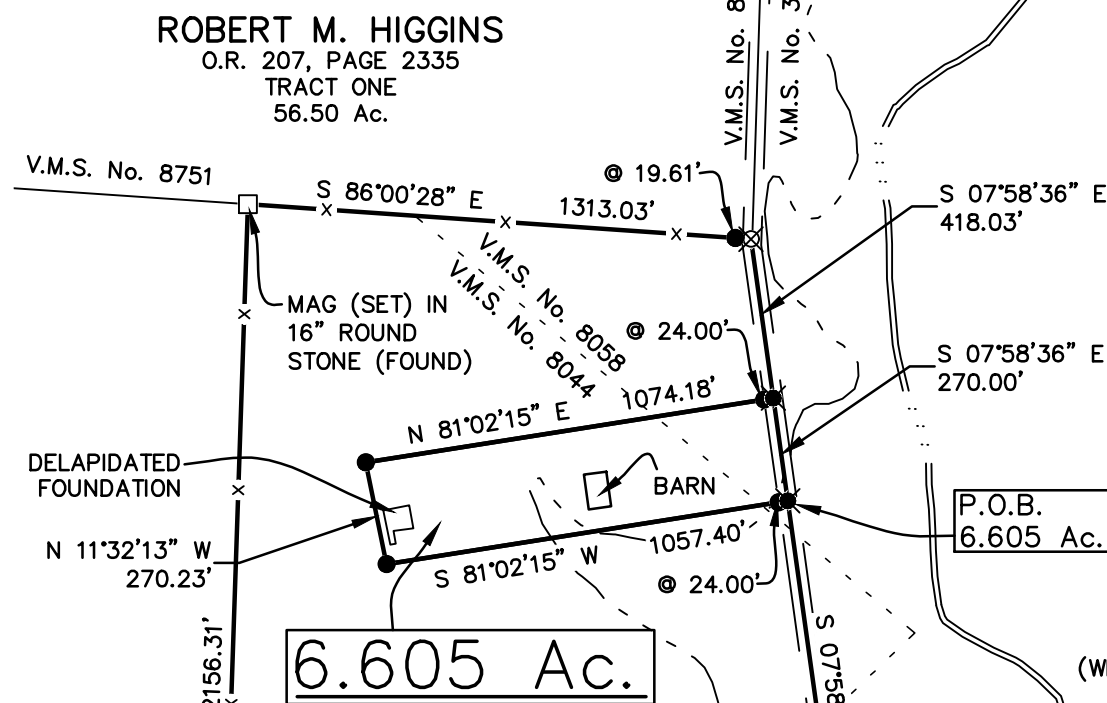
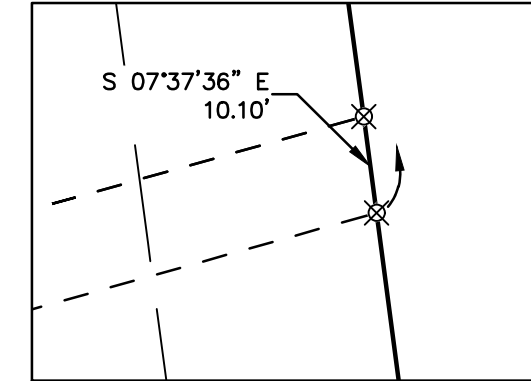


DETAIL "B"
SCALE 1"=100'



