

SHEET INDEX

- SHEET 1 CONTROL DIAGRAM
- SHEET 2 NORTH PORTION 65.027 & 100.313 ACRES, AND ALL 21.467 ACRES
- SHEET 3 SOUTH PORTION OF 100.313 & 65.027 ACRES
- SHEET 4 EAST PORTION OF 100.313, ALL OF 34.970 & 32.349 ACRES

SITUATED IN THE STATE OF OHIO
MADISON COUNTY, RANGE TOWNSHIP AND
FAYETTE COUNTY, PAINT TOWNSHIP
VMS 5907, 6058, 4156

THIS PLAT IS BASED ON A NEW SURVEY OF ALL TRACTS AND PARCELS CONVEYED IN MADISON COUNTY RECORDER'S OFFICE O.R. 314/2136 AND FAYETTE COUNTY RECORDER'S OFFICE O.R. 204/40, TO MICHAEL S. VALLERY AND LAURA L. VALLERY
MAD. PIN #21-000102.001 & #21-000100.00
FAY. PIN 14000300001600, 1700, AND 1900
TOTAL ACREAGE SURVEYED = 254.126

SHT 1
OF 4

RESULTANT SPLITS EQUAL:

A CONTIGUOUS 99.997 ACRE AREA COMPRISED OF 65.027 ACRES IN MADISON COUNTY AND 34.970 ACRES IN FAYETTE COUNTY.

A CONTIGUOUS 154.129 ACRE AREA COMPRISED OF A 21.467 & 100.313 ACRE TRACTS IN MADISON COUNTY AND 32.349 ACRES IN FAYETTE COUNTY.

BASIS OF COORDINATES:

SEE SHEET 1 FOR CONTROL DIAGRAM
PROJECT POINT: OHIO DEPARTMENT OF TRANSPORTATION VRS
OHIO STATE PLANE - SOUTH ZONE
PROJECT POINT: CONCRETE MONUMENT IN C/L OF I-71 - STATION 35+00 MEASURED
N: 621227.14
E: 1702932.48

SCALE FACTOR TO GROUND:

0.9999512 AT THE PROJECT POINT:
SEE SHEET 2-6 FOR DETAILED TRACT AND PARCEL SURVEYS.
ALL DISTANCES ON SHEETS 2-6 ARE GROUND.

BASIS OF BEARING:

GRID BEARINGS ARE OHIO STATE PLANE - SOUTH ZONE
A BEARING OF NORTH 61°05'15" EAST WAS MEASURED ON THE C/L TANGENT OF I-71 FROM THE INTERSECTION OF SR 38 AT STATION 884+41.75 TO THE C/L TANGENT P.C. STATION 29+32.04

POINTS IN CULTIVATED AREAS WERE NOT SET.

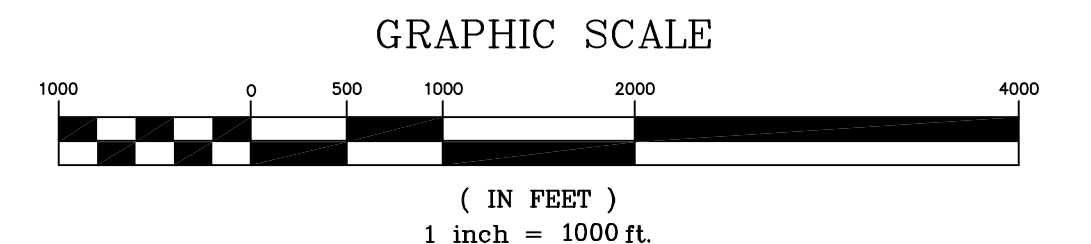
ODOT I-71 PLAN ON FILE WITH ODOT DISTRICT 6
FAY-1-14.11
MAD-1-00.00

CONCRETE MONUMENT
CL I-71
STA: 106+54.96 MEASURED
PC= 106+56.16 PLAN

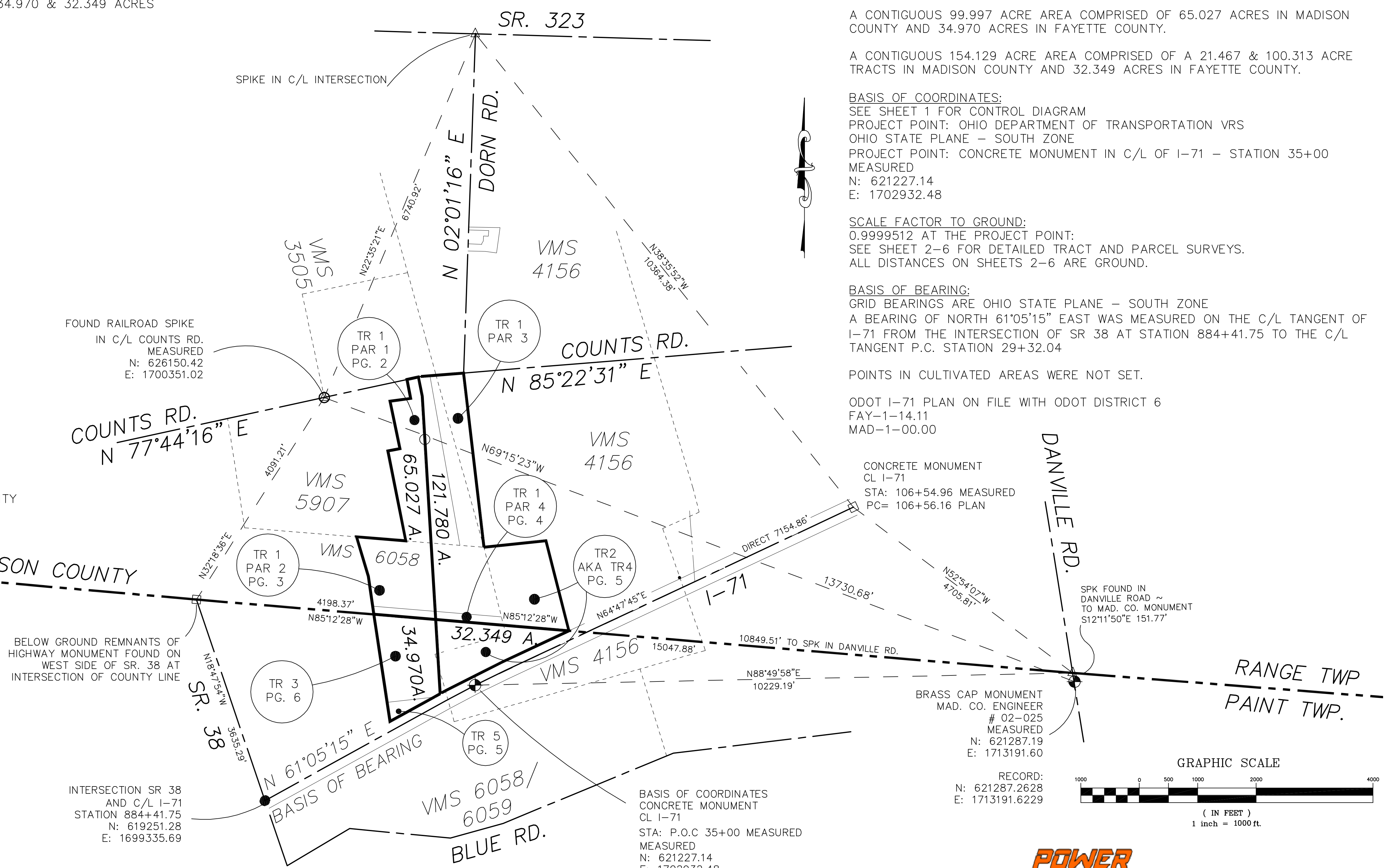
SPK FOUND IN
DANVILLE ROAD ~
TO MAD. CO. MONUMENT
S12°11'50"E 151.77'

