

A SURVEY

OF

The Holdings of Jean Mortimer Rhoades

AND

The Jeane M. Rhoades Trust

Tracts I and II

In Virginia Military Surveys 7059, 12270, and 12275
AND

Tracts III Through X

In Virginia Military Surveys 7391,
7401, 15799, 2884, and 12275
Darby Township, Madison County, Ohio

SHEET 1 OF 3

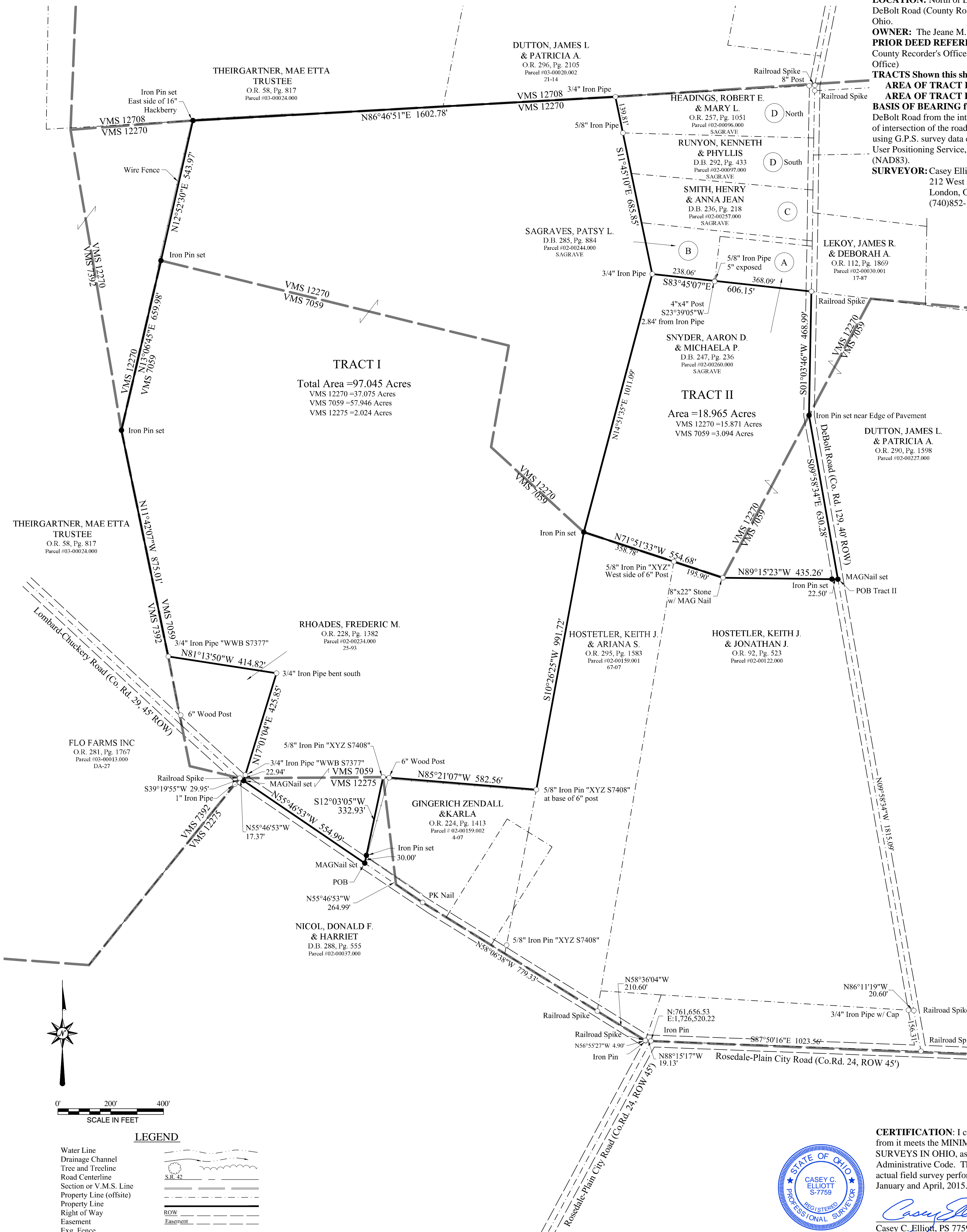
TRACT I and II

LOCATION: North of Lombard-Chuckery Road (County Road 29) and west of DeBolt Road (County Road 129) in Darby Township Township, Madison County, Ohio.

OWNER: The Jeane M. Rhoades Trust, Official Records 230, Page 1230
PRIOR DEED REFERENCE: Official Records 223, Page 1230, Madison County Recorder's Office. (Parcel #02-00234.001 Madison County Auditor's Office)

TRACTS Shown this sheet:

AREA OF TRACT I: 97.045 Acres
AREA OF TRACT II: 18.965 Acres
BASIS OF BEARING for this sheet: N09°58'34"E along the centerline of DeBolt Road from the intersection of Rosedale-Plain City Road north to the point of intersection of the road at V.M.S. 12270 and 7059. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Survey, Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83).
SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300



CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in November and December, 2014, and January and April, 2015.



Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

05/11/2015
Date

Corrected 05/11/2015

LEGEND

Water Line	
Drainage Channel	
Tree and Treeline	
Road Centerline	
Section or V.M.S. Line	
Property Line (offsite)	
Property Line	
Right of Way	
Easement	
Exg. Fence	
Proposed Fence	
Existing Monument	
Proposed or New Monument	
Iron Pin set	
Pins set are 5/8" rebar w/ ID caps stamped ELLIOTT PS7759	

A SURVEY OF The Holdings of Jean Mortimer Rhoades AND The Jeane M. Rhoades Trust Tracts I and II

In Virginia Military Surveys 7059, 12270, and 12275

AND Tracts III Through X

In Virginia Military Surveys 7391,
7401, 15799, 2884, and 12275
Darby Township, Madison County, Ohio

SHEET 2 OF 3

TRACT III Through VII

LOCATION: South of Rosedale-Plain City Road (County Road 24) and along Woods West Road (County Road 125) in Darby Township Township, Madison County, Ohio.

OWNER: Jean Mortimer Rhoades, Deed Book 190, Page 64
The Jeane M. Rhoades Trust, Official Records 223, Page 1230 and O.R. 223, Page 1236.

PRIOR DEED REFERENCE: Deed Book 190, Page 64, for Tracts III, IV, V, and VI (Parcel #02-00233.000 Madison County Auditor's Office) and Official Records 223, Page 1230, Madison County Recorder's Office, for Tract VII (Parcel #02-00235.000).

TRACTS Shown This Sheet:

Name	Aud. Parcel	Recorder Deed	Area
TRACT III	02-00233.000	D.B.190, Pg.64	9.346 Acres
TRACT IV	02-00233.000	D.B.190, Pg.64	97.660 Acres
TRACT V	02-00233.000	D.B.190, Pg.64	32.262 Acres
TRACT VI	02-00233.000	D.B.190, Pg.64	109.084 Acres
TRACT VII	02-00235.000	O.R.223, Pg.1230	75.588 Acres

BASIS OF BEARING for this sheet: S04°25'10"E along the *old east Right-of-way* of Woods West Road (Co. Rd. 125) and along the west line of Tracts III, IV, and part of VII, parallel to and offset east by 20.00 feet from the centerline of Woods West Road. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Survey, Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

FLORENCE, MARY KLEIN
TRUSTEE
O.R. 127, Pg. 76
Parcel #02-00069.000
DA-2E

O.R. 127, Pg. 76
Parcel #02-00069.000
DA-2E

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O.R. 127, Pg. 76
Parcel #02-00069.000
DA-2E

