

LINE No.	BEARING	LENGTH
L1	S 27°54'38" E	265.94'
L2	S 32°32'38" E	201.00'
L3	S 33°15'08" E	402.52'
L4	N 63°10'00" E	32.03'
L5	S 86°58'59" W	218.00'
L6	S 86°58'59" W	198.00'
L7	S 03°01'01" E	254.50'
L8	S 86°58'59" W	416.00'
L9	S 03°01'01" E	676.50'
L10	N 86°38'33" W	24.68'
L11	N 26°50'00" W	615.00'

(A) DEERCREEK TOWNSHIP TRUSTEES
D.B. 289, PAGE 075
4.000 Ac.

(B) CEMETERY TRUSTEES LAFAYETTE CEMETERY
D.B. 041, PAGE 269
5.375 Ac.

(C) THE BOARD OF TRUSTEES DEERCREEK TOWNSHIP
D.B. 111, PAGE 466
2 Ac.

STATE OF OHIO
D.B. 184, PAGE 285
PARCEL No. 27 WL
8.976 Ac.

STATE OF OHIO
D.B. 226, PAGE 197
PARCEL No. 27 WD
3.773 Ac.

STATE OF OHIO
D.B. 184, PAGE 411
PARCEL No. 26 WL
6.615 Ac.

JOSEPH L. SLAGLE,
ET UX
O.R. 090, PAGE 1746
83.0854 Ac.

GLADYS CAMPBELL
O.R. 076, PAGE 738
FIRST TRACT
51 Ac.

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (NSRS2007) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
MADISON COUNTY CORS (OHMD)	39°52'28.79984"N	83°28'45.11284"W	988.501	684287.1747	1693676.986	-
MAD 1	39°56'00.26542"N	83°28'03.54074"W	964.752	705648.4869	1697147.1798	1072.898
RESIDUALS	ΔH = 0.000 SFT	ΔH = 0.053 SFT	ΔV = -	ΔV = -0.048 SFT		

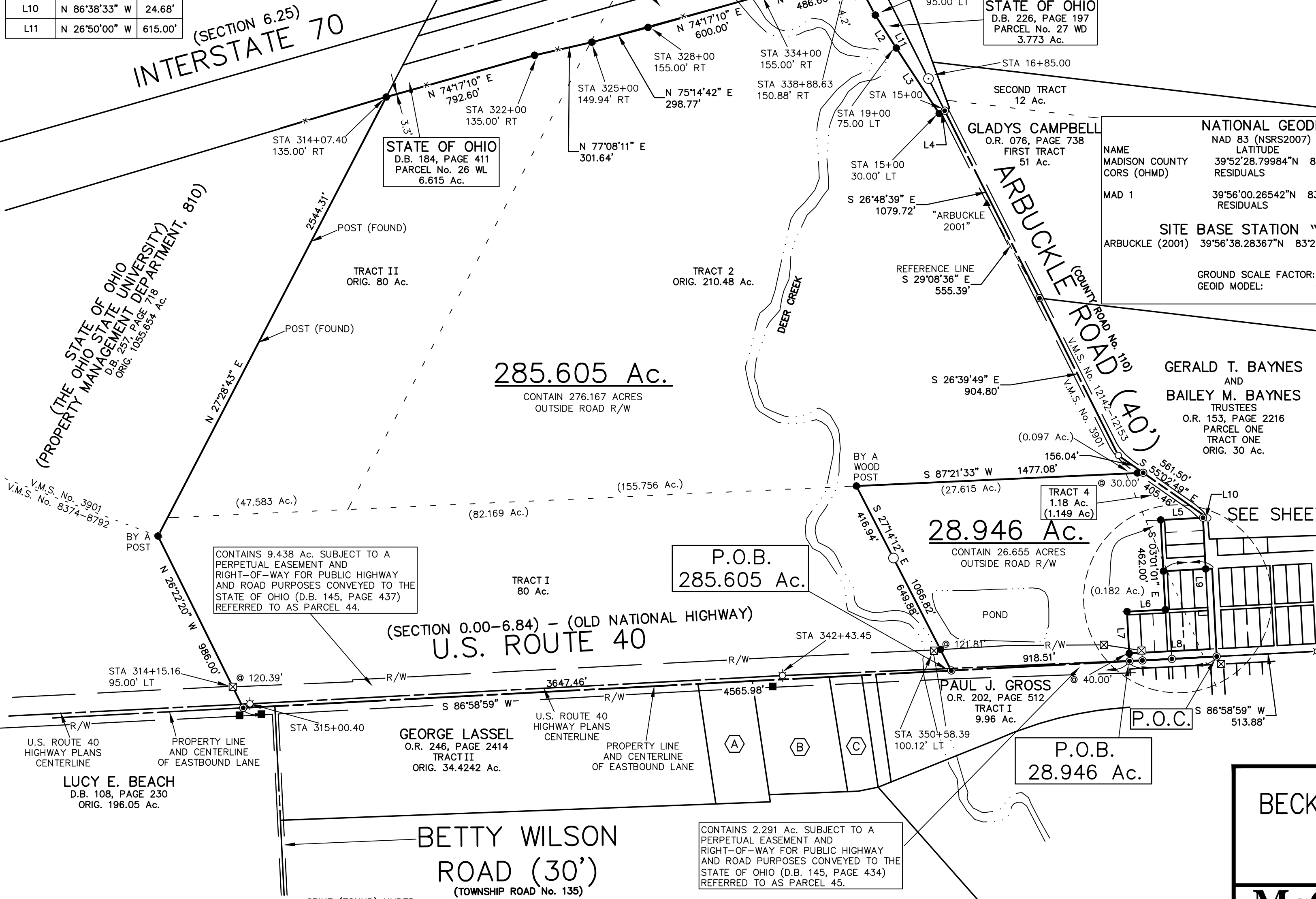
SITE BASE STATION "ARBUCKLE (2001)" LOCAL SITE SETTINGS						
NAME	NAD 83 (NSRS2007) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
ARBUCKLE (2001)	39°56'38.28367"N	83°24'45.97590"W	891.744	709335.032	1712574.977	1000.001
RESIDUALS	ΔH = 0.000 SFT	ΔH = 0.053 SFT	ΔV = -	ΔV = -0.048 SFT		