BRASS CAP MONUMENT
MAD. CO. ENGINEER
02-025
MEASURED
N: 621287.19
E: 1713191.60

RECORD:
N: 621287.2628
E: 1713191.6229



- TR 1 PAR 1
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
VMS 5907
OR 314/2136 TRACT 1, PARCEL 1
66.76 ACRES DEED MINUS EXCEPTIONS
52.344 ACRES THIS SURVEY AFTER EXCEPTIONS
- TR 1 PAR 2
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
VMS 6058/6059
OR 314/2136 TRACT 1, PARCEL 2
58.08 ACRES DEED
57.940 ACRES THIS SURVEY
- TR 1 PAR 3
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
VMS 4156 AND 5907
OR 314/2136 TRACT 1, PARCEL 3
33.38 ACRES DEED
33.357 ACRES THIS SURVEY
- TR 1 PAR 4
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
VMS 6058/6059
OR 314/2136 TRACT 1, PARCEL 4
5.52 ACRES DEED
7.155 ACRES THIS SURVEY
(ACREAGE DIFFERENCE DUE TO SURVEY OF COUNTY LINE LOCATION)
- TR2 AKA TR 4
MICHAEL S. VALLERY & LAURA L. VALLERY
MAD. PIN #21-00100.000
FAY. PIN #14000300001900
MAD. CO OR 314/2136 & FAY. CO. O.R. 204/40
TRACT 2, BEING TRACT 4
VMS 6058/6059
58.02 ACRES DEED
58.090 ACRES THIS SURVEY
(22.08 ACRES IN FAY. CO. - PAINT TWP.
23.13 ACRES PER FAY. CO. AUDITOR)
(36.010 ACRES IN MAD. - RANGE TWP.)
- TR 3
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF FAY. PIN #14000300001600
MAD. CO. O.R. 314/2136 & FAY. CO. O.R. 204/40
TRACT 3
VMS 6058/6059
108 ACRES DEED MINUS EXCEPTIONS
44.468 ACRES FAY. AUDITOR AFTER EXCEPTIONS
42.139 ACRES THIS SURVEY AFTER EXCEPTIONS
- TR 5
MICHAEL S. VALLERY & LAURA L. VALLERY
FAY. PIN #14000300001700
VMS 6058/6059
MAD. CO. O.R. 314/2136 & FAY. CO. O.R. 204/40
TRACT 5
2.928 ACRES DEED
3.100 ACRES THIS SURVEY



BELOW GROUND REMNANTS OF
HIGHWAY MONUMENT FOUND ON
WEST SIDE OF SR. 38 AT
INTERSECTION OF COUNTY LINE

INTERSECTION SR 38
AND C/L I-71
STATION 884+41.75
N: 619251.28
E: 1699335.69

BASIS OF COORDINATES
CONCRETE MONUMENT
CL I-71
STA: P.O.C 35+00 MEASURED
MEASURED
N: 621227.14
E: 1702932.48
SCALE AROUND PROJECT POINT
SCALE FACTOR = 0.9999512

I CERTIFY THAT THE SURVEY CONTAINED HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY IN APRIL-MAY 2016 OF THOSE TRACT CONVEYED IN MADISON COUNTY RECORDER'S OFFICE O.R. 214, PAGE 2136 AND SHOWN IN THE MADISON COUNTY AUDITOR AS PARCELS PARCELS 21-000102.001 AND 21-000100.000 AND ALSO AS FAYETTE COUNTY RECORDER'S OFFICE O.R. 204, PAGE 40, AND SHOWN BY THE FAYETTE COUNTY AUDITOR AS PARCELS 14000300001600, 1700, AND 1900. THIS SURVEY IS SUBJECT TO FACTS TITLE THAT WOULD BE CONTAINED IN AN ABSTRACT OF TITLE. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ALL MONUMENTS, AND DIMENSIONS ARE FOUND AND SET ACCORDING TO THE GROUND DISTANCESAS SHOWN.

Mark D. Power May 26, 2016



POWER
★ **GEOSPATIAL, LTD.**
MARK D. POWER
PROFESSIONAL SURVEYOR
614-546-8337
POWERGEOSPATIAL@GMAIL.COM
97 RICHMOND AVENUE,
LONDON, OHIO 43140



May 26, 2016

SITUATED IN THE STATE OF OHIO MADISON COUNTY, RANGE TOWNSHIP AND FAYETTE COUNTY, PAINT TOWNSHIP VMS 5907, 6058, 4156

SHT 2
OF 4

THIS PLAT IS BASED ON A NEW SURVEY OF ALL TRACTS AND PARCELS CONVEYED IN MADISON COUNTY RECORDER'S OFFICE O.R. 314/2136 AND FAYETTE COUNTY RECORDER'S OFFICE O.R. 204/40, TO MICHAEL S. VALLERY AND LAURA L. VALLERY
MAD. PIN #21-000102.001 & #21-000100.00
FAY. PIN 14000300001600, 1700, AND 1900
TOTAL ACREAGE SURVEYED = 254.126

RESULTANT SPLITS EQUAL:
A CONTIGUOUS 99.997 ACRE AREA COMPRISED OF 65.027 ACRES IN MADISON COUNTY AND 34.970 ACRES IN FAYETTE COUNTY.
A CONTIGUOUS 154.129 ACRE AREA COMPRISED OF A 21.467 & 100.313 ACRE TRACTS IN MADISON COUNTY AND 32.349 ACRES IN FAYETTE COUNTY.