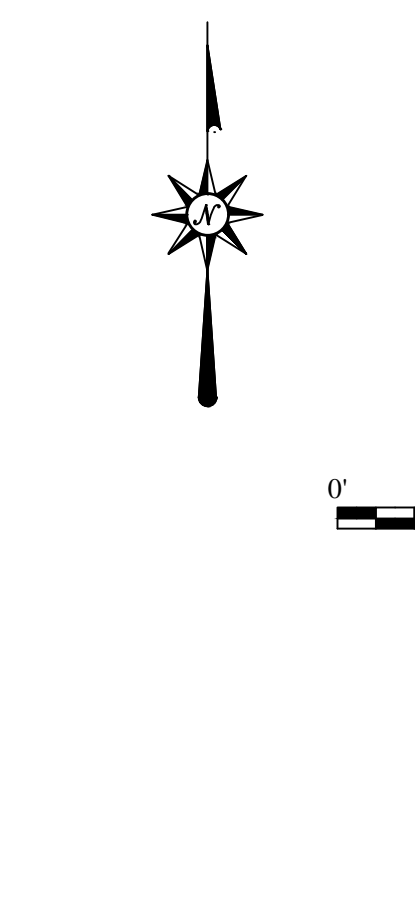
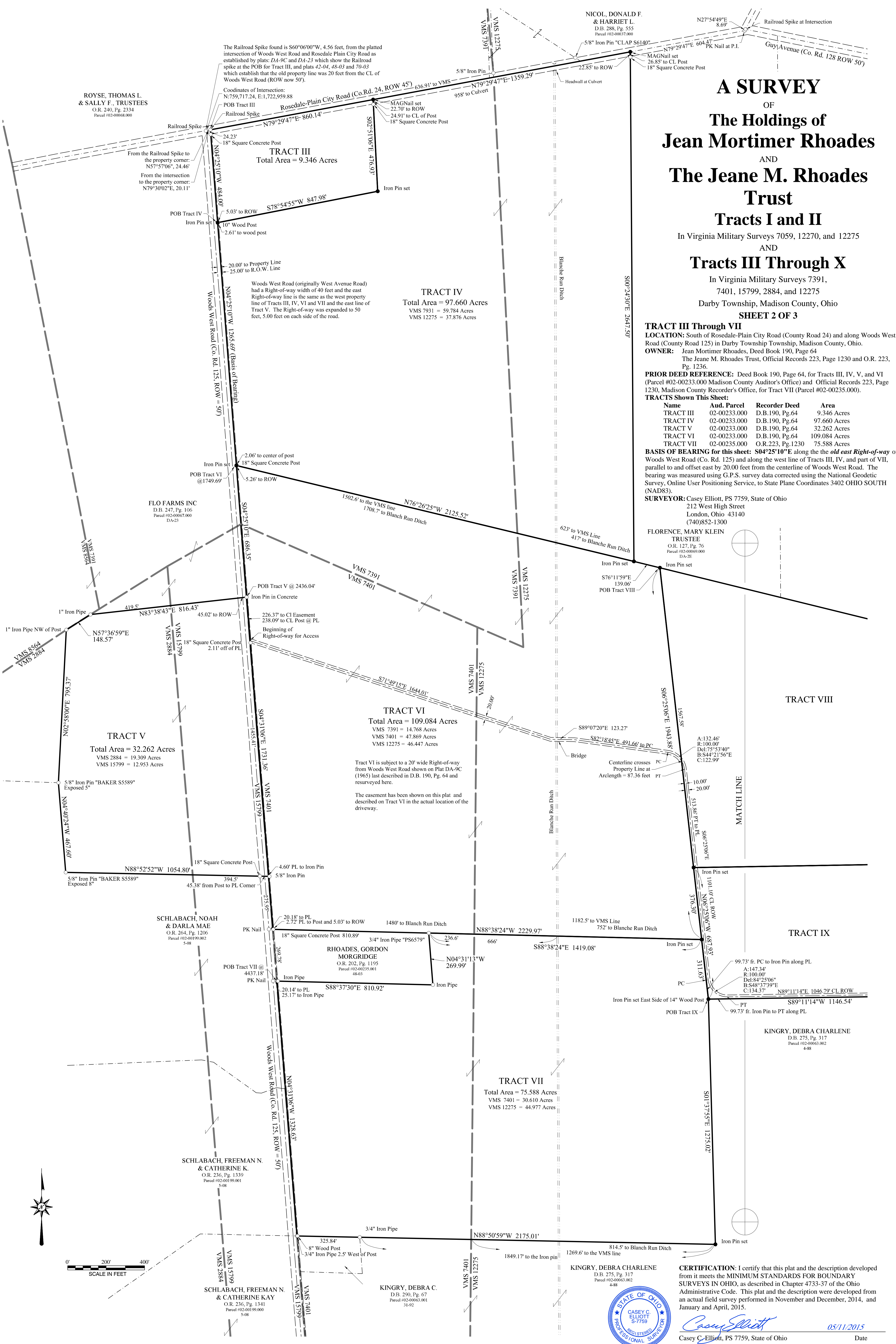
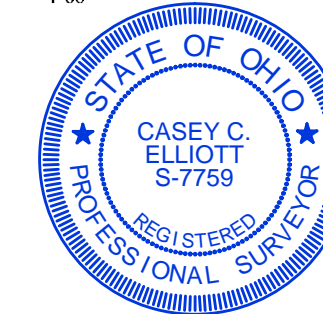
CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in November and December, 2014, and January and April, 2015.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio
Corrected 05/11/2015

05/11/2015

Date

Corrected 05/11/2015



ROYSE, THOMAS L. & SALLY F., TRUSTEES
O.R. 240, Pg. 2334
Parcel #02-00068.000

FLO FARMS INC
D.B. 247, Pg. 106
Parcel #02-00067.000
DA-23

SCHLABACH, NOAH & DARLA MAE
O.R. 264, Pg. 1206
Parcel #02-00199.002
5-08

SCHLABACH, FREEMAN N. & CATHERINE K.
O.R. 236, Pg. 1339
Parcel #02-00199.001
5-08

SCHLABACH, FREEMAN N. & CATHERINE KAY
O.R. 236, Pg. 1341
Parcel #02-00199.000
5-08

RHOADES, GORDON MORGRIDGE
O.R. 202, Pg. 1195
Parcel #02-00235.001
48-03

KINGRY, DEBRA C.
D.B. 290, Pg. 67
Parcel #02-00063.001
31-92

KINGRY, DEBRA CHARLENE
D.B. 275, Pg. 317
Parcel #02-00063.002
4-88

KINGRY, DEBRA CHARLENE
D.B. 275, Pg. 317
Parcel #02-00063.002
4-88

The Railroad Spike found is S60°06'00"W, 4.56 feet, from the platted intersection of Woods West Road and Rosedale Plain City Road as established by plats: D4-9C and D4-23 which show the Railroad spike at the POB for Tract III, and plats 42-04, 48-03 and 70-03 which establish that the old property line was 20 feet from the CL of Woods West Road (ROW now 50').

Woods West Road (originally West Avenue Road) had a Right-of-way width of 40 feet and the east Right-of-way line is the same as the west property line of Tracts III, IV, VI and VII and the east line of Tract V. The Right-of-way was expanded to 50 feet, 5.00 feet on each side of the road.

TRACT VI
Total Area = 109.084 Acres
VMS 7391 = 14.768 Acres
VMS 7401 = 47.869 Acres
VMS 12275 = 46.447 Acres

TRACT VI is subject to a 20' wide Right-of-way from Woods West Road shown on Plat DA-9C (1965) last described in D.B. 190, Pg. 64 and resurveyed here.

The easement has been shown on this plat and described on Tract VI in the actual location of the driveway.

TRACT III
Total Area = 9.346 Acres

TRACT IV
Total Area = 97.660 Acres
VMS 7931 = 59.784 Acres
VMS 12275 = 37.876 Acres

TRACT V
Total Area = 32.262 Acres
VMS 2884 = 19.309 Acres
VMS 15799 = 12.953 Acres

TRACT VII
Total Area = 75.588 Acres
VMS 7401 = 30.610 Acres
VMS 12275 = 44.977 Acres

