

FOR: SPRING CREEK FARM, INC.  
SITUATED IN VIRGINIA MILITARY SURVEY 6050, 7897, 7899 AND 10797,  
RANGE AND STOKES TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO  
FILENAME: EGPT / MA0701.DWG

REVISIONS: [ ]  
DATE: [ ]  
BY: [ ]  
JOB: [ ]  
SHEET: [ ]

### TRACT ONE (262.529 ACRE TRACT)

Being a tract of land that is now or formerly in the name of Theo Maria and Thomas Edward Tuck, Jr. LVS., as recorded in Official Record 40, Page 288 of the Madison County Recorder's Office, said tract being situated in Virginia Military Surveys 6050, 7897 and 10797, Range and Stokes Townships, Madison County, State of Ohio and being more particularly described as follows:

Beginning for reference on a found 1 1/4" iron pin inside a steel monument box located at the intersection of the centerline of State Route 323 and Prairie Road (County Road 77);

Thence along the center of State Route 323, South 88° 03' 41" West a distance of 4315.27 feet to a magnetic nail set at the intersection of the centerline of Minshall Road (County Road 88 / 40E R-0-W) and State Route 323;

Thence along the center of Minshall Road, North 01° 30' 24" East a distance of 2444.89 feet to a magnetic nail set being the principal place of beginning of the tract herein described;

Thence continuing along the center of Minshall Road, North 01° 30' 24" East a distance of 2137.08 feet to a magnetic nail set;

Thence leaving the center of Minshall Road and along the north line of the tract herein described, North 88° 28' 45" East, passing a 5/8" iron pin with a plastic identification cap set at 25.00 feet, cross the west line of Range Township at 1214.35 feet, going a total distance of 4012.56 feet to a 5/8" iron pin with a plastic identification cap set on the west line of a 25.5363 acre tract (Official Record 145, Page 1442);

Thence along the property line of the 25.5363 acre tract the following two (2) courses:  
1. South 04° 59' 48" East a distance of 1036.20 feet to a 5/8" iron pin with a plastic identification cap found stamped "COTTRILL-6858", and;  
2. North 63° 33' 21" East, passing a 5/8" iron pin with a plastic identification cap found stamped "COTTRILL-6858" at 1329.87 feet, going a total distance of 1358.03 feet to a magnetic nail set in the center of State Route 38 (60E R-0-W), said magnetic nail bears, South 09° 31' 52" East a distance of 3824.73 feet from a 1 1/4" iron pin inside a steel monument box located at the intersection of the centerline of State Route 38 and Crawford Road (Township Road 19);

Thence along the center of State Route 38 the following three (3) courses:  
1. South 21° 20' 09" East a distance of 1548.39 feet to a point,  
2. South 23° 19' 27" East a distance of 97.61 feet to a point, and;  
3. South 25° 41' 10" East a distance of 250.33 feet to a magnetic nail set on the northeast corner of a 30.500 acre tract (Deed Volume 273, Page 50);

Thence leaving the center of State Route 38 and along the property line of the 30.756 acre tract, a 77.29 acre tract (Official Record 56, Page 594), a 100.00 acre tract (Official Record 190, Page 1224) and a 117.76 acre tract (Official Record 228, Page 1797), South 88° 06' 52" West, passing a 5/8" iron pin with a plastic identification cap set at 32.79 feet, crossing the east line of Stokes Township at 5669.84 feet, passing a 5/8" iron pin with a plastic identification cap set at 6056.02 feet, going a total distance of 6081.02 feet to the principal place of beginning, having 39.908 acres in Stokes Township and 222.621 acres in Range Township for a total of 262.529 acres more or less and being subject to the right of way of Minshall Road (County Road 88 / 40E R-0-W) and State Route 38 (60E R-0-W) and all other legal easements of record.

Being a portion of Tax Parcel 21-00226.000 and 27-00134.000.