BASIS OF COORDINATES:
SEE SHEET 1 FOR CONTROL DIAGRAM
PROJECT POINT: OHIO DEPARTMENT OF TRANSPORTATION VRS
OHIO STATE PLANE - SOUTH ZONE
PROJECT POINT: CONCRETE MONUMENT IN C/L OF I-71 - STATION 35+00
MEASURED
N: 621227.14
E: 1702932.48

SCALE FACTOR TO GROUND:
0.9999512 AT THE PROJECT POINT:
SEE SHEET 2-6 FOR DETAILED TRACT AND PARCEL SURVEYS.
ALL DISTANCES ON SHEETS 2-6 ARE GROUND.

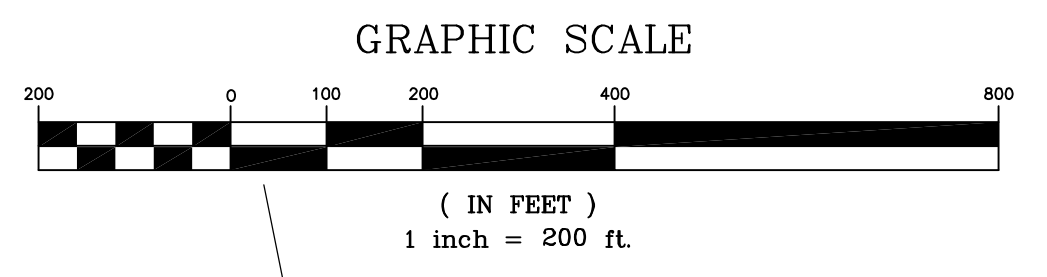
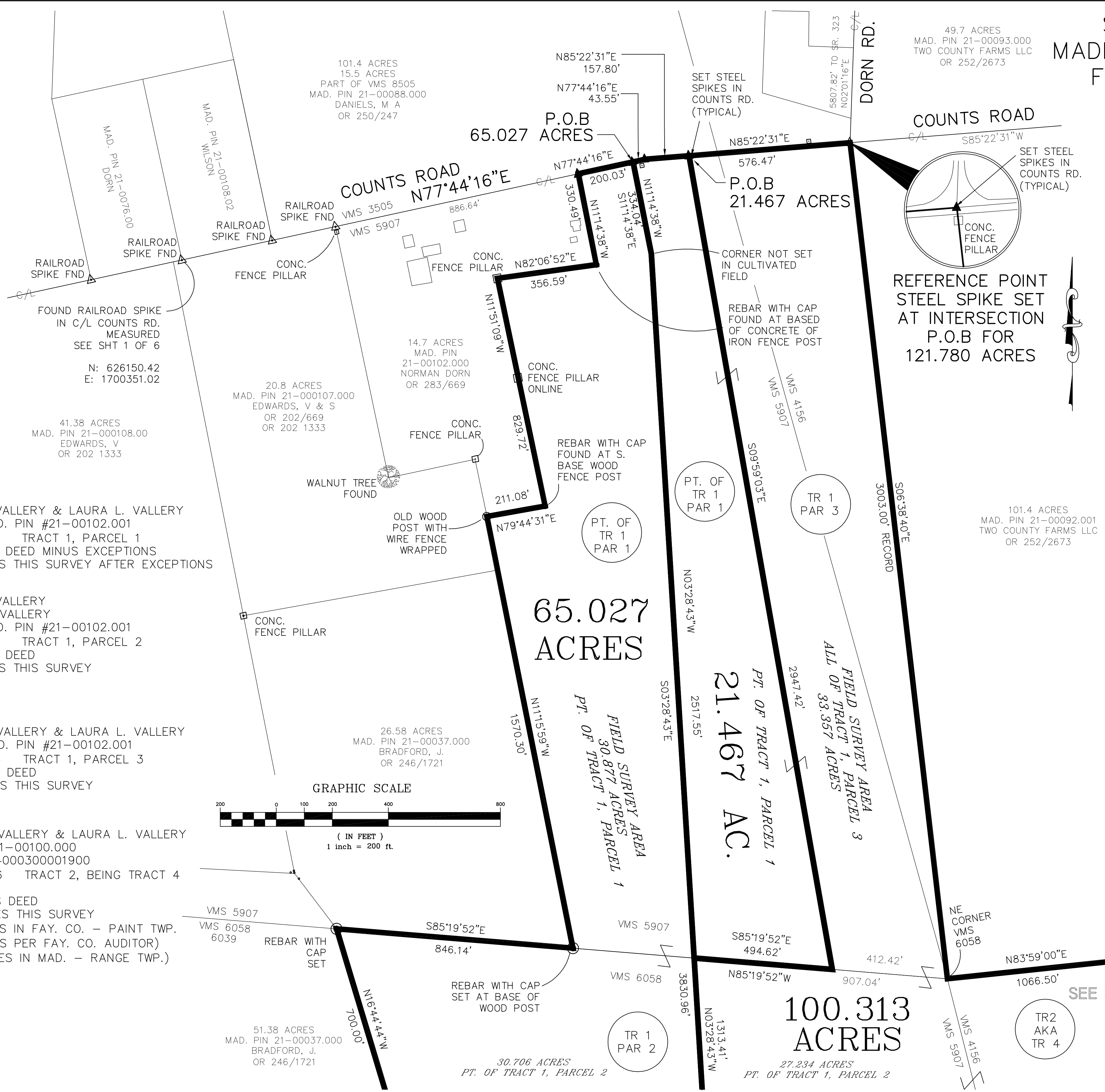
BASIS OF BEARING:
GRID BEARINGS ARE OHIO STATE PLANE - SOUTH ZONE
A BEARING OF NORTH 61°05'15" EAST WAS MEASURED ON THE C/L TANGENT OF I-71 FROM THE INTERSECTION OF SR 38 AT STATION 884+41.75 TO THE C/L TANGENT P.C. STATION 29+32.04

POINTS IN CULTIVATED AREAS WERE NOT SET.
ODOT I-71 PLAN ON FILE WITH ODOT DISTRICT 6
MAD-1-14.11
MAD-1-00.00

SHEET INDEX

SHEET 1	CONTROL DIAGRAM
SHEET 2	NORTH PORTION 65.027/100.313 AC., ALL OF 21.467 AC.
SHEET 3	SOUTH PORTION OF 100.313 & 65.027 ACRES
SHEET 4	EAST PORTION OF 100.313, ALL OF 34.970 & 32.349 ACRES