GROUND SCALE FACTOR: 1.0000590147						
GROUND SCALE FACTOR:	1.0000590147	LOCAL GROUND NORTHING	709335.032	LOCAL GROUND EASTING	1712574.977	NAVD 88 ELEVATION
GEIOD MODEL:	GEIOD09 (CONUS)	UNITS ARE IN U.S. SURVEY FEET (SFT)				

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 76° 33' 39.6") BETWEEN NATIONAL GEODETIC SURVEY MONUMENT "MAD 1" AND MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "ARBUCKLE (2001)" AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 27, 2012, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

GERALD T. BAYNES AND BAILEY M. BAYNES TRUSTEES
O.R. 153, PAGE 2216
PARCEL ONE TRACT ONE
ORIG. 30 Ac.

DEED REFERENCE:			
KELSO L. WESSEL AND JUDITH A. WESSEL D.B. 259, PAGE 709 TRACT I 80 Ac. TRACT II ORIG. 80 Ac.	KELSO L. WESSEL AND JUDITH A. WESSEL D.B. 229, PAGE 214 TRACT 2 ORIG. 210.48 Ac. TRACT 3 LOT No. 98 TRACT 4 1.18 Ac.	KELSO L. WESSEL AND JUDITH A. WESSEL D.B. 260, PAGE 290 LOT Nos. 99 AND 100	KELSO L. WESSEL AND JUDITH A. WESSEL D.B. 234, PAGE 159 LOT Nos. 84 AND 85



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- CENTERLINE REFERENCE MONUMENTS (FOUND)
- ⊗ SPIKE (FOUND) UNDER THE PAVEMENT
- ☆ 1 1/4" IRON PIN (FOUND)
- ⊗ MAG NAIL (SET)
- ⊗ 8" DIA. CONCRETE R/W MONUMENT (FOUND)
- 1" IRON PIN (FOUND) IN MONUMENT BOX
- x— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "ARBUCKLE 2001", 3/8" IRON PIN (SET) WITH A PLASTIC CAP STAMPED MCCARTY TRAVERSE.

NOTES

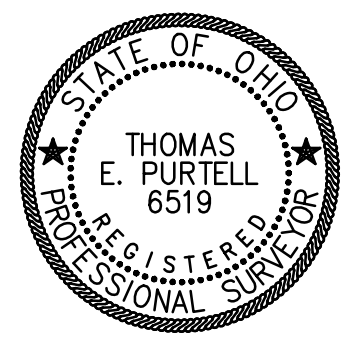
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN MAY, 2012.

Thomas E. Purtell
THOMAS E. PURTELL, P.S. 6519



SURVEY FOR
BECK'S SUPERIOR HYBRIDS, INC.