TRACT VIII

TRACT IX

A SURVEY

OF

The Holdings of Jean Mortimer Rhoades

AND

The Jeane M. Rhoades Trust

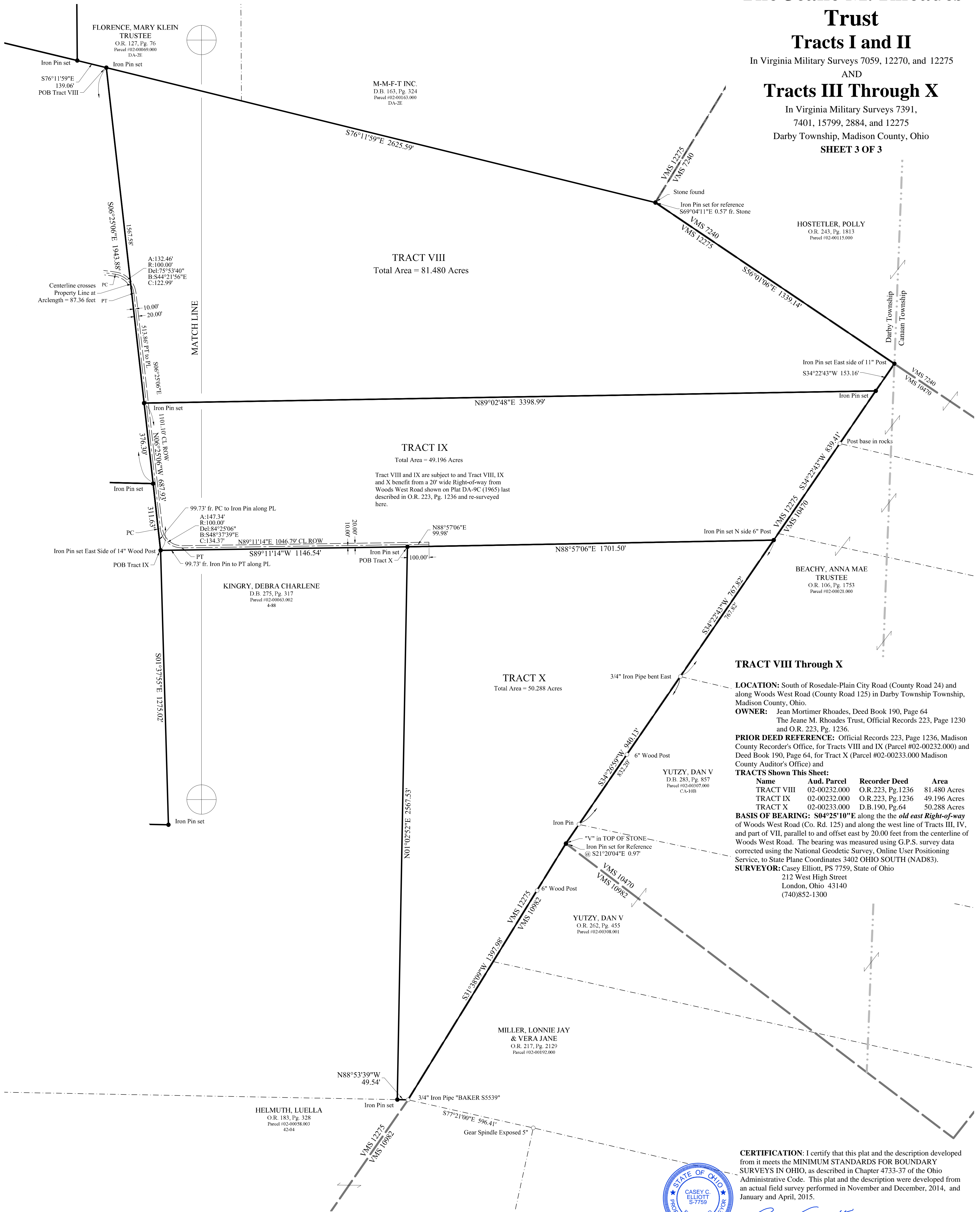
Tracts I and II

In Virginia Military Surveys 7059, 12270, and 12275

AND Tracts III Through X

In Virginia Military Surveys 7391,
7401, 15799, 2884, and 12275
Darby Township, Madison County, Ohio

SHEET 3 OF 3



TRACT VIII Through X

LOCATION: South of Rosedale-Plain City Road (County Road 24) and along Woods West Road (County Road 125) in Darby Township Township, Madison County, Ohio.

OWNER: Jean Mortimer Rhoades, Deed Book 190, Page 64
The Jeane M. Rhoades Trust, Official Records 223, Page 1230 and O.R. 223, Pg. 1236.

PRIOR DEED REFERENCE: Official Records 223, Page 1236, Madison County Recorder's Office, for Tracts VIII and IX (Parcel #02-00232.000) and Deed Book 190, Page 64, for Tract X (Parcel #02-00233.000 Madison County Auditor's Office) and

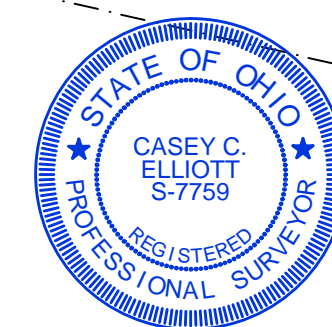
TRACTS Shown This Sheet:

Name	Aud. Parcel	Recorder Deed	Area
TRACT VIII	02-00232.000	O.R.223, Pg.1236	81.480 Acres
TRACT IX	02-00232.000	O.R.223, Pg.1236	49.196 Acres
TRACT X	02-00233.000	D.B.190, Pg.64	50.288 Acres

BASIS OF BEARING: S04°25'10"E along the *old east Right-of-way* of Woods West Road (Co. Rd. 125) and along the west line of Tracts III, IV, and part of VII, parallel to and offset east by 20.00 feet from the centerline of Woods West Road. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Survey, Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in November and December, 2014, and January and April, 2015.

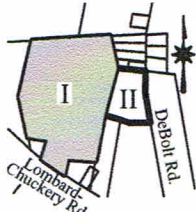


Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

05/11/2015

Date

Corrected 05/11/2015



TRACT INDEX

EXHIBIT A
Description of TRACT I
Of the Holdings of
The Jeane M. Rhoades Trust
Darby Township
Madison County, Ohio

This description is for **Tract I** of the holdings of The Jeane M. Rhoades Trust (Official Records 233, Page 1230, Madison County Recorder's Office. Auditor's Parcel #02-00234.001), located on the north side of Lombard Chuckery Road (County Road 29, 45 foot Right-of-way) in Virginia Military Surveys 7059, 12275 and 12270, Darby Township, Madison County, Ohio and is further described as follows:

COMMENCING at a railroad spike found at the intersection of Rosedale-Plain City Road (County Road 24, Right-of-way 45 feet) and said Lombard-Chuckery Road then along the centerline of said Lombard-Chuckery Road for the next five calls:

- Thence N88°15'17"W, 19.13 feet, to an iron pin found;
- Thence N56°55'27"W, 4.90 feet, to an iron pin found;
- Thence N58°36'04"W, 210.60 feet, to a railroad spike found;
- Thence N58°06'38"W, 779.33 feet, to a PK Nail found;
- Thence N55°46'53"W, 264.99 feet, to a MAGNail™ set at the TRUE POINT OF BEGINNING;

Thence N55°46'53"W, 554.99 feet, continuing along the centerline of said Lombard Chuckery Road to a MAGNail™ set at the southeast corner of a property in the name of Frederic M. Rhoades (O.R.228, Pg. 1382), said MAGNail™ is S55°46'53"E, 17.37 feet, from a railroad spike found in the centerline of said Lombard-Chuckery Road and the intersection of V.M.S. 7059, 7392 and 12275;

Thence N17°01'04"E, 425.85 feet, along the east line of the said Frederic M. Rhoades property to a 3/4 inch iron pipe bent slightly south;

Thence N81°13'50"W, 414.82 feet, along the north line of the said Frederic M. Rhoades property to a 3/4 inch iron pipe with an identification cap engraved *WWB S7377*;

Thence N11°42'07"W, 875.01 feet, along the east line of a property in the name of Mae Etta Theirgartner (O.R. 58, Pg. 817) and the line between V.M.S. 7059 and V.M.S. 7392 to a corner between V.M.S. 7059, 7392 and 12270 to an iron pin set;

Thence N13°06'45"E, 659.98 feet, along an east line of the said Theirgartner property and V.M.S. 12270 to an iron pin set;

Thence N12°52'30"E, 543.97 feet, along the east line of the said Theirgartner property to an iron pin set on the east side of a 16" Hackberry;

Thence N86°46'51"E, 1602.78 feet, along the south line of V.M.S.12708 and the said Theirgartner property and a property in the name of James L. Dutton (O.R.296, Pg.2105) to a 3/4 inch iron pipe found under a wood fence;

Thence S11°45'10"E, 685.85 feet, along the west line of Robert F. and Mary L. Headings (O.R.257, Pg. 1051) passing a 5/8" iron pie at 139.81 feet and continuing along the west lines of Kenneth and Phyllis Runyon (Deed Book 292, Pg.433), Henry and Anna Jean Smith (D.B. 236, Pg. 218), and Patsy L. Sagraves (D.B.285, Pg. 884) to a 3/4 inch iron pipe found;

Thence S14°51'35"W, 1011.09 feet, across the said Rhoades property to a corner of V.M.S. 12270 and the northwest corner of a property in the name of Keith J. and Ariana S. Hostetler (O.R. 295, Pg. 1583) to an iron pin set;

Thence S10°26'25"W, 991.72 feet, along the west line of the said Hostetler property to a 5/8 inch iron pin with an ID cap *XYZ S7408*;

Thence N85°21'07"W, 582.56 feet, along the north line of a property in the name of Zendall and Karla Gingerich (O.R.224, Pg. 1413), passing a 6" wood post at approximately 559 feet, to a corner of V.M.S. 12275, and a 5/8" iron pin with an ID Cap engraved *XYZ S7408* on the east side of a pine tree;

Thence S12°03'05"W, 332.93 feet, along the west line of the said Gingerich property to the TRUE POINT OF BEGINNING.