POWER
★ **GEOSPATIAL, LTD.**
MARK D. POWER
PROFESSIONAL SURVEYOR
614-546-8337
POWERGEOSPATIAL@GMAIL.COM
97 RICHMOND AVENUE,
LONDON, OHIO 43140



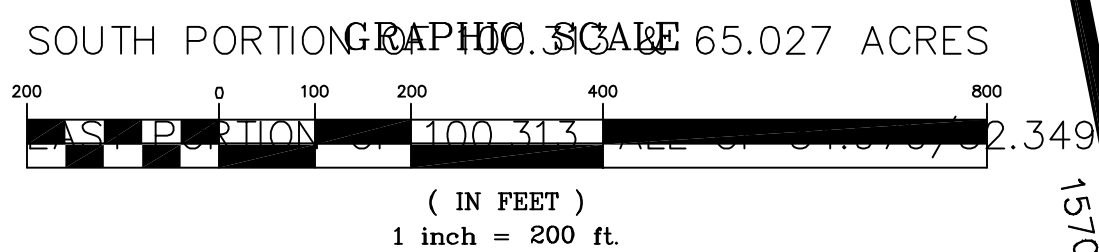
- TR 1 PAR 1
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
OR 314/2136 TRACT 1, PARCEL 1
66.76 ACRES DEED MINUS EXCEPTIONS
52.344 ACRES THIS SURVEY AFTER EXCEPTIONS
- TR 1 PAR 2
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
OR 314/2136 TRACT 1, PARCEL 2
58.08 ACRES DEED
57.940 ACRES THIS SURVEY
- TR 1 PAR 3
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
OR 314/2136 TRACT 1, PARCEL 3
33.38 ACRES DEED
33.357 ACRES THIS SURVEY
- TR2 AKA TR 4
MICHAEL S. VALLERY & LAURA L. VALLERY
MAD. PIN #21-00100.000
FAY. PIN #14000300001900
OR 314/2136 TRACT 2, BEING TRACT 4
VMS 6058
58.02 ACRES DEED
58.090 ACRES THIS SURVEY
(22.08 ACRES IN FAY. CO. - PAINT TWP.
23.13 ACRES PER FAY. CO. AUDITOR)
(36.010 ACRES IN MAD. - RANGE TWP.)

SEE SHEET 3

SEE SHEET 4

SHEET INDEX

- SHEET 1 CONTROL DIAGRAM
- SHEET 2 NORTH PORTION 65.027/100.313 & ALL OF 21.467 AC.
- SHEET 3 SOUTH PORTION 65.027 ACRES
- SHEET 4



SEE SHEET 2

COUNTS RD.
N 85°22'31" E

DORN RD.

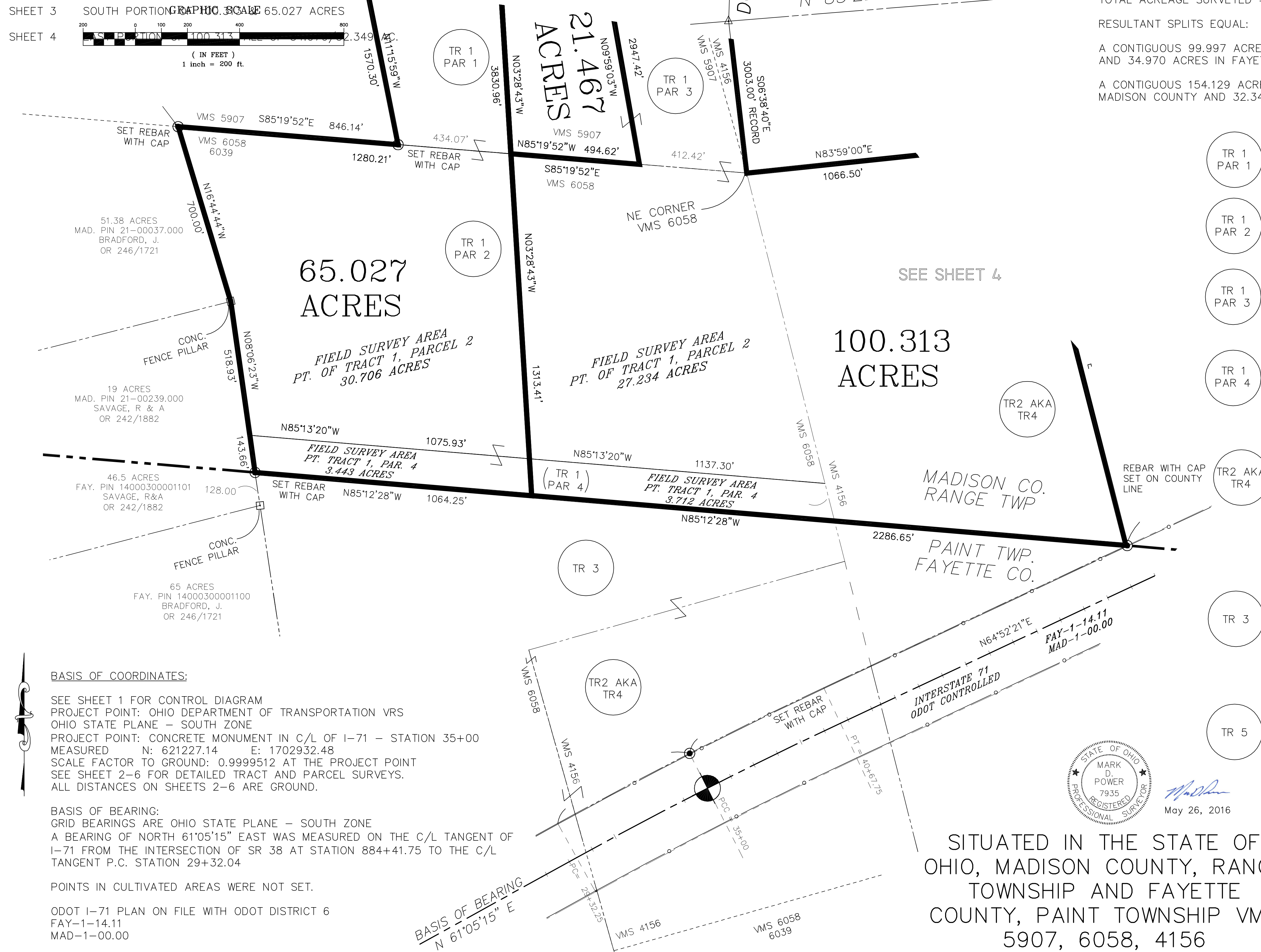
SHT 3
OF 4

THIS PLAT IS BASED ON A NEW SURVEY OF ALL TRACTS AND PARCELS CONVEYED IN MADISON COUNTY RECORDER'S OFFICE O.R. 314/2136 AND FAYETTE COUNTY RECORDER'S OFFICE O.R. 204/40, TO MICHAEL S. VALLERY AND LAURA L. VALLERY MAD. PIN #21-000102.001 & #21-000100.00 FAY. PIN 14000300001600, 1700, AND 1900 TOTAL ACREAGE SURVEYED = 254.126

