and 6350; being part of the original 37.21 acre tract of David W. Durand and Rosemary G. Durand, Trustees (Official Record 38, page 922, PN 26-00020.000); and being further bounded and described as follows:

Beginning for reference at an iron rod found in the centerline of Lewis Road (County Road 117) at the southwesterly corner of said original 37.21 acre tract. Currently being the southwesterly corner of the 5.0001 acre tract of William J. McKeever (Official Record 339, page 1979, PN 26-00020.001). Said iron rod is witnessed by a monument box found at the centerline intersection of State Route 187 and said Lewis Road which bears: (South 07 deg.-48'-31" West, 3379.45 feet).

Thence North 11 deg.-53'-32" West, 309.70 feet along said centerline of Lewis Road to an iron rod found at the northwesterly corner of said 5.0001 acre tract.

Thence North 11 deg.-52'-12" West, 200.00 feet continuing along said centerline of Lewis Road to a survey nail set at the northwesterly corner of a 3.731 acre tract surveyed this date, being the TRUE POINT OF BEGINNING.

Thence continuing with two consecutive courses of said centerline of Lewis Road:

- 1) North 11 deg.-52'-12" West, 33.20 feet to an iron pipe found.
- 2) North 35 deg.-04'-10" West, 216.57 feet to an iron rod found at the southwesterly corner of the 1.00 acre tract of Amy Lynn Hurst (Official Record 47, page 177, PN 26-00026.000).

Thence with two consecutive courses of said 1.00 acre tract:

- 1) South 85 deg.-38'-10" East, 140.66 feet (passing over an iron rod set at 32.37 feet) to an iron rod set.
- 2) North 04 deg.-19'-59" East, 196.67 feet to an iron pipe found on the south line of the 50 acre tract (Parcel Three, Tract Two) of Ralph Brenton Zimmerman and Angela A. Zimmerman (Official Record 290, page 2335, PN 26-00029.000).

Thence South 85 deg.-36'-39" East, 2036.29 feet along said south line to an iron rod set in the center of a ditch.

Thence with seven consecutive courses along the approximate center of said ditch:

- 1) South 34 deg.-24'-13" West, 123.93 feet to a point.
- 2) South 49 deg.-23'-14" West, 139.05 feet to a point.
- 3) South 68 deg.-33'-35" West, 196.39 feet to a point.
- 4) South 80 deg.-35'-30" West, 125.55 feet to a point.
- 5) North 80 deg.-14'-29" West, 98.57 feet to a point.
- 6) South 55 deg.-40'-50" West, 280.16 feet to a point.
- 7) South 85 deg.-50'-55" West, 338.85 feet to an iron rod set on the northeasterly corner of aforesaid 3.731 acre tract.

Thence North 76 deg.-50'-56" West, 929.82 feet along the northerly line of said 3.731 acre tract (passing over an iron rod set at 902.23 feet) 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 February 10, 2021, by Registered Surveyor, Joseph P. Priday (S-7277), contains **19.130 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.