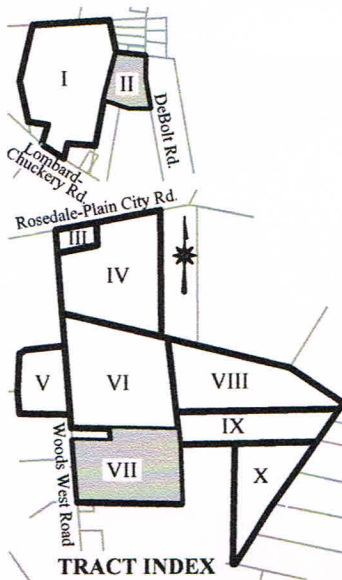
Said property contains 97.045 acres and includes 57.946 acres in V.M.S. 7059, 37.075 acres in V.M.S. 12270 and 2.024 acres in V.M.S. 12275. The Basis of Bearing is N09°58'34"W along the centerline of DeBolt Road (County Road 129) from the intersection of Rosedale-Plain City Road (Co. Rd. 24) north to the point of intersection of the road at V.M.S. 12270 and 7059. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Service Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November and December of 2014 and January and April of 2015 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS7759*. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.




Casey C. Elliott, PS 7759

EXHIBIT A

Description of TRACT II Of the Holdings of The Jeane M. Rhoades Trust Darby Township Madison County, Ohio



This description is for *Tract II* of the holdings of The Jeane M. Rhoades Trust (Official Records 233, Page 1230, Madison County Recorder's Office. Auditor's Parcel #02-00234.001), located on the west side of DeBolt Road (County Road 129, 40 foot Right-of-way) in Virginia Military Surveys 7059 and 12270, Darby Township, Madison County, Ohio and is further described as follows:

COMMENCING at a railroad spike found at the intersection of Rosedale-Plain City Road (County Road 24, Right-of-way 45 feet) and said DeBolt Road then along the centerline of said DeBolt Road then N09°58'34"W, 1815.09 feet, passing a railroad spike found at 156.31 feet, to a MAGNail set at the TRUE POINT OF BEGINNING;

Thence N89°15'23"W, 435.26 feet, passing an iron pin set at 22.50 feet, along the north line of a property in the name of Keith J. and Jonathan J. Hostetler (O.R. 92, Pg. 523) to a MAGNail set in the center of an 8" by 22" stone at a corner of V.M.S. 7059 and 12270;

Thence N71°51'33"W, 554.68 feet, along a north line of V.M.S. 7059, a property in the name of said Hostetler, passing a 5/8" iron pin with an ID Cap engraved XYZ S7408, and a property in the name of Keith J. and Ariana S. Hostetler (O.R. 295, Pg. 1583) to an iron pin set in a corner of V.M.S. 7059;

Thence N14°51'35"E, 1011.09 feet, to the southwest corner of a property in the name of Patsy L. Sagraves (D.B. 285, Pg. 884) at a 3/4 inch iron pipe found;

Thence S83°45'07"E, 606.15 feet, along the south line of the said Sagraves property, passing a 5/8 inch iron pipe (exposed 5 inches) and along the south line of a property in the name of Aaron D. and Michaela P. Snyder (D.B. 247, Pg. 236), to a railroad spike found in the centerline of said DeBolt Road;

Thence S01°03'46"W, 468.99 feet, along the centerline of said DeBolt Road to a MAGNail™ set at a point of intersection of a curve in said DeBolt Road at the line between V.M.S. 7056 and 12270;

Thence S09°58'34"E, 630.28 feet, continuing along the centerline of said DeBolt Road to the TRUE POINT OF BEGINNING.

Said property contains 18.965 acres and includes 3.094 acres in V.M.S. 7059 and 15.871 acres in V.M.S. 12270. The Basis of Bearing is N09°58'34"W along the centerline of DeBolt Road (County Road 129) from the intersection of Rosedale-Plain City Road (Co. Rd. 24) north to the point of intersection of the road at V.M.S. 12270 and 7059. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Service Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November and December of 2014 and January and April of 2015 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved ELLIOTT PS7759. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

Description of TRACT VII Of the Holdings of Jeane M. Rhoades Trust Darby Township Madison County, Ohio

This description is for *Tract VII* of the holdings of the Jeane M. Rhoades Trust (Official Records 223, Page 230, Madison County Recorder's Office. Auditor's Parcel #02-00235.000), located on the east side of Woods West Road (County Road 125, 50 foot Right-of-way) and the south side of Rosedale-Plain City Road (Co. Rd. 24, 45 foot R.O.W.) in Virginia Military Survey 7391 and 12275, Darby Township, Madison County, Ohio and is further described as follows:

COMMENCING at the intersection of said Rosedale-Plain City Road and said Woods West Road, said intersection is N60°06'00"E, 4.56 feet, from a railroad spike found, thence N79°30'02"E, 20.11 feet, to a railroad spike found in the center of Rosedale-Plain City Road at the northwest corner of Tract III of the of the holdings of Jean Mortimer Rhoades (Deed Book 190, Page 64);

Thence S04°25'10"E, 2436.04 feet, along the east line of a property in the name of FLO FARMS INC (Deed Book 247, Page 106), parallel and offset 20.00 feet east of the centerline of the said Woods West Road, to an iron pin found in concrete;

Thence S04°31'06"E, 2001.14 feet, passing a 5/8" iron pin at 1455.41 feet offset S88°52'52"E, 4.60 feet, and an 8" wood post at 1731.36 feet offset 2.72 feet left, to a point referenced by a PK Nail found N88°37'30"W, 20.14 feet, and an iron pipe at S88°37'30"E, 5.03 feet, at the TRUE POINT OF BEGINNING;

Thence S88°37'30"E, 810.92 feet, along the south line of a property in the name of Gordon Morgridge Rhoades (O.R. 202, Pg. 1195) to an iron pipe found;

Thence N04°31'13"W, 269.99 feet, along the east line of the said G. M. Rhoades property to a 3/4" iron pipe with an Identification Cap engraved PS6579;

Thence S88°38'24"E, 1419.08 feet, Passing into V.M.S. 12275 at 236.6 feet and crossing Blanche Run Ditch at 666 feet, to an iron pin set;

Thence S06°25'06"E, 311.63 feet, to an iron pin set at the east side of a 14 inch diameter wood corner post;

Thence S01°37'55"E, 1275.02 feet, along the west line of a property in the name of Debra Charlene Kingry (Deed Book 275, Page 317) to an iron pin set;

Thence N88°50'59"W, 2175.01 feet, along the north line of the said Kingry property, passing Blanche Run Ditch at 814.6 feet, ;passing into V.M.S. 7401 at 1269.6 feet and a 3/4 inch iron pipe found at the northeast corner of a property in the name of Debra C. Kinrey (D.B. 290, Pg. 67), to a 3/4 inch iron pipe found 2.5 feet west of an 8 inch wood post and 5.03 feet past the east R.O.W. of said Woods West Road;

Thence N04°31'06"W, 1328.63 feet, parallel to and 5.03 feet offset west from the east R.O.W. of said Woods West Road, the east line of a property in the name of Freeman N. and Catherine K. Schlabach (O.R. 236, Pg. 1339) and the east line of a property in the name of Noah and Darla Mae Schlabach (O.R. 264, Pg. 1206) to the TRUE POINT OF BEGINNING.