RESULTANT SPLITS EQUAL:

A CONTIGUOUS 99.997 ACRE AREA COMPRISED OF 65.027 ACRES IN MADISON COUNTY AND 34.970 ACRES IN FAYETTE COUNTY.

A CONTIGUOUS 154.129 ACRE AREA COMPRISED OF 21.467 & 100.313 ACRE TRACTS IN MADISON COUNTY AND 32.349 ACRES IN FAYETTE COUNTY.



TR 1
PAR 1

TR 1
PAR 2

TR 1
PAR 3

TR 1
PAR 4

TR 2 AKA
TR 4

TR 3

TR 5

MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
OR 314/2136 TRACT 1, PARCEL 1
66.76 ACRES DEED MINUS EXCEPTIONS
52.344 ACRES THIS SURVEY AFTER EXCEPTIONS

MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
OR 314/2136 TRACT 1, PARCEL 2
58.08 ACRES DEED
57.940 ACRES THIS SURVEY

MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
OR 314/2136 TRACT 1, PARCEL 3
33.38 ACRES DEED
33.357 ACRES THIS SURVEY

MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
OR 314/2136 TRACT 1, PARCEL 4
5.52 ACRES DEED
7.155 ACRES THIS SURVEY
(ACREAGE DIFFERENCE DUE TO SURVEY OF COUNTY LINE LOCATION)

MICHAEL S. VALLERY & LAURA L. VALLERY
MAD. PIN #21-00100.000
FAY. PIN #14000300001900
MAD. O.R. 314/2136 FAY. O.R. 204/40
TRACT 2, BEING TRACT 4
VMS 6058
58.02 ACRES DEED
58.090 ACRES THIS SURVEY
(22.08 ACRES IN FAY. CO. - PAINT TWP.
23.13 ACRES PER FAY. CO. AUDITOR)
(36.010 ACRES IN MAD. - RANGE TWP.)

MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF FAY. PIN #14000300001600
MAD. O.R. 314/2136 FAY. O.R. 204/40
TRACT 3
VMS 6058
108 ACRES DEED MINUS EXCEPTIONS
44.468 ACRES PER FAY. CO. AUDITOR
42.139 ACRES THIS SURVEY AFTER EXCEPTIONS

MICHAEL S. VALLERY & LAURA L. VALLERY
FAY. PIN #1400030000170
VMS 6058
MAD. O.R. 314/2136 FAY. O.R. 204/40
TRACT 5
2.928 ACRES DEED
3.100 ACRES THIS SURVEY



May 26, 2016

SITUATED IN THE STATE OF OHIO, MADISON COUNTY, RANGE TOWNSHIP AND FAYETTE COUNTY, PAINT TOWNSHIP VMS 5907, 6058, 4156

POWER
GEOSPATIAL, LTD.
 MARK D. POWER
 PROFESSIONAL SURVEYOR
 614-546-8337
POWERGEOSPATIAL@GMAIL.COM
 97 RICHMOND AVENUE,
 LONDON, OHIO 43140

BASIS OF COORDINATES:

SEE SHEET 1 FOR CONTROL DIAGRAM
 PROJECT POINT: OHIO DEPARTMENT OF TRANSPORTATION VRS
 OHIO STATE PLANE - SOUTH ZONE
 PROJECT POINT: CONCRETE MONUMENT IN C/L OF I-71 - STATION 35+00
 MEASURED N: 621227.14 E: 1702932.48
 SCALE FACTOR TO GROUND: 0.9999512 AT THE PROJECT POINT
 SEE SHEET 2-6 FOR DETAILED TRACT AND PARCEL SURVEYS.
 ALL DISTANCES ON SHEETS 2-6 ARE GROUND.

BASIS OF BEARING:

GRID BEARINGS ARE OHIO STATE PLANE - SOUTH ZONE
 A BEARING OF NORTH 61°05'15" EAST WAS MEASURED ON THE C/L TANGENT OF I-71 FROM THE INTERSECTION OF SR 38 AT STATION 884+41.75 TO THE C/L TANGENT P.C. STATION 29+32.04

POINTS IN CULTIVATED AREAS WERE NOT SET.