DEERCREEK TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. Nos. 3901 AND 12142-12153

McCARTY ASSOCIATES, LLC
ARCHITECTS — ENGINEERS — SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828
www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
MAY 2, 2012	1"=400'	S12-772

L:\Current Projects\2012\12-772 Beck's Superior Hybrids, Inc\CAD\12-772 AutoCAD Project.dwg\12772 Survey Plat.dwg, Survey Plat, 5/10/2012 3:23:00 PM, DWG To PDF, ps3, v11

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE MAY 2, 2012
 SCALE 1"=100'
 DEED REFERENCE
 OFFICIAL RECORD PAGE
 TOWNSHIP DEERCREEK
 MILITARY SURVEY NUMBER
 3901 AND 12142-12153

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 76° 33' 39.6")
 BETWEEN NATIONAL GEODETIC SURVEY MONUMENT "MAD 16" AND
 MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "ARBUCKLE (2001)"
 AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 27, 2012,
 UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

28.946 Ac.
 CONTAINS 26.713 ACRES
 OUTSIDE ROAD R/W

TRACT 2
 ORIG. 210.48 Ac.

VILLAGE OF
 LAFAYETTE

5.085 Ac.

GWYNNE AND MINTER'S
 ADDITION
 P.B. 1, PAGE 17
 LOTS 73-103

THE ORIGINAL TOWN
 OF LAFAYETTE
 P.B. 1, PAGE 9
 LOTS 1-72

DEED REFERENCE:
 KELSO L. WESSEL AND JUDITH A. WESSEL
 D.B. 259, PAGE 709
 TRACT I
 80 Ac.
 TRACT II
 ORIG. 80 Ac.
 KELSO L. WESSEL AND JUDITH A. WESSEL
 D.B. 260, PAGE 290
 LOT Nos. 99 AND 100
 KELSO L. WESSEL AND JUDITH A. WESSEL
 D.B. 229, PAGE 214
 TRACT 2
 ORIG. 210.48 Ac.
 TRACT 3
 LOT No. 98
 TRACT 4
 1.18 Ac.
 KELSO L. WESSEL AND JUDITH A. WESSEL
 D.B. 234, PAGE 159
 LOT Nos. 84 AND 85

SURVEY FOR
BECK'S SUPERIOR HYBRIDS, INC.
 DEERCREEK TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 3901 AND 12142-12153

MCCARTY ASSOCIATES, LLC
 ARCHITECTS ENGINEERS SURVEYORS
 213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
 304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
MAY 2, 2012	1"=100'	S12-772



LEGEND
 ● 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
 ○ 5/8" IRON PIN (FOUND)
 ☆ 1 1/4" IRON PIN (FOUND)
 ● MAG NAIL (SET)
 ☒ CONCRETE R/W MONUMENT (FOUND)
 ○ 1" IRON PIN (FOUND) IN MONUMENT BOX
 —x— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
 ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "ARBUCKLE 2001", 5/8" IRON PIN (SET) WITH A PLASTIC CAP STAMPED MCCARTY TRAVERSE.

L:\Current Projects\2012\12-772 Beck's Superior Hybrids, Inc\CAD\12-772 AutoCAD Project\dwg\12772 Survey Plat.dwg, Survey Plat (2), 5/10/2012 3:37:00 PM, DWG To PDF.pc3, V11

12772 Survey Plat

MCCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480

Michael L. McCarty, P.E., P.S.— Thomas E. Purtell, P.S. — Loren M. Puckett, P.E. — Eric N. Lutz, P.S.— Jerrold B. Bradley, AIA

File No. S12-772

May 9, 2012

LEGAL DESCRIPTION

Kelso L. Wessel

To

Beck's Superior Hybrids, Inc.

285.605 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3901 and 12142-12153, contains all (82.169 acres) of the 80 acres "Tract I" and contains all that remains (47.583 acres) of the original 80 acres "Tract II" as conveyed to Kelso L. Wessel and Judith A. Wessel and recorded in Deed Book 259, Page 709, contains 155.756 acres from the original 210.48 acres "Tract 2", and contains 0.097 acres of the 1.18 acres "Tract 4" as conveyed to Kelso L. Wessel and Judith A. Wessel and recorded in Deed Book 229, Page 214 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a Mag nail (set) marking the centerline intersection of Gay Street in the Town of LaFayette (also known as Arbuckle Road) and U.S. Route 40 (Section 0.00-6.84 - Old National Highway);