Said property contains 75.588 acres of which 30.610 acres are in V.M.S. 7401 and 44.977 acres area in V.M.S. 12275. The Basis of Bearing is S04°25'10"E along the old east Right-of-way of Woods West Road (County Road 125) and along the west lines of Tracts III, IV, and part of VI, parallel and offset east by 20.00 feet from the centerline of said Woods West Road. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Service Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November and December of 2014 and January and April of 2015 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved ELLIOTT PS7759. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 05/11/2015
Casey C. Elliott, PS 7759

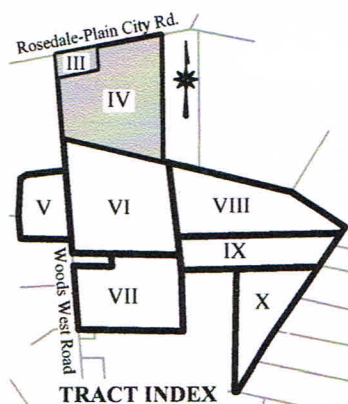


EXHIBIT A
Description of TRACT III
Of the Holdings of
Jean Mortimer Rhoades
Darby Township
Madison County, Ohio

This description is for *Tract III* of the holdings of Jean Mortimer Rhoades (Deed Book 190, Page 64, Madison County Recorder's Office. Auditor's Parcel #02-00233.000), located on the east side of Woods West Road (County Road 125, 50 foot Right-of-way) and the south side of Rosedale-Plain City Road (Co. Rd. 24, 45 foot R.O.W.) in Virginia Military Survey 7391, Darby Township, Madison County, Ohio and is further described as follows:

COMMENCING at the intersection of said Rosedale-Plain City Road and said Woods West Road, said intersection is N60°06'00"E, 4.56 feet, from a railroad spike found, thence N79°30'02"E, 20.11 feet, to a railroad spike found in the center of Rosedale-Plain City Road at the northwest corner of Tract III of the of the holdings of Jean Mortimer Rhoades (Deed Book 190, Page 64);

Thence N79°29'47"E, 860.14 feet, along the centerline of said Rosedale -Plain City Road to a MAGNail™ set;

Thence S02°51'06"E, 476.93 feet, passing the center of an 18" square concrete post at 24.91 feet, to an iron pin set;

Thence S78°54'55"W, 847.98 feet, passing a ten inch wood post at 845.37 feet, to an iron pin set

Thence N04°25'10"W, 484.00 feet, along the east line of a property in the name of FLO FARMS INC (D.B. 347, Pg. 106), passing the center of an 18 inch square concrete post at 459.77 feet, to the TRUE POINT OF BEGINNING.

Said property contains 9.346 acres in V.M.S. 7391. The Basis of Bearing is S04°25'10"E along the old east Right-of-way of Woods West Road (County Road 125) and along the west lines of Tracts III, IV and Part of VI, parallel and offset east by 20.00 feet from the centerline of said Woods West Road. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Service Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November and December of 2014 and January and April of 2015 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved ELLIOTT PS7759. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

Description of TRACT IV
Of the Holdings of
Jean Mortimer Rhoades
Darby Township
Madison County, Ohio

This description is for *Tract IV* of the holdings of Jean Mortimer Rhoades (Deed Book 190, Page 64, Madison County Recorder's Office. Auditor's Parcel #02-00233.000), located on the east side of Woods West Road (County Road 125, 50 foot Right-of-way) and the south side of Rosedale-Plain City Road (Co. Rd. 24, 45 foot R.O.W.) in Virginia Military Survey 7391 and 12275, Darby Township, Madison County, Ohio and is further described as follows:

COMMENCING at the intersection of said Rosedale-Plain City Road and said Woods West Road, said intersection is N60°06'00"E, 4.56 feet, from a railroad spike found, thence N79°30'02"E, 20.11 feet, to a railroad spike found in the center of Rosedale-Plain City Road at the northwest corner of Tract III of the of the said holdings of Jean Mortimer Rhoades;

Thence S04°25'10"E, 484.00 feet, passing an 18 inch square concrete post at 24.23 feet, along the east line of a property in the name of FLO FARMS INC (D.B. 347, Pg. 106) to an iron pin set at the TRUE POINT OF BEGINNING;

Thence N78°54'55"E, 847.98 feet, passing a 10 inch wood post at 2.61 feet and the east R.O.W. of said Woods West Road at 5.04 feet, to an iron pin set;

Thence N02°51'06"W, 476.93 feet, passing an 18 inch concrete post at 452.03 feet and the south R.O.W. of Rosedale-Plain City Road at 454.23 feet, to a MAGNail set in the centerline of said Rosedale-Plain City Road;

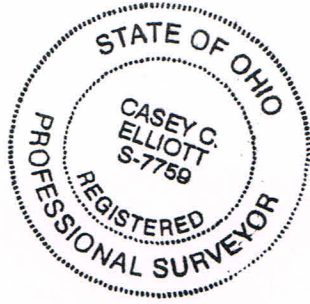
Thence N79°29'47"E, 1359.29 feet, along the centerline of the said Rosedale-Plain City Road, passing into V.M.S. 12275 at 636.91 feet and the culvert at the north end of Blanche Run Ditch at 958 feet, to a MAGNail set;

Thence S00°24'30"E, 2647.50 feet, along the west line of a property in the name of Mary Klein Florence, Trustee, passing the R.O.W. of said road at 22.85 feet and the center of an 18 inch concrete post at 26.85 feet, to an iron pin set;

Thence N76°26'25"W, 2125.52 feet, passing Blanche Run Ditch at 417 feet and the east line of V.M.S. 7391 at approximately 623 feet, the east ROW of said Woods West Road at 2120.26 feet, and the center of an 18 inch square concrete post at 2123.46 feet, to an iron pin set;

Thence N04°25'10"W, 1265.69 feet, along the east line of the said FLO FARMS INC property, parallel and 20 feet offset to the east of the centerline of said Woods West Road to the TRUE POINT OF BEGINNING.

Said property contains 97.660 acres with 59.784 acres in V.M.S. 7391 and 37.876 acres in V.M.S. 12275. The Basis of Bearing is $S04^{\circ}25'10''E$ along the old east Right-of-way of Woods West Road (County Road 125) and along the west lines of Tracts III, IV and Part of VI, parallel and offset east by 20.00 feet from the centerline of said Woods West Road. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Service Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November and December of 2014 and January and April of 2015 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS7759*. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 05/11/2015
Casey C. Elliott, PS 7759

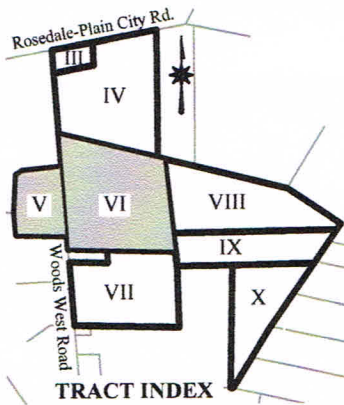


EXHIBIT A
Description of TRACT V
Of the Holdings of
Jean Mortimer Rhoades
Darby Township
Madison County, Ohio

This description is for *Tract V* of the holdings of Jean Mortimer Rhoades (Deed Book 190, Page 64, Madison County Recorder's Office. Auditor's Parcel #02-00233.000), located on the west side of Woods West Road (County Road 125, 50 foot Right-of-way) and the south side of Rosedale-Plain City Road (Co. Rd. 24, 45 foot R.O.W.) in Virginia Military Surveys 2884 and 15799, Darby Township, Madison County, Ohio and is further described as follows:

COMMENCING at the intersection of said Rosedale-Plain City Road and said Woods West Road, said intersection is N60°06'00"E, 4.56 feet, from a railroad spike found, thence N79°30'02"E, 20.11 feet, to a railroad spike found in the center of Rosedale-Plain City Road at the northwest corner of Tract III of the of the said holdings of Jean Mortimer Rhoades;

Thence S04°25'10"E, 2436.04 feet, along the east line of a property in the name of FLO FARMS INC (Deed Book 247, Page 106), parallel and offset 20.00 feet east of the centerline of the said Woods West Road, to an iron pin found in concrete at the TRUE POINT OF BEGINNING;

Thence S04°31'06"E, 1455.41 feet, along the east line of V.M.S. 15799, parallel and 20 feet offset east from the centerline of said Woods West Road, passing an 18" square concrete post offset 2.11 feet east of the property line at 238.09 feet, to a corner, said corner is N88°52'52"W, 4.60 feet from a 5/8 inch iron pin found in the east R.O.W. of said Wood West Road;