ODOT I-71 PLAN ON FILE WITH ODOT DISTRICT 6
 FAY-1-14.11
 MAD-1-00.00

SITUATED IN THE STATE OF OHIO MADISON COUNTY, RANGE TOWNSHIP AND FAYETTE COUNTY, PAINT TOWNSHIP VMS 5907, 6058, 4156

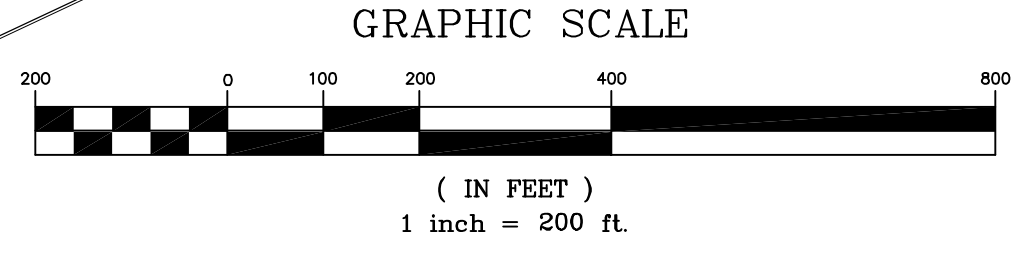
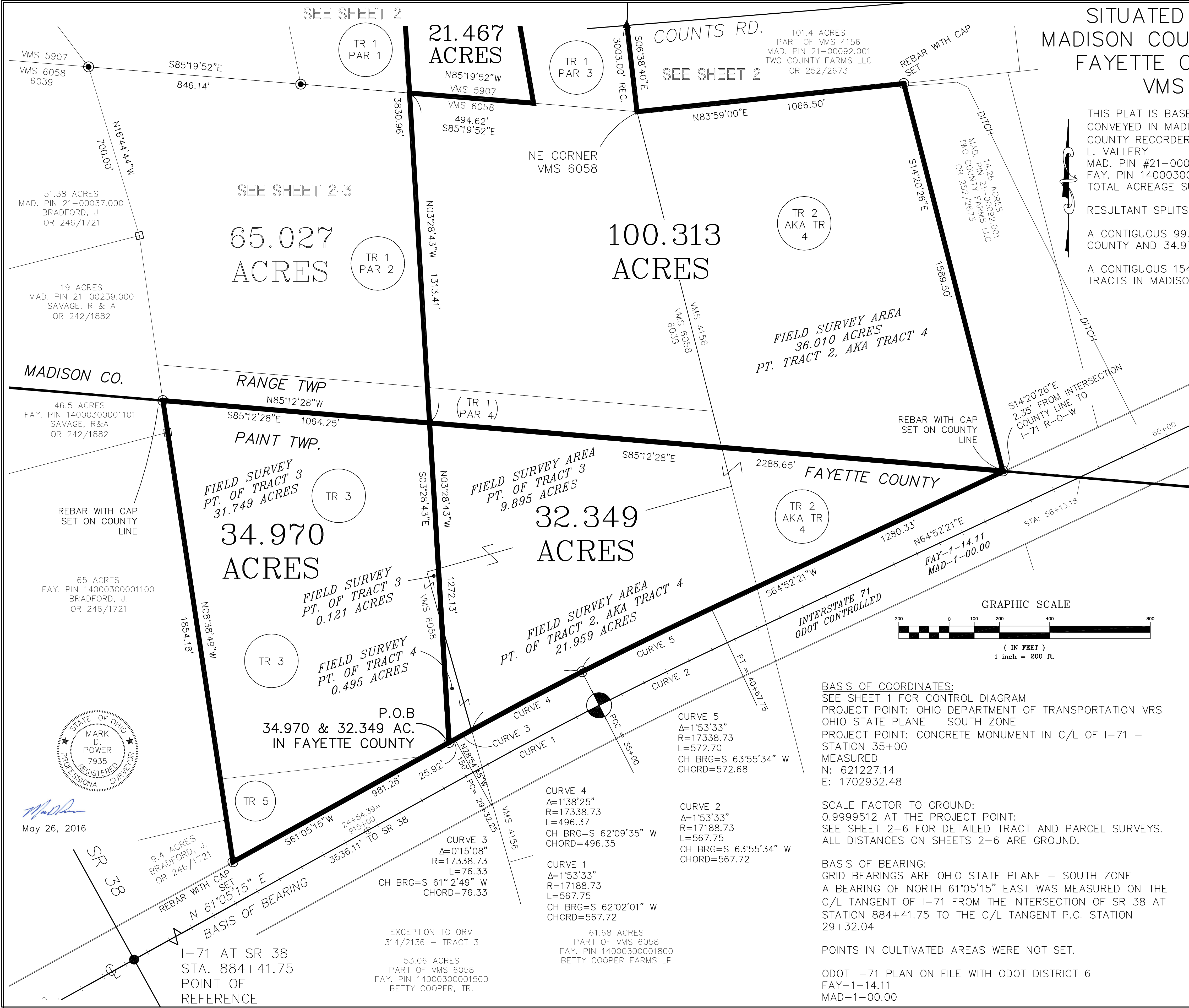
THIS PLAT IS BASED ON A NEW SURVEY OF ALL TRACTS AND PARCELS CONVEYED IN MADISON COUNTY RECORDER'S OFFICE O.R. 314/2136 AND FAYETTE COUNTY RECORDER'S OFFICE O.R. 204/40, TO MICHAEL S. VALLERY AND LAURA L. VALLERY
MAD. PIN #21-000102.001 & #21-000100.00
FAY. PIN 14000300001600, 1700, AND 1900
TOTAL ACREAGE SURVEYED = 254.126

RESULTANT SPLITS EQUAL:

A CONTIGUOUS 99.997 ACRE AREA COMPRISED OF 65.027 ACRES IN MADISON COUNTY AND 34.970 ACRES IN FAYETTE COUNTY.

A CONTIGUOUS 154.129 ACRE AREA COMPRISED OF 21.467 & 100.313 ACRE TRACTS IN MADISON COUNTY AND 32.349 ACRES IN FAYETTE COUNTY.

- TR 1 PAR 2
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
OR 314/2136 TRACT 1, PARCEL 2
58.08 ACRES DEED
57.940 ACRES THIS SURVEY
- TR 1 PAR 3
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
OR 314/2136 TRACT 1, PARCEL 3
33.38 ACRES DEED
33.357 ACRES THIS SURVEY
- TR 1 PAR 4
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF MAD. PIN #21-00102.001
OR 314/2136 TRACT 1, PARCEL 4
5.52 ACRES DEED
7.155 ACRES THIS SURVEY
(ACREAGE DIFFERENCE DUE TO SURVEY OF COUNTY LINE LOCATION)
- TR 2 AKA TR 4
MICHAEL S. VALLERY & LAURA L. VALLERY
MAD. PIN #21-00100.000
FAY. PIN #14000300001900
OR 314/2136 TRACT 2, BEING TRACT 4
VMS 6058
58.02 ACRES DEED
58.090 ACRES THIS SURVEY
(22.08 ACRES IN FAY. CO. - PAINT TWP.
23.13 ACRES PER FAY. CO. AUDITOR)
(36.010 ACRES IN MAD. - RANGE TWP.)
- TR 3
MICHAEL S. VALLERY & LAURA L. VALLERY
PART OF FAY. PIN #14000300001600
OR 314/2136 TRACT 3
VMS 6058
108 ACRES DEED MINUS EXCEPTIONS
44.468 ACRES PER FAY. CO. AUDITOR
42.139 ACRES THIS SURVEY AFTER EXCEPTIONS
- TR 5
MICHAEL S. VALLERY & LAURA L. VALLERY
FAY. PIN #1400030000170
VMS 6058
OR 314/2136 TRACT 5
2.928 ACRES DEED
3.100 ACRES THIS SURVEY



BASIS OF COORDINATES:
SEE SHEET 1 FOR CONTROL DIAGRAM
PROJECT POINT: OHIO DEPARTMENT OF TRANSPORTATION VRS
OHIO STATE PLANE - SOUTH ZONE
PROJECT POINT: CONCRETE MONUMENT IN C/L OF I-71 - STATION 35+00
MEASURED
N: 621227.14
E: 1702932.48

SCALE FACTOR TO GROUND:
0.9999512 AT THE PROJECT POINT:
SEE SHEET 2-6 FOR DETAILED TRACT AND PARCEL SURVEYS.
ALL DISTANCES ON SHEETS 2-6 ARE GROUND.