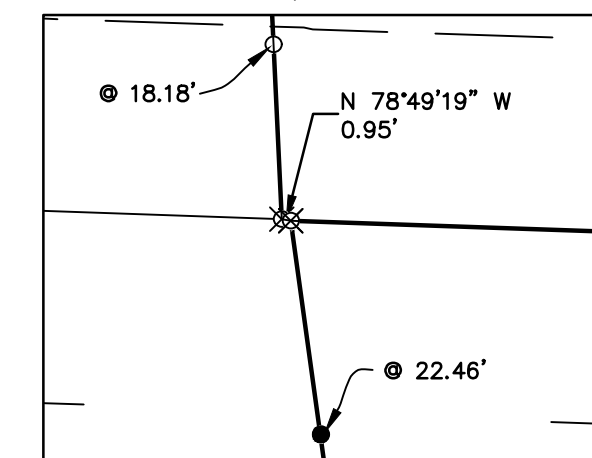
P.O.B. 1.167 Ac. N 654,884.058' E 1,718,721.094'
 P.O.B. 6.605 Ac. N 658,322.345' E 1,719,286.240'
 P.O.B. 88.204 Ac. N 656,201.543' E 1,719,583.720'
 P.O.B. 89.590 Ac. (NET 88.523 Ac.) N 656,201.543' 1,719,583.720'
 MAD05-035 TO P.O.B. 88.204 Ac. AND 89.690 Ac. (NET 88.523 Ac.)
 S 81°55'56" E 35,064.60'
 MAD05-034 TO P.O.B. 88.204 Ac. AND 89.690 Ac. (NET 88.523 Ac.)
 S 07°34'19" W 7,361.30'



DETAIL "C"
SCALE 1"=20'

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE OCTOBER 25, 2018
 SCALE 1"=500'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIPS OAK RUN
 MILITARY SURVEY NUMBERS
 8044 & 8058

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 240°00'13.9") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "COLB" AND MCCARTY ASSOCIATES SURVEY CONTROL MONUMENT "IRONMAN (2101)" AND DERIVED FROM GPS OBSERVATIONS TAKEN FEBRUARY 28, 2018, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM).



DETAIL "A"
SCALE 1"=20'

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS
 NAD 83 (2011) ELLIPSOID OHIO STATE PLANE COORDINATES NAVD 88

| NAME | LATITUDE | LONGITUDE | HEIGHT | NORTHING | EASTING | ELEVATION |
|--|------------------|------------------|---------|-------------|--------------|-----------|
| COLUMBUS CORRS (COLB) | 39°57'35.11255"N | 83°02'44.74694"W | 611.603 | 714254.2703 | 1815510.6865 | - |
| MAD05-035 | 39°47'09.10330"N | 83°16'20.49991"W | 828.332 | 651377.092 | 1751449.8218 | 935.89 |
| MAD05-034 (2101) | 39°46'42.35685"N | 83°23'57.34102"W | 883.286 | 649001.0369 | 1715762.2333 | 990.35 |
| SITE BASE STATION "IRONMAN (2101)" LOCAL SITE SETTINGS | | | | | | |
| IRONMAN (2101) | 39°47'54.83406"N | 83°24'05.66457"W | 883.316 | 656340.606 | 1715185.659 | 990.472 |
| LOCAL GROUND COORDINATES NAVD 88 | | | | | | |
| GROUND SCALE FACTOR: 1.0000801719 | | | | | | |
| GEIOD MODEL: GEIOD12A (CONUS) | | | | | | |
| UNITS ARE IN U.S. SURVEY FEET (SFT) | | | | | | |

DEED REFERENCE

JAMES R. JAHN, TRUSTEE
 O.R. 330, PAGE 1455
 PARCEL 1
 1.167
 S.R. 0A-8B
 P.N. 13-00099.000

JAMES R. JAHN, TRUSTEE
 O.R. 330, PAGE 1455
 PARCEL 2
 FIRST PARCEL
 99.93 Ac.
 PARCEL 2
 SECOND PARCEL
 TRACT 1
 ORIG. 107.68 Ac.
 P.N. 13-00100.000

SURVEY FOR
JAMES R. JAHN
 OAK RUN TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 8044 & 8058