thence with the centerline of U.S. Route 40 and the centerline of the eastbound land S 86°58'59" W, a distance of 1367.51 feet to a Mag nail (set), said mag nail being a corner to the original 210.48 acres "Tract 2" as conveyed to Kelso L. Wessel and Judith A. Wessel (D.B. 229, Page 214) and marking the true point of beginning of the tract of land herein described;

thence continuing with the centerline of the eastbound lane of U.S. Route 40 S 86°58'59" W, a distance of 3647.46 feet to a Mag nail (set), said Mag nail being a corner to the original 1055.654 acres tract as conveyed to the State of Ohio (The Ohio State University) (Property Management Department, 810) (D.B. 257, Page 718);

thence with the line of the State of Ohio N 26°22'20" W, passing an 8 inch diameter concrete monument (found) at 120.39 feet, a total distance of 986.00 feet to a 5/8" iron pin (set) by a post;

thence also with the line of the State of Ohio N 27°28'43" E, a distance of 2544.31 feet to a 5/8" iron pin (set) in the southerly limited access right-of-way line of Interstate 70 (Section 6.25), said iron pin being the southwesterly corner of the 6.615 acres "Parcel No. 26 WL" as conveyed to the State of Ohio (D.B. 184, Page 411);

thence with the southerly limited access right-of-way line of Interstate 70 and the line of the State of Ohio N 74°17'10" E, a distance of 792.60 feet to a 5/8" iron pin (set);

thence also with the southerly limited access right-of-way line of Interstate 70 and the line of the State of Ohio N 77°08'11" E, a distance of 301.64 feet to a 5/8" iron pin (set), said iron pin being the southwesterly corner of the 8.976 acres "Parcel No. 27 WL" as conveyed to the State of Ohio (D.B. 184, Page 285)

thence also with the southerly limited access right-of-way line of Interstate 70 and the line of the State of Ohio N 75°14'42" E, a distance of 298.77 feet to a 5/8" iron pin (set);

thence continuing with the southerly limited access right-of-way line of Interstate 70 and the line of the State of Ohio N 74°17'10" E, a distance of 600.00 feet to a 5/8" iron pin (set);

thence also with the southerly limited access right-of-way line of Interstate 70 and the line of the State of Ohio N 73°48'09" E, a distance of 486.60 feet to a 5/8" iron pin (set) in the westerly right-of-way line of Arbuckle Road (County Road No. 110), said iron pin being the northwesterly corner of the 3.773 acres "Parcel No. 27WD" as conveyed to the State of Ohio (D.B. 226, Page 197);

thence with the westerly right-of-way line of Arbuckle Road and the line of the State of Ohio for the next four calls:

- (1) S 27°54'38" E, a distance of 265.94 feet to a 5/8" iron pin (set);
- (2) S 32°32'38" E, a distance of 201.00 feet to a 5/8" iron pin (set);
- (3) S 33°15'08" E, a distance of 402.52 feet to a 5/8" iron pin (set);
- (4) N 63°10'00" E, a distance of 32.03 feet to a Mag nail (set) in the centerline of Arbuckle Road;

thence with the centerline of Arbuckle Road for the next three calls:

- (1) S 26°48'39" E, a distance of 1079.72 feet to a Mag nail (set);
- (2) S 26°39'49" E, a distance of 904.80 feet to a 5/8" iron pin (found);
- (3) S 55°02'49" E, a distance of 156.04 feet to a Mag nail (set);

thence with a new division line S 87°21'33" W, passing a 5/8" iron pin (set) at 30.00 feet, a total distance of 1477.08 feet to a 5/8" iron pin (set) by a wood post, said iron pin being a corner to the original 210.48 acres "Tract 2" as conveyed to Kelso L. Wessel and Judith A. Wessel (D.B. 229, Page 214);

thence with Wessel's line S 27°14'12" E, passing a 5/8" iron pin (set) in the northerly right-of-way line of U.S. Route 40 at 945.01 feet, a total distance of 1066.82 feet to the true point of beginning, containing 285.605 acres of land of which 285.508 acres are in V.M.S. No. 3901 and 0.097 acres are in V.M.S. No. 12142-12153.

The above description contains 9.438 acres subject to a perpetual easement and right-of-way for public highway and road purposes conveyed to the State of Ohio referred to as "Parcel 44" and recorded in Deed Book 145, Page 434.

Subject to all other legal easements and rights-of-way of record.