BASIS OF BEARING:
GRID BEARINGS ARE OHIO STATE PLANE - SOUTH ZONE
A BEARING OF NORTH 61°05'15" EAST WAS MEASURED ON THE C/L TANGENT OF I-71 FROM THE INTERSECTION OF SR 38 AT STATION 884+41.75 TO THE C/L TANGENT P.C. STATION 29+32.04

POINTS IN CULTIVATED AREAS WERE NOT SET.

ODOT I-71 PLAN ON FILE WITH ODOT DISTRICT 6
FAY-1-14.11
MAD-1-00.00



May 26, 2016

I-71 AT SR 38
STA. 884+41.75
POINT OF
REFERENCE

SITUATED IN THE STATE OF OHIO, MADISON COUNTY, RANGE TOWNSHIP
VMS 5907, 6058, 4156
100.313 ACRES OF LAND OUT OF AUDITOR PARCEL
21-00102.001 AND 21-00100.000

Situated in the State of Ohio, Madison County, Range Township, VMS 5907, 6058, 4156 and being 100.313 acres of land, part of Tract 1-Parcels 2, 4, and all of Parcel 3 conveyed to Michael S. and Laura L. Vallery in Madison County Recorder's Official Record 314, Page 2136 as follows:

27.234 acres of that 57.940 acre (surveyed) tract of land, part of Auditor Parcel 21-00102.001, part of Tract 1-Parcel 2;

33.357 acres (surveyed), part of Auditor Parcel 21-00102.001, all of Tract 1-Parcel 3;

3.712 acres of that 3.712 acre (surveyed) tract of land, part of Auditor Parcel 21-00102.001, being part of Tract 1-Parcel 4;

36.010 acres (surveyed), Auditor Parcel 21-00100.000, that area of Tract 1-Parcel 2 within Madison County;

Said 100.313 acres of land being more particularly described as follows:

Beginning at a steel spike set at the centerline intersection of Counts Road and Dorn Road, being the northeast corner of Tract 1-Parcel 3, a northwest corner of a 101.4 acre tract conveyed to Two County Farms LLC in O.R. 252, Page 2673;

Thence South $06^{\circ}38'40''$ East, along the east line of Tract 1-Parcel 3, the west line of said 101.4 acre tract, a distance of 3003.00 feet to the southeast corner of Tract 1-Parcel 3, the northeast corner of Tract 1-Parcel 2, and being the northwest corner of Tract 2;

Thence North $83^{\circ}59'00''$ East, along the northerly line of Tract 2, the southerly line of said 101.4 acre tract, a distance of 1066.50 feet to a 5/8 inch rebar set with cap at the northeast corner of Tract 2;

Thence South $14^{\circ}20'26''$ East, along the east line of Tract 2, the west line of a 14.26 acre tract of land conveyed to Two County Farms LLC in O.R. 252, Page 2673, a distance of 1589.50 feet to a 5/8 inch rebar with cap set in the Madison & Fayette County line (said point being North $14^{\circ}20'26''$ East, 2.35 feet from the northerly right of way of Interstate 71);

Thence North $85^{\circ}12'28''$ West, along the County line, crossing Tract 2, along a portion of the south line of Tract 1-Parcel 4, a distance of 2286.65 feet to a point;

Thence North 03°28'43" West, crossing Tract 1-Parcels 4 & 2, a distance of 1313.41 feet to a point in the north line of Tract 1-Parcel 2, the south line of Tract 1-Parcel 1;

Thence South 85°19'52" East, along the north line of Tract 1-Parcel 2, the south line of Tract 1-Parcel 1, 494.62 feet to the southeast corner of Tract 1-Parcel 1, the southwest corner of Tract 1-Parcel 3;

Thence North 09°59'03" West, along the common line between Tract 1-Parcel 1 and Parcel 3, a distance of 2947.42 feet to a steel spike set in the centerline of Counts Road;

Thence North 85°22'31" East, along the north line of Tract 1-Parcel 3, distance of 576.47 feet to the Point of Beginning. Containing 100.313 acres all in Madison County.

For the purpose of this survey an Ohio State Plane - South Zone bearing of North 85°22'31" East was measured on the centerline of Counts Road at Dorn Road. Additionally, a bearing of North 61°05'15" East was measured on the centerline tangent of Interstate 71 from the intersection of State Route 38 at station 884+41.75 to the centerline tangent Point of Curve station 29+32.04, as shown of record in the Ohio Department of Transportation's record plan FAY-1-14.11.



A handwritten signature in blue ink, appearing to read "Mark D. Power".

May 26, 2016

POWER

★ **GEOSPATIAL, LTD.**

MARK D. POWER

PROFESSIONAL SURVEYOR

614-546-8337

POWERGEOSPATIAL@GMAIL.COM

97 RICHMOND AVENUE,

LONDON, OHIO 43140

SITUATED IN THE STATE OF OHIO, MADISON COUNTY, RANGE TOWNSHIP
VMS 5907 AND 6058
21.467 ACRES OF LAND, PART OF AUDITOR PARCEL NUMBER
21-00102.001

Situated in the State of Ohio, Madison County, Range Township, VMS 5907, being 21.467 acres of land, part of Tract 1-Parcel 1 conveyed to Michael S. and Laura L. Vallery in Madison County Recorder's Official Record 314, Page 2136, Said 21.467 acres of land being more particularly described as follows:

Beginning for Reference at a steel spike set at the centerline intersection of Counts Road and Dorn Road, being the northeast corner of Tract 1-Parcel 3, a northwest corner of a 101.4 acre tract conveyed to Two County Farms LLC in O.R. 252, Page 2673;

Thence South $85^{\circ}22'31''$ West, along the centerline of Counts Road, the north line of Tract 1-Parcel 3, 576.47 feet to a steel spike set in Counts Road being the True Point of Beginning;

Thence South $09^{\circ}59'03''$ East, along the common line between Tract 1-Parcels 1&3, 2947.42 feet to a point in the north line of Tract 1-Parcel 2;

Thence North $85^{\circ}19'52''$ West, along the common line between Tract 1-Parcel 1 & 2, a distance of 494.62 feet to a point;

Thence into Tract 1-Parcel 1, North $03^{\circ}28'43''$ West, 2517.55 feet to a point;

Thence continuing through Tract 1-Parcel 1, North $11^{\circ}14'38''$ West, 334.04 feet to a steel spike set in the center of Counts Road;

Thence North $77^{\circ}44'16''$ East, along the north line of Tract 1-Parcel 1 and the centerline of Counts Road, 43.55 feet to a steel spike set;

Thence continuing with Counts Road, North $85^{\circ}22'31''$ East, the north line of Tract 1-Parcel 1, 157.80 feet to the True Point of Beginning. Containing 21.467 acres, more or less.