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
 REV. 10/30/18 www.mccartyassociates.com

| DATE | SCALE | PROJECT NO. |
|------------------|---------|-------------|
| OCTOBER 25, 2018 | 1"=500' | S18-784 |

LEGEND

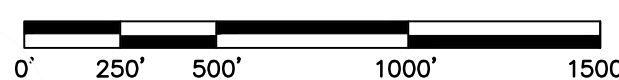
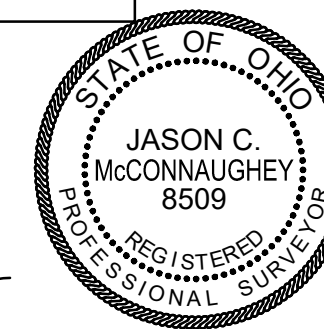
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊗ RAILROAD SPIKE (SET)
- STONE (FOUND)
- ⊗ ANGLE IRON POST (FOUND)
- △ METAL UTILITY TOWER
- 3" STEEL POST (FOUND)
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "IRONMAN (2101)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
- x— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- E—E—E— OVERHEAD ELECTRIC LINE
- C— CREEK
- 100'— 100 YEAR FLOOD LIMITS
- E— EASEMENT
- C/L— CENTERLINE OF ROAD
- R/W— RIGHT OF WAY
- T/L— TOWNSHIP LINE
- T/L— TRACTLINE
- V.M.S.— V.M.S. LINE

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 FEBRUARY, 2018 AND OCTOBER, 2018.

Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8509



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. Jerrold B. Bradley, AIA

File No. S18-784

October 30, 2018

LEGAL DESCRIPTION

James R. Jahn
6.605 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. Nos. 8044 and 8058, being 6.605 acres of the 99.93 acres "Parcel 2, First Parcel" (Parcel No. 13-00100.000) as conveyed to James R. Jahn, Trustee and recorded in Official Record 330, Page 1455 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a railroad spike (found) at the intersection of Johnston Road (County Road No. 85) and Van Wagener Road (County Road No. 84)

thence with the centerline of Van Wagener Road N 08°01'21" W, a distance of 368.07 feet to a mag nail (found);

thence continuing with the centerline of Van Wagener Road N 07°58'36" W, a distance of 1773.50 feet to a railroad spike (set) marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 658,322.345 feet, Easting 1,719,286.240 feet South Zone and based upon NAD 83 (2011);

thence with a new division line for the next three calls:

1) S 81°02'15" W passing a 5/8" iron pin (set) at 24.00 feet, a total distance of 1057.40 feet to a 5/8" iron pin (set);

2) N 11°32'13" W, a distance of 270.23 feet to a 5/8" iron pin (set);

3) N 81°02'15" E passing a 5/8" iron pin (set) at 1050.18 feet,
a total distance of 1074.18 feet to a railroad spike (set) in
the centerline of Van Wagener Road;
thence with the centerline of Van Wagener Road S 07°58'36" E,
a distance of 270.00 feet to the true point of beginning,
containing 6.605 acres of land.

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

Bearings are based upon the Grid Azimuth (AZ. 240° 00' 13.9")
between National Geodetic Survey CORS Station "COLB" and McCarty
Associates Geodetic Survey Monument "IRONMAN (2101)" and derived
from GPS observations taken February 28, 2018, utilizing the
Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February and October 2018, under the
direction of Jason C. McConnaughey, Registered Professional
Surveyor No. 8509, the survey plat of which is referred to as
Project No. S18-784 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".





Jason C. McConnaughey, P.S. 8509

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. Jerrold B. Bradley, AIA

File No. S18-784

October 30, 2018

LEGAL DESCRIPTION

James R. Jahn
89.690 Acres Tract
(Net 88.523 Acres)