Thence N88°52'52"W, 1054.80 feet, along the north line of a property in the name of Noah and Darla Mae Schlabach (O.R. 264, Pg. 1206), passing the center of an 18 inch square concrete post at 45.38 feet, the east line of V.M.S. 2884 at 394.5 feet, to an iron pin with an identification cap engraved *BAKER S5589* exposed 8";

Thence N04°40'24"W, 467.60 feet, along an east line of the said Schlabach property to a 5/8" iron pin with an ID Cap engraved *BAKER S5589* exposed 5";

Thence N02°58'00"E, 795.37 feet, along an east line of the said FLO FARMS INC property to a 1 inch iron pipe on the northwest side of a wood post set in the line of V.M.S. 284 and 8564;

Thence N57°36'59"E, 148.57 feet, along the southeast line of V.M.S. 8564 and of said FLO FARMS INC to a 1 inch iron pipe;

Thence N83°38'43"E, 816.43 feet, along a south line of the said FLO FARMS INC property, passing into V.M.S. 15799 at 419.5 feet, and the west R.O.W. of said Woods West Road at 771.41 feet, to the TRUE POINT OF BEGINNING;

Said property contains 32.262 acres of which 19.309 acres is in V.M.S. 2884 and 12.953 acres is in in V.M.S. 15799. The Basis of Bearing is S04°25'10"E along the old east Right-of-way of Woods West Road (County Road 125) and along the west lines of Tracts III, IV and part of VI, parallel and offset east by 20.00 feet from the centerline of said Woods West Road. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Service Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November and December of 2014 and January and April of 2015 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS7759*. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

Description of TRACT VI
Of the Holdings of
Jean Mortimer Rhoades
Darby Township
Madison County, Ohio

This description is for *Tract VI* of the holdings of Jean Mortimer Rhoades (Deed Book 190, Page 64, Madison County Recorder's Office. Auditor's Parcel #02-00233.000), located on the east side of Woods West Road (County Road 125, 50 foot Right-of-way) and the south side of Rosedale-Plain City Road (Co. Rd. 24, 45 foot R.O.W.) in Virginia Military Surveys 7391, 7401 and 12275, Darby Township, Madison County, Ohio and is further described as follows:

COMMENCING at the intersection of said Rosedale-Plain City Road and said Woods West Road, said intersection is N60°06'00"E, 4.56 feet, from a railroad spike found, thence N79°30'02"E, 20.11 feet, to a railroad spike found in the center of Rosedale-Plain City Road at the northwest corner of Tract III of the of the said holdings of Jean Mortimer Rhoades;

Thence S04°25'10"E, 1749.69 feet, along the east line of a property in the name of FLO FARMS INC (Deed Book 247, Page 106), parallel and offset 20.00 feet east of the centerline of the said Woods West Road, to an iron pin set at the TRUE POINT OF BEGINNING;

Thence S76°26'25"E, 2125.52 feet, passing an 18 inch square concrete post at 2.06 feet and the east R.O.W. of said Woods West Road at 5.26 feet, passing onto V.M.S. 12275 at 1502.6 feet and crossing Blanche Run at

1708.7 feet to an iron pin set at the southwest corner of a property in the name of Mary Klein Florence, Trustee (O.R. 127, Pg. 76)

Thence S76°11'59"E, 139.06 feet, along the south line of the said Florence property to an iron pin set;

Thence S06°25'06"E, 1943.88 feet, passing an iron pin set at 1567.58 feet, to an iron pin set, said iron pin is N06°25'06"W, 311.63 feet from an iron pin set on the east side of a 14 inch wood post at the northwest corner of a property in the name of Debra Charlene Kinry (D.B. 275, Pg. 317);

Thence N88°38'24"W, 2229.97 feet, passing Blanche Run Ditch at 1182.5 feet, into V.M.S. 7401 at 1182.5 feet, passing a 3/4" iron pipe at the northeast corner of a property in the name of Gordon Morgridge Rhoades (O.R. 202, Pg. 1195) at 1419.08 feet, the east R.O.W. of said Woods West Road at 2224.94 feet and an 8" wood post at 2227.25 feet to the property corner on the east line of V.M.S. 15799 to a point, said point is S88°38'24"E, 20.18 feet from a PK Nail found at the centerline of said Woods West Road;

Thence N04°31'06"W, 1731.36 feet, passing a 5/8" iron pin found S88°52'52"E, 4.60 feet from the line at 275.95 feet, and an 18 inch square concrete post offset 2.11 feet right at 1493.27 feet, to an iron pin set in concrete;

Thence N04°25'10"W, 686.35 feet, along the east line of the said FLO FARMS INC property, parallel to and 20 feet from the centerline of said Woods West Road to the TRUE POINT OF BEGINNING.

Tract VI is subject to a 20 foot wide Right-of-way (D.B.190, Pg. 64) from said Woods West Road to the benefit of Tracts VIII, IX and X. The centerline is described as follows:

COMMENCING at a railroad spike found at the intersection of said Rosedale-Plain City Road and said Woods West Road then N75°57'06"E, 24.46 feet, to a railroad spike found in the center of Rosedale-Plain City Road;

Thence S04°25'10"E, 2436.04 feet, along the east line of a property in the name of FLO FARMS INC (Deed Book 247, Page 106), parallel and offset 20.00 feet east of the centerline of the said Woods West Road, to an iron pin set;

Thence S04°31'06"E, 226.37 feet, 11.7 feet short of an 18 inch square concrete post offset 2.11 feet east of the property line, at the POINT OF BEGINNING of the Right-of-way;

Thence S71°49'15"E, 1644.01 feet;

Thence S89°07'20"E, 123.27 feet, passing over a bridge over Blanche Run Ditch at 34 feet;

Thence S82°18'45"E, 491.66 feet, to the Point of Commencement of a curve;

Thence with a curve to the right, arc length:132.46feet, radius:100.00, feet, central angle:75°53'40", chord bearing: S44°21'56"E, chord length: 122.99feet, crossing a property line at 87.36 feet, to the Point of Tangency of the curve which is 10.00 feet east of the property line of Tract VIII and is the END OF THE RIGHT OF WAY on Tract VI;

Said property contains 109.084 acres of which 14.768 acres are in V.M.S. 7391, 47.869 acres are in V.M.S. 7401 and 46.447 acres area in V.M.S. 12275. The Basis of Bearing is S04°25'10"E along the old east Right-of-way of Woods West Road (County Road 125) and along the west lines of Tracts III, IV, and VI, parallel and offset east by 20.00 feet from the centerline of said Woods West Road. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Service Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November and December of 2014 and January and April of 2015 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved ELLIOTT PS7759. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 05/11/2015
Casey C. Elliott, PS 7759

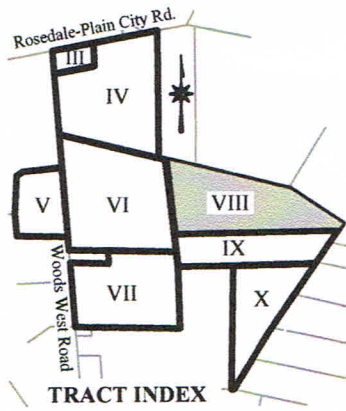


EXHIBIT A
Description of TRACT VIII
Of the Holdings of
The Jeane M. Rhoades Trust
Darby Township
Madison County, Ohio

This description is for *Tract VIII* of the holdings of the Jeane M. Rhoades Trust (Official Records 223, Page 1236, Madison County Recorder's Office. Auditor's Parcel #02-00232.000), located on the east side of Woods West Road (County Road 125, 50 foot Right-of-way) and the south side of Rosedale-Plain City Road (Co. Rd. 24, 45 foot R.O.W.) in Virginia Military Survey 12275, Darby Township, Madison County, Ohio and is further described as follows:

COMMENCING at the intersection of said Rosedale-Plain City Road and said Woods West Road, said intersection is N60°06'00"E, 4.56 feet, from a railroad spike found, thence N79°30'02"E, 20.11 feet, to a railroad spike found in the center of Rosedale-Plain City Road at the northwest corner of Tract III of the of the holdings of Jean Mortimer Rhoades (Deed Book 190, Page 64);

Thence S04°25'10"E, 1749.69 feet, along the east line of a property in the name of FLO FARMS INC (Deed Book 247, Page 106), parallel and offset 20.00 feet east of the centerline of the said Woods West Road, to an iron pin set;