### TRACT TWO (296.251 ACRE TRACT)

Being a tract of land that is now or formerly in the name of Theo Maria and Thomas Edward Tuck, Jr. LVS., as recorded in Official Record 40, Page 288 of the Madison County Recorder's Office, said tract being situated in Virginia Military Surveys 6050, 7899 and 10797, Range and Stokes Townships, Madison County, State of Ohio and being more particularly described as follows:

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Thence along the center of State Route 323, South 88° 03' 41" West a distance of 4315.27 feet to a magnetic nail set at the intersection of the centerline of Minshall Road (County Road 88 / 40E R-0-W) and State Route 323;

Thence along the center of Minshall Road, North 01° 30' 24" East a distance of 4561.97 feet to a magnetic nail set being the principal place of beginning of the tract herein described;

Thence continuing along the center of Minshall Road, North 01° 30' 24" East a distance of 2934.69 feet to a magnetic nail set on the southwest corner of a 30.000 acre tract (Deed Volume 264, Page 668);

Thence leaving the center of Minshall Road and along the property line of the 30.00 acre tract, a 30.00 acre tract (Official Record 181, Page 1510) and a 148.3689 acre tract (Deed Volume 268, Page 76), South 87° 47' 51" East, passing a 5/8" iron pin with a plastic identification cap set at 25.00 feet, crossing the west line of Range Township at 2218.00 feet, passing a 5/8" iron pin with a plastic identification cap set at 4656.70 feet, going a total distance of 4685.70 feet to a magnetic nail set in the center of State Route 38 (60E R-0-W), said magnetic nail bears, South 05° 33' 28" East a distance of 843.54 feet from a 1 1/4" iron pin inside a steel monument box located at the intersection of the centerline of State Route 38 and Crawford Road (Township Road 19);

Thence along the center of State Route 38 the following three (3) courses:  
1. South 06° 30' 35" East a distance of 2079.59 feet to a point,  
2. South 13° 43' 22" East a distance of 117.28 feet to a point, and;  
3. South 19° 09' 48" East a distance of 142.22 feet to a magnetic nail set on the northeast corner of a 25.5363 acre tract (Official Record 145, Page 1442);

Thence leaving the center of State Route 38 and along the property line of the 25.5363 acre tract the following two (2) courses:  
1. North 89° 45' 00" West, passing a 5/8" iron pin found at 30.74 feet, going a total distance of 1081.90 feet to a 5/8" iron pin (bent) found, and;  
2. South 04° 59' 48" East a distance of 195.89 feet to a 5/8" iron pin with a plastic identification cap set on the north line of the above described tract;

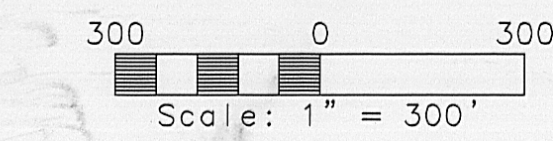
Thence along the north line of the above described tract, South 88° 26' 45" West, crossing the east line of Stokes Township at 2798.21 feet, passing a 5/8" iron pin with a plastic identification cap set at 3987.56 feet, going a total distance of 4012.56 feet to the principal place of beginning, having 112.355 acres in Stokes Township and 183.896 acres in Range Township for a total of 296.251 acres more or less and being subject to the right of way of Minshall Road (County Road 88 / 40E R-0-W) and State Route 38 (60E R-0-W) and all other legal easements of record.

Being a portion of Tax Parcel 21-00226.000 and 27-00134.000.

NOTES:  
BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF THEO MARIA & THOMAS EDWARD TUCK, JR., LVS., AS RECORDED IN OFFICIAL RECORD 40, PAGE 288 OF THE MADISON COUNTY RECORDER'S OFFICE.  
BOTH TRACT BEING ALL OF TAX PARCELS 21-00226.000 AND 27-00134.000.  
ALL SET 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS ARE STAMPED "SHARRETT-8019".  
ALL BEARINGS BASED ON MAGNETIC NORTH AND ARE TO BE USED TO DENOTE ANGLES ONLY.  
ALL IRON PINS SET BEING 5/8" BY 32".  
ALL OFFSET IRON PINS BEING SET AT A DISTANCE OF 25.00 FEET UNLESS OTHERWISE INDICATED.