For the purpose of this survey an Ohio State Plane - South Zone bearing of North $85^{\circ}22'31''$ East was measured on the centerline of Counts Road at Dorn Road. Additionally, a bearing of North $61^{\circ}05'15''$ East was measured on the centerline tangent of Interstate 71 from the intersection of State Route 38 at station 884+41.75 to the centerline tangent Point of Curve station 29+32.04, as shown of record in the Ohio Department of Transportation's record plan FAY-1-14.11.



A handwritten signature in blue ink, appearing to read "Mark D. Power".

May 25, 2016

POWER

★ **GEOSPATIAL, LTD.**

MARK D. POWER

PROFESSIONAL SURVEYOR

614-546-8337

POWERGEOSPATIAL@GMAIL.COM

97 RICHMOND AVENUE,

LONDON, OHIO 43140

SITUATED IN THE STATE OF OHIO, MADISON COUNTY, RANGE TOWNSHIP
VMS 5907 AND 6058
65.027 ACRES OF LAND OUT OF COUNTY AUDITOR PARCEL NUMBER
21-00102.001

Situated in the State of Ohio, Madison County, Range Township, VMS 5907 and 6058, being 65.027 acres of land, part of Tract 1-Parcels 1, 2 & 4 conveyed to Michael S. and Laura L. Vallery in Madison County Recorder's Official Record 314, Page 2136 as follows:

30.877 acres out of 52.344 acres (surveyed) of land, part of Madison County Auditor Parcel 21-00102.001, part of Tract 1-Parcel 1;

30.706 acres out of 57.940 acres (surveyed) of land, part of Madison County Auditor Parcel 21-00102.001, part of Tract 1-Parcel 2;

3.443 acres out of 7.155 acres (surveyed) of land, part of Madison County Auditor Parcel 21-00102.001, part of Tract 1-Parcel 4;

Said 65.027 acres of land being more particularly described as follows:

Beginning for Reference at a steel spike set at the centerline intersection of Counts Road and Dorn Road, being the northeast corner of Tract 1-Parcel 3, a northwest corner of a 101.4 acre tract conveyed to Two County Farms LLC in O.R. 252, Page 2673;

Thence South 85°22'31" West, along the centerline of Counts Road, the north line of Tract 1-Parcel 3, 576.47 feet to a steel spike set in Counts Road at the common corner to Tract 1-Parcel 3 & Parcel 1; Thence continuing with Counts Road, the north line of Tract 1-Parcel 1, 157.80 feet to a steel spike set at an angle point in Counts Road; Thence South 77°44'16" West, along the north line of Tract 1-Parcel 1 and the centerline of Counts Road, 43.55 feet to a steel spike set being the True Point of Beginning.

Thence South 11°14'38" East, into Tract 1-Parcel 1, a distance of 334.04 feet to a point;

Thence South 03°28'43" East, through Tract 1-Parcels 1, 2, & 4, a distance of 3830.96 feet to a point in the Madison & Fayette County line, the south line of Tract 1-Parcel 4, and in the northerly line of Tract 3;

Thence North 85°12'28" West, along said County line, the south line of Tract 1-Parcel 4, the north line of Tract 3, a distance of 1064.25 feet to a 5/8 inch rebar set with cap at the

southwest corner of Tract 1-Parcel 4, at the southeast corner 19 acre tract and 65 acre tracts of land conveyed to Savage in O.R. 242, Page 1882;

Thence North 08°06'23" West, along the west line of Tract 1-Parcel 4, the east line of Savage, a distance of 143.66 feet to the southwest corner of Tract 1-Parcel 2;

Thence North 08°06'23" West, along the west line of Tract 1-Parcel 2, the east line of Savage, a distance of 518.93 feet to a square concrete fence pillar, southeast corner of a 51.4 acre tract conveyed to Jack Bradford in O.R. 246, Page 1721;

Thence North 16°44'44" West, along the east line of Bradford, a distance of 700.00 feet to a 5/8 inch rebar with cap set;

Thence South 85°19'52" East, along the south line of a 26.6 acre tract conveyed to Bradford in O.R. 246, Page 1721, a distance of 846.14 feet to a 5/8 inch rebar set with cap at the base of a wood fence post found;

Thence North 11°15'59" West, along the east line of Bradford, being the west line of Tract 1-Parcel 1, a distance of 1570.30 feet to an old wood fence post corner with wire at a southwest corner of a 14.7 acre tract conveyed to Norman Dorn in O.R. 283, Page 669;

Thence North 79°44'31" East, along the south line of Dorn, a distance of 211.08 feet to a rebar found with a yellow cap on the south side of a wood post;

Thence North 11°51'09" West, along an east line of Dorn, distance of 829.72 feet to a square concrete fence pillar;

Thence North 82°06'52" East, along a south line of Dorn, distance of 356.59 feet to a rebar found with a yellow cap on the east side of a steel post;

Thence North 11°14'38" West, along the east side of Dorn, distance of 330.49 feet to a steel spike set in the centerline of Counts Road, the northwest corner of Tract 1-Parcel 1;

Thence North 77°44'16" East, along the north line of Tract 1-Parcel 1, a distance of 200.03 feet to the True Point of Beginning. Containing 65.027 acres.

For the purpose of this survey an Ohio State Plane - South Zone bearing of North 85°22'31" East was measured on the centerline of Counts Road at Dorn Road. Additionally, a bearing of North 61°05'15" East was measured on the centerline tangent of Interstate 71 from the intersection of State Route 38 at station 884+41.75 to the centerline tangent Point of Curve station

29+32.04, as shown of record in the Ohio Department of Transportation's record plan FAY-1-14.11.



A handwritten signature in blue ink, appearing to read "Mark D. Power".

May 18, 2016

POWER

★ **GEO.SPATIAL, LTD.**

MARK D. POWER

PROFESSIONAL SURVEYOR

614-546-8337

POWERGEO.SPATIAL@GMAIL.COM

97 RICHMOND AVENUE,

LONDON, OHIO 43140