Thence S76°26'25"E, 2125.52 feet, passing the center of an 18 inch square concrete post at 2.06 feet, passing the east R.O.W. of said Woods West Road at 5.26 feet, passing into V.M.S. 12275 at 1502.6 feet, passing Blanche Run Ditch at 1708.7 feet, to an iron pin set;

Thence S76°11'59"E, 139.06 feet, to an iron pin set in the south line of a property in the name of Mary Klein Florence, Trustee (O.R. 127, Pg. 76) at the TRUE POINT OF BEGINNING;

Thence S76°11'59"E, 2625.59 feet, along the south line of the said Florence property and the south line of a property in the name of M-F-F-T INC (D.B. 163, Pg. 324) to a stone found at the southwest corner of V.M.S. 7240, said stone is N69°04'11"W, 0.57 feet from an iron pin set for reference;

Thence S56°01'06"E, 1339.14 feet, along the southwest line of said V.M.S. 7240 and a property in the name of Polly Hostetler (O.R. 243, Pg. 1813) to an iron pin set on the east side of an 11 inch wood corner post at the northern corner of V.M.S. 10470, said corner is in the west line of Canaan Township;

Thence S34°22'43"W, 153.16 feet, along the northwest line of V.M.S. 10470 and a property in the name of Anna Mae Beachy, Trustee (O.R.106, Pg. 1753) to an iron pin set

Thence S89°02'48"W, 3398.99 feet, through the property to an iron pin set;

Thence N06°25'06"W, 1567.58 feet, to the TRUE POINT OF BEGINNING.

Tract VIII benefits from and is subject to a 20 foot wide Right-of-way (D.B.190, Pg. 64) from said Woods West Road over Tracts VI and VIII to the benefit of Tracts VIII, IX and X. The centerline is described as follows:

COMMENCING at a railroad spike found at the intersection of said Rosedale-Plain City Road and said Woods West Road then N75°57'06"E, 24.46 feet, to a railroad spike found in the center of Rosedale-Plain City Road;

Thence S04°25'10"E, 2436.04 feet, along the east line of a property in the name of FLO FARMS INC (Deed Book 247, Page 106), parallel and offset 20.00 feet east of the centerline of the said Woods West Road, to an iron pin set;

Thence S04°31'06"E, 226.37 feet, 11.7 feet short of an 18 inch square concrete post offset 2.11 feet east of the property line, at the POINT OF BEGINNING of the Right-of-way;

Thence S71°49'15"E, 1644.01 feet;

Thence S89°07'20"E, 123.27 feet, passing over a bridge over Blanche Run Ditch at 34 feet;

Thence S82°18'45"E, 491.66 feet, to the Point of Commencement of a curve;

Thence with a curve to the right, arc length:132.46 feet, radius: 100.00 feet, central angle: 75°53'40", chord bearing: S44°21'56"E, chord length: 122.99 feet, crossing a property line at 87.36 feet, to the Point of Tangency of the curve which is 10.00 feet east of the west property line of Tract VIII;

Thence S06°25'06"E, 513.86 feet, parallel to and 10.00 feet east of the property line for Tract VIII, to the south line of said Tract VIII to the END OF THE RIGHT-OF-WAY for and on Tract VIII.

Said property contains 81.480 acres in V.M.S. 12275. The Basis of Bearing is S04°25'10"E along the old east Right-of-way of Woods West Road (County Road 125) and along the west lines of Tracts III, IV, and part of VI, parallel and offset east by 20.00 feet from the centerline of said Woods West Road. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Service Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November and December of 2014 and January and April of 2015 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved ELLIOTT PS7759. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey Elliott 05/11/2015
 Casey C. Elliott, PS 7759

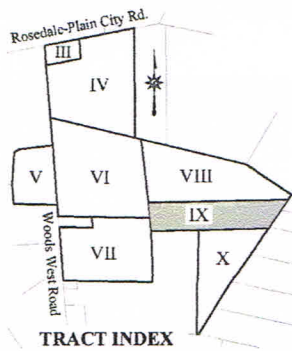


EXHIBIT A
Description of TRACT IX
Of the Holdings of
Jeane M. Rhoades Trust
Darby Township
Madison County, Ohio

This description is for *Tract IX* of the holdings of Jeane M. Rhoades Trust (Official Records 223, Page 1236, Madison County Recorder's Office. Auditor's Parcel #02-00232.000), located on the east side of Woods West Road (County Road 125, 50 foot Right-of-way) and the south side of Rosedale-Plain City Road (Co. Rd. 24, 45 foot R.O.W.) in Virginia Military Survey 12275, Darby Township, Madison County, Ohio and is further described as follows:

COMMENCING at the intersection of said Rosedale-Plain City Road and said Woods West Road, said intersection is N60°06'00"E, 4.56 feet, from a railroad spike found, thence N79°30'02"E, 20.11 feet, to a railroad spike found in the center of Rosedale-Plain City Road at the northwest corner of Tract III of the of the holdings of Jean Mortimer Rhoades (Deed Book 190, Page 64);

Thence S04°25'10"E, 1749.69 feet, along the east line of a property in the name of FLO FARMS INC (Deed Book 247, Page 106), parallel and offset 20.00 feet east of the centerline of the said Woods West Road, to an iron pin set;

Thence S76°26'25"E, 2125.52 feet, passing the center of an 18 inch square concrete post at 2.06 feet, passing the east R.O.W. of said Woods West Road at 5.26 feet, passing into V.M.S. 12275 at 1502.6 feet, passing Blanche Run Ditch at 1708.7 feet, to an iron pin set;

Thence S76°11'59"E, 139.06 feet, to an iron pin set in the south line of a property in the name of Mary Klein Florence, Trustee (O.R. 127, Pg. 76);

Thence S06°25'06"E, 2255.50 feet, passing an iron pin set at 1567.58 feet, and an iron pin set at 1943.88 feet, to an iron pin set on the east side of a 14 inch wood corner post at the TRUE POINT OF BEGINNING;

Thence N06°25'06"W, 687.93 feet, passing the said iron pin set at 311.63 feet, to an iron pin set;

Thence N89°02'48"E, 3398.99 feet, through the property to an iron pin set in the northwest line of V.M.S. 10470, said iron pin is S34°22'43", 153.16 feet from an iron pin set on the east side of an 11 inch corner post at the intersection of V.M.S. 7240, 10470 and 12275 and in the west line of Canaan Township;

Thence S34°22'43"W, 839.41 feet, along the west line of a property in the name of Anna Mae Beachy, Trustee (O.R. 106, Pg. 1753), along the northwest line of the said V.M.S. 10470 to an iron pin set on the north side of a 6 inch fencepost;;

Thence S88°57'06"W, 1701.50 feet, to an iron pin set at the northeast corner of a property in the name of Debra Charlene Kingry (D.B. 275, Pg. 317);

Thence S89°11'14"W, 1146.54 feet, along the north line of the said Kingry property to the TRUE POINT OF BEGINNING.;

Tract IX benefits from and is subject to a 20 foot wide Right-of-way (D.B.190, Pg. 64) from said Woods West Road over Tracts VI and VIII to the benefit of Tracts VIII, IX and X. The centerline is described as follows:

COMMENCING at a railroad spike found at the intersection of said Rosedale-Plain City Road and said Woods West Road then N75°57'06"E, 24.46 feet, to a railroad spike found in the center of Rosedale-Plain City Road;

Thence S04°25'10"E, 2436.04 feet, along the east line of a property in the name of FLO FARMS INC (Deed Book 247, Page 106), parallel and offset 20.00 feet east of the centerline of the said Woods West Road, to an iron pin set;

Thence S04°31'06"E, 226.37 feet, 11.7 feet short of an 18 inch square concrete post offset 2.11 feet east of the property line, at the POINT OF BEGINNING of the Right-of-way;

Thence S71°49'15"E, 1644.01 feet;

Thence S89°07'20"E, 123.27 feet, passing over a bridge over Blanche Run Ditch at 34 feet;

Thence S82°18'45"E, 491.66 feet, to the Point of Commencement of a curve;

Thence with a curve to the right, arc length:132.46 feet, radius: 100.00 feet, central angle: 75°53'40", chord bearing: S44°21'56"E, chord length: 122.99 feet, crossing a property line at 87.36 feet, to the Point of Tangency of the curve which is 10.00 feet east of the property line of Tract VIII;

Thence S06°25'06"E, 1101.10 feet, parallel to and 10.00 feet east of the property line for Tract VIII, passing the property south line of said Tract VIII at 513.86 feet, to the point of commencement of a curve;

Thence with a curve to the left, arc length: 147.30 feet, radius: 100.00 feet, central angle: 84°23'40", chord bearing: S48°36'56"E, chord length: 134.34feet, to the point of tangency of the curve with a line parallel to and 10.00 feet north of the south property line of said Tract IX;

Thence N89°11'14"E, 1046.79 feet, parallel to and 10.00 feet north of the south line of said Tract IX to a point 10.00 feet offset north from an iron pin set ;

Thence N88°57'06"E, 99.98 feet, parallel to and 10.00 feet offset north from the north line of Tract X, said point is 100.00 feet beyond the said iron pin set, to the END OF THE RIGHT-OF-WAY.