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. Nos. 8044 and 8058, being all that remains (net 88.523 acres) of the original 107.68 acres "Parcel 2, Second Parcel, Tract One" (Parcel No. 13-00100.000) as conveyed to James R. Jahn, Trustee and recorded in Official Record 330, Page 1455 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a railroad spike (found) at the intersection of Johnston Road (County Road No. 85) and Van Wagener Road (County Road No. 84), said spike having Ohio State Plane Coordinates Northing 656,201.543 feet, Easting 1,719,583.720 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Van Wagener Road S 07°37'36" E passing a railroad spike (found) at 1046.43 feet, a total distance of 1056.53 feet to a railroad spike (found);

thence continuing with the centerline of Van Wagener Road S 07°32'42" E, a distance of 1252.42 feet to a railroad spike (set) at a point of intersection of the centerline of said road near the westerly edge of pavement, said railroad spike being a most northerly corner of a 57.42 acres "Parcel Two, Tract One" as conveyed to Jay Phillips and Alice F. Harper Phillips, aka Alice F. Phillips (O.R. 297, Page 2396);

thence with a northerly line of Phillips' 57.42 acres "Parcel Two, Tract One" S 49°27'36" W passing a 3" steel post broken in concrete (found) at 22.42 feet, a total distance of 334.97 feet to a 5/8" iron pin (set);

thence with another northerly line of Phillips' 57.42 acres "Parcel Two, Tract One" S 57°56'42" W, a distance of 1218.16 feet to a 10" round boulder marking an easterly corner of a 251.531 acres tract as conveyed to Kevin N. Summers, aka Kevin Summers and Diana K. Summers (O.R. 339, Page 1550) and found in Survey Record 29-18 of the Madison County Engineer's Record of Land Surveys;

thence with an easterly line of Summers' 251.531 acres tract N 07°53'09" W passing a 5/8" iron pin (set) at 3209.40 feet, a total distance of 3231.86 feet to a railroad spike (found) in the centerline of Johnston Road;

thence with the centerline of Johnston Road S 88°03'35" E, a distance of 1426.55 feet to the point of beginning, containing 89.690 acres of land.

Save and Except a 1.167 acres "Parcel 1" as conveyed to James R. Jahn, Trustee and recorded in Official Record 330, Page 1455 of the Madison County Recorder's Office and found in Survey Record OA-8B of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a railroad spike (found) at the intersection of Johnston Road (County Road No. 85) and Van Wagener Road (County Road No. 84);

thence with the centerline of Van Wagener Road S 07°37'36" E, a distance of 1046.43 feet to a railroad spike (found);

thence with the northerly line of an easement for ingress and egress 10 feet in width as found in Official Record 330, Page 1455 S 74°21'48" W, a distance of 1040.00 feet to a 5/8" iron pin (set)

marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 654,884.058 feet, Easting 1,718,721.094 feet South Zone and based upon NAD 83 (2011);

thence with the lines of the 1.167 acres herein described for the next six calls:

- 1) S 07°36'29" E, a distance of 189.10 feet to a 5/8" iron pin (set);
- 2) S 74°21'48" W, a distance of 96.00 feet to a 5/8" iron pin (set);
- 3) N 07°36'29" W, a distance of 67.85 feet to a 5/8" iron pin (set);
- 4) S 74°21'48" W, a distance of 273.80 feet to a 5/8" iron pin (set);
- 5) N 07°36'29" W, a distance of 121.25 feet to a 5/8" iron pin (set);
- 6) N 74°21'48" E, distance of 369.80 feet to the true point of beginning, containing 1.167 acres of land.

Leaving a net acreage of 88.523 acres after the above described 1.167 acres exception.

Subject to an easement for ingress and egress 10 feet in width as recorded in Official Record 330, Page 1455 of the Madison County Recorder's Office.

Subject to an easement for electric transmission and/or distribution 150 feet in width as recorded in Deed Book 176, Page 62 of the Madison County Recorder's Office.

Subject to a drainage easement 20 feet in width as recorded in Official Record 159, Page 1333 of the Madison County Recorder's Office and found in Survey Record 35-03 of the Madison County Engineer's Record of Land Surveys.