- LEGEND:
- FOUND 1 1/4" IRON PIN INSIDE STEEL MONUMENT BOX
  - FOUND 5/8" IRON PIN (BENT)
  - FOUND 5/8" IRON PIN
  - ▲ FOUND 5/8" IRON PIN & I.D. CAP STAMPED "COTTRILL-6858"
  - POINT
  - ⊙ SET MAGNETIC NAIL
  - △ SET 5/8" IRON PIN & I.D. CAP STAMPED "SHARRETT-8019"

- REFERENCES:
- DEEDS AS NOTED
  - COUNTY MAPS
  - PREVIOUS SURVEYS
  - EXISTING MONUMENTS



NUMBER	DIRECTION	DISTANCE
1	S 23°19'27" E	97.61'
2	S 25°41'10" E	250.33'
3	S 13°43'22" E	117.26'
4	S 19°09'48" E	142.22'

113-07

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 5th DAY OF DECEMBER, 2007 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.  
Paul Sharrett  
PROFESSIONAL SURVEYOR NO. 8019



FOUND IRON SPIKE LOCATED AT THE INTERSECTION OF MINSHALL ROAD (COUNTY ROAD 88) AND SELSOR-MOON ROAD (COUNTY ROAD 16)

30.00 AC. TR. FRANCIS P. FINCHUM DEED VOLUME 264, PAGE 588

30.00 AC. TR. JOHN R. & MANDA K. VALLERY, TRUSTEES OFFICIAL RECORD 181, PAGE 1510

148.3689 AC. TR. LOIS McFADDEN, LIFE ESTATE DEED VOLUME 268, PAGE 76

MAGNETIC NAIL BEARS, S 05°33'26" E, 843.54 FEET FROM A FOUND MONUMENT BOX LOCATED AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 38 AND CRAWFORD ROAD (TOWNSHIP ROAD 19)

TRACT TWO  
296.251  
ACRE TRACT

TRACT ONE  
262.529  
ACRE TRACT

MAGNETIC NAIL BEARS, S 09°31'52" E, 3824.73 FEET FROM A FOUND MONUMENT BOX LOCATED AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 38 AND CRAWFORD ROAD (TOWNSHIP ROAD 19)

25.5363 AC. TR. RICHARD L. & SUSAN J. HUGHES, JT. LVS. OFFICIAL RECORD 145, PAGE 1442

30.756 AC. TR. MARION E. HEATH DEED VOLUME 273, PAGE 50

77.29 AC. TR. WAYNE D. DIXON TR 1/2 & JOANN DIXON 1/2 REV. LIV. TR OFFICIAL RECORD 56, PAGE 594

100.00 AC. TR. HAND, SALLY ADAMS 1/2 & JOHN ADAMS 1/2 OFFICIAL RECORD 190, PAGE 1224

117.76 AC. TR. ROGER D. & AUDREY J. COUNTS, TRUSTEES OFFICIAL RECORD 228, PAGE 1797

STATE ROUTE 323 (60' R-0-W)  
S 88°03'41" W  
4315.27'

PRAIRIE ROAD (COUNTY ROAD 77)

**EXHIBIT "A"**

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Thence continuing along the center of Minshall Road, North 01° 30' 24" East a distance of 2137.08 feet to a magnetic nail set;

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[continued on page 2]

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Thence along the center of Minshall Road, North 01° 30' 24" East a distance of 4581.97 feet to a magnetic nail set being the **principal place of beginning** of the tract herein described;

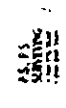
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[continued on page 3]

(740) 776-3548

P.S.C. SURVEYING



**EXHIBIT "A"**

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Being the remaining portion of Tax Parcel 21-00226.000 and 27-00134.000.

All 5/8" iron pins with plastic identification caps set are stamped "SHARRETT-8019".

All iron pins set being 5/8" by 32".

All bearings based on MAGNETIC NORTH are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, December 5, 2007.