Said property contains 49.196 acres in V.M.S. 12275. The Basis of Bearing is $S04^{\circ}25'10''E$ along the old east Right-of-way of Woods West Road (County Road 125) and along the west lines of Tracts III, IV, and part of VI, parallel and offset east by 20.00 feet from the centerline of said Woods West Road. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Service Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November and December of 2014 and January and April of 2015 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS7759*. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 05/11/2015
Casey C. Elliott, PS 7759

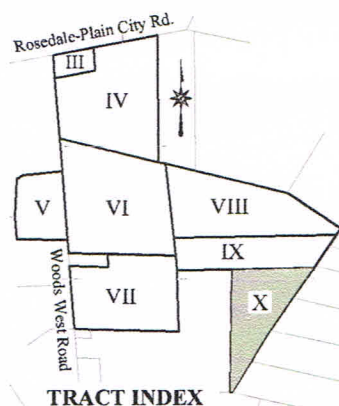


EXHIBIT A
Description of TRACT X
Of the Holdings of
Jean Mortimer Rhoades
Darby Township
Madison County, Ohio

This description is for *Tract X* of the holdings of Jean Mortimer Rhoades (Deed Book 190, Page 64, Madison County Recorder's Office. Auditor's Parcel #02-00233.000), located on the east side of Woods West Road (County Road 125, 50 foot Right-of-way) and the south side of Rosedale-Plain City Road (Co. Rd. 24, 45 foot R.O.W.) in Virginia Military Survey 12275, Darby Township, Madison County, Ohio and is further described as follows:

COMMENCING at the intersection of said Rosedale-Plain City Road and said Woods West Road, said intersection is N60°06'00"E, 4.56 feet, from a railroad spike found, thence N79°30'02"E, 20.11 feet, to a railroad spike found in the center of Rosedale-Plain City Road at the northwest corner of Tract III of the of the holdings of Jean Mortimer Rhoades (Deed Book 190, Page 64);

Thence S04°25'10"E, 1749.69 feet, along the east line of a property in the name of FLO FARMS INC (Deed Book 247, Page 106), parallel and offset 20.00 feet east of the centerline of the said Woods West Road, to an iron pin set;

Thence S76°26'25"E, 2125.52 feet, passing the center of an 18 inch square concrete post at 2.06 feet, passing the east R.O.W. of said Woods West Road at 5.26 feet, passing into V.M.S. 12275 at 1502.6 feet, passing Blanche Run Ditch at 1708.7 feet, to an iron pin set;

Thence S76°11'59"E, 139.06 feet, to an iron pin set in the south line of a property in the name of Mary Klein Florence, Trustee (O.R. 127, Pg. 76);

Thence S06°25'06"E, 2255.50 feet, passing an iron pin set at 1567.58 feet, and an iron pin set at 1943.88 feet, to an iron pin set on the east side of a 14 inch wood corner post;

Thence N89°11'14"E, 1146.54, along the north line of a property in the name of Debra Charlene Kingry (D.B. 275, Pg. 317) to an iron pin set at the TRUE POINT OF BEGINNING;

Thence N88°57'06"E, 1701.50 feet, through the property to an iron pin set on the north side of a 6" wood post in the northwest line of V.M.S. 10470, said pin set is S34°22'43", 992.57 feet from an iron pin set on the east side of an 11 inch corner post at the intersection of V.M.S. 7240, 10470 and 12275 and in the east line of Canaan Township;

Thence S34°22'43"W, 767.82 feet, along the northwest line of the said V.M.S. 10470 and the northwest line of a property in the name of Anna Mae Beachy, Trustee (O.R. 106, Pg. 1753) to a 3/4 inch iron pipe found bent slightly east;

Thence S34°26'59"W, 940.13 feet, along the northwest line of V.M.S. 10470 and a property in the name of Dan V. Yutzy (D.B. 283, Pg. 857, passing an iron pin found at 832.20 feet, continuing along the northwest line of a second property in the name of said Yutzy (D.B. 262, Pg. 455), to a "V" in the top of a Stone found at the corners of V.M.S. 10470, 10982 and 12275, said Stone is N21°20'04"W, 0.97 feet, from an iron pin set for reference;

Thence S31°38'09"W, 1397.98 feet, along the northwest line of V.M.S. 10982, the said Yutzy property and a property in the name of Lonnie Jay and Vera Jane Miller to a 3/4 inch iron pipe with an ID Cap *BAKER S5539*, said iron pipe is N77°21'00"W, 596.41 feet from a gear spindle exposed 5";

Thence N88°53'39"W, 49.54 feet, along the north line of a property in the name of Luella Helmuth (O.R. 183, Pg. 328) to an iron pin set

Thence N01°02'52"E, 2567.53 feet, along the east line of the said Kingry property to the TRUE POINT OF BEGINNING.

Tract X benefits from a 20 foot wide Right-of-way (D.B.190, Pg. 64) from said Woods West Road over Tracts VI, VIII and IX to the benefit of Tracts VIII, IX and X. The centerline is described as follows:

COMMENCING at a railroad spike found at the intersection of said Rosedale-Plain City Road and said Woods West Road then N75°57'06"E, 24.46 feet, to a railroad spike found in the center of Rosedale-Plain City Road;

Thence S04°25'10"E, 2436.04 feet, along the east line of a property in the name of FLO FARMS INC (Deed Book 247, Page 106), parallel and offset 20.00 feet east of the centerline of the said Woods West Road, to an iron pin set;

Thence S04°31'06"E, 226.37 feet, 11.7 feet short of an 18 inch square concrete post offset 2.11 feet east of the property line, at the POINT OF BEGINNING of the Right-of-way;

Thence S71°49'15"E, 1644.01 feet;

Thence S89°07'20"E, 123.27 feet, passing over a bridge over Blanche Run Ditch at 34 feet;

Thence S82°18'45"E, 491.66 feet, to the Point of Commencement of a curve;

Thence with a curve to the right, arc length:132.46 feet, radius: 100.00 feet, central angle: 75°53'40", chord bearing: S44°21'56"E, chord length: 122.99 feet, crossing a property line at 87.36 feet, to the Point of Tangency of the curve which is 10.00 feet east of the property line of Tract VIII;

Thence S06°25'06"E, 1101.10 feet, parallel to and 10.00 feet east of the property line for Tract VIII, passing the property south line of said Tract VIII at 513.86 feet, to the point of commencement of a curve;

Thence with a curve to the left, arc length: 147.30 feet, radius: 100.00 feet, central angle: 84°23'40", chord bearing: S48°36'56"E, chord length: 134.34 feet, to the point of tangency of the curve with a line parallel to and 10.00 feet north of the south property line of said Tract IX;

Thence N89°11'14"E, 1046.79 feet, parallel to and 10.00 feet north of the south line of said Tract IX to a point 10.00 feet offset north from an iron pin set ;

Thence N88°57'06"E, 99.98 feet, parallel to and 10.00 feet offset north from the north line of Tract X, said point is 100.00 feet beyond the said iron pin set, to the END OF THE RIGHT-OF-WAY.

Said property contains 50.288 acres in V.M.S. 12275. The Basis of Bearing is S04°25'10"E along the old east Right-of-way of Woods West Road (County Road 125) and along the west lines of Tracts III, IV, and part of VI, parallel and offset east by 20.00 feet from the centerline of said Woods West Road. The bearing was measured using G.P.S. survey data corrected using the National Geodetic Service Online User Positioning Service, to State Plane Coordinates 3402 OHIO SOUTH (NAD83). This description is based on a survey performed in November and December of 2014 and January and April of 2015 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS7759*. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 05/11/2015
Casey C. Elliott, PS 7759