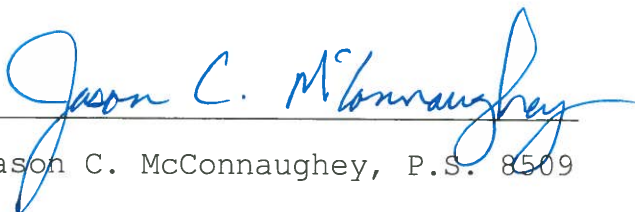
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 240° 00' 13.9") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Survey Monument "IRONMAN (2101)" and derived from GPS observations taken February 28, 2018, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February and October 2018, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S18-784 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".




Jason C. McConnaughey, P.S. 8509

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. Jerrold B. Bradley, AIA

File No. S18-784

October 30, 2018

LEGAL DESCRIPTION

James R. Jahn
88.204 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. Nos. 8044 and 8058, being 88.204 acres of the 99.93 acres "Parcel 2, First Parcel" (Parcel No. 13-00100.000) as conveyed to James R. Jahn, Trustee and recorded in Official Record 330, Page 1455 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a railroad spike (found) at the intersection of Johnston Road (County Road No. 85) and Van Wagener Road (County Road No. 84), said spike having Ohio State Plane Coordinates Northing 656,201.543 feet, Easting 1,719,583.720 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Johnston Road N 88°03'35" W, a distance of 1426.55 feet to a railroad spike (found) marking a northwesterly corner of an original 107.68 acres "Parcel 2, Second Parcel, Tract 1" as conveyed to James R. Jahn, Trustee of The Trust of James R. Jahn (O.R. 330, Page 1455) and a northeasterly corner of a 251.531 acres tract as conveyed to Kevin N. Summers, aka Kevin Summers and Diana K. Summers (O.R. 339, Page 1550) and found in Survey Record 29-18 of the Madison County Engineer's Record of Land Surveys;

thence continuing with the centerline of Johnston Road N 78°49'19" W, a distance of 0.95 feet to a railroad spike (found) marking southeasterly corner of a 5.4487 acres tract as conveyed

to Jeffrey W. Sanders and Jean F. Sanders (O.R. 159, Page 1333) and found in Survey Record 35-03 of the Madison County Engineer's Record of Land Surveys;

thence with an easterly line of Sanders 5.4487 acres tract N $02^{\circ}45'14''$ W passing a $5/8''$ iron pin (found) at 18.18 feet, a total distance of 705.47 feet to a $5/8''$ iron pin (found);

thence with a northerly line of Sanders 5.4487 acres tract S $87^{\circ}20'42''$ W, a distance of 315.60 feet to a $5/8''$ iron pin (found) marking an easterly corner of an original 199.86 acres "Tract Five" as conveyed to K. Ann Stebbins (1/2 interest) and Ruth Jean Raines (1/2 interest) (O.R. 306, Page 2123);

thence with an easterly line of the aforesaid original 199.86 acres "Tract Five" N $01^{\circ}56'25''$ E, a distance of 2156.31 feet to a mag nail (set) in a 16" round stone (found) in the southerly line of a 56.50 acres "Tract One" as conveyed to Robert M. Higgins (O.R. 207, Page 2335);

thence with the southerly line of Higgins' 56.50 acres "Tract One" S $86^{\circ}00'28''$ E passing a $5/8''$ iron pin (set) at 1293.42 feet, a total distance of 1313.03 feet to a railroad spike (found) at a point of intersection of the centerline of Van Wagener Road;

thence with the centerline of Van Wagener Road S $07^{\circ}58'36''$ E, a distance of 418.03 feet to a railroad spike (set);

thence with a new division line for the next three calls:

1) S $81^{\circ}02'15''$ W passing a $5/8''$ iron pin (set) at 24.00 feet, a total distance of 1074.18 feet to a $5/8''$ iron pin (set);

2) S $11^{\circ}32'13''$ E, a distance of 270.23 feet to