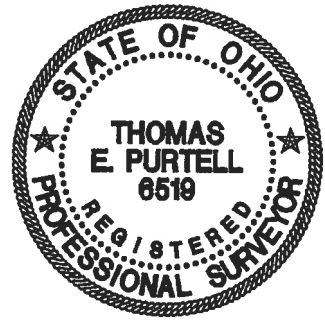
Bearings are based upon the Grid Azimuth (AZ. 76° 33' 39.6") between National Geodetic Survey Monument "MAD 1" and McCarty Associates Geodetic Survey Monument "ARBUCKLE (2001)" and derived from GPS observations taken April 27, 2012, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in May 2012, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S12-772 on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".

Thomas E. Purtell

Thomas E. Purtell, P.S. 6519



MCCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480

Michael L. McCarty, P.E., P.S.— Thomas E. Purtell, P.S. — Loren M. Puckett, P.E. — Eric N. Lutz, P.S. — Jerrold B. Bradley, MA

File No. S12-772

May 9, 2012

LEGAL DESCRIPTION

Kelso L. Wessel
28.946 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3901 and 12142-12153, contains 27.615 acres from the original 210.48 acres "Tract 2", and contains 1.149 acres of the 1.18 acres "Tract 4" as conveyed to Kelso L. Wessel and Judith A. Wessel and recorded in Deed Book 229, Page 214 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a Mag nail (set) marking the centerline intersection of Gay Street in the Town of LaFayette (also known as Arbuckle Road) and U.S. Route 40 (Section 0.00-6.84 - Old National Highway);

thence with the centerline of U.S. Route 40 and the centerline of the eastbound land S 86°58'59" W, a distance of 449.00 feet to a Mag nail (set) marking the true point of beginning of the tract of land herein described;

thence continuing with the centerline of the eastbound land of U.S. Route 40 S 86°58'59" W, a distance of 918.51 feet to a Mag nail (set), said Mag nail being the southeasterly corner of the 80 acres "Tract II" as conveyed to Kelso L. Wessel and Judith A. Wessel (D.B. 259, Page 709);

thence with Wessel's line N 27°14'12" W, passing a 5/8" iron pin (set) in the northerly right-of-way line at 121.81

feet, a total distance of 1066.82 feet to a 5/8" iron pin (set) by a wood post;

thence with a new division line N 87°21'33" E, passing a 5/8" iron pin (set) at 1447.08 feet, a total distance of 1477.08 feet to a Mag nail (set) in the centerline of Arbuckle Road (County Road No. 110);

thence with the centerline of Arbuckle Road S 55°02'49" E, a distance of 405.46 feet to a 5/8" iron pin (found), said iron pin being the southeasterly corner of the 1.18 acres "Tract 4" as conveyed to Kelso L. Wessel and Judith A. Wessel (D.B. 229, Page 214);

thence with Wessel's southerly line N 86°38'33" W, a distance of 24.68 feet to a Mag nail (set), said Mag nail being the northeasterly corner of Lot No. 100 of The Original Town of LaFayette and recorded in Plat Book 01, Page 09;

thence with the northerly line of Lot No. 100 S 86°58'59" W, passing the northwesterly corner of Lot No. 100 and continuing with the northerly terminus of an alley, a distance of 218.00 feet to a 5/8" iron pin (set);

thence with the westerly right-of-way line of an alley S 03°01'01" E, a distance of 462.00 feet to a 5/8" iron pin (set) in the northerly right-of-way line of another alley;

thence with the northerly right-of-way line of said alley S 86°58'59" W, a distance of 198.00 feet to a 5/8" iron pin (set);

thence along the terminus of said alley S 03°01'01" E, passing the northwesterly corner of Lot No. 83 of The Original Town of LaFayette and continuing with the westerly line of Lot No. 83, passing a 5/8" iron pin (set) marking the southwesterly corner of Lot No. 83 at 214.50 feet, a total distance of 254.50

feet to the true point of beginning, containing 28.946 acres of land of which 27.615 acres are in V.M.S. No. 3901 and 1.331 acres are in V.M.S. No. 12142-12153.

The above description contains 2.291 acres subject to a perpetual easement and right-of-way for public highway and road purposes conveyed to the State of Ohio referred to as "Parcel 45" and recorded in Deed Book 145, Page 434.

Subject to all other legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 76° 33' 39.6") between National Geodetic Survey Monument "MAD 1" and McCarty Associates Geodetic Survey Monument "ARBUCKLE (2001)" and derived from GPS observations taken April 27, 2012, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in May 2012, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S12-772 on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



Thomas E. Purtell, P.S. 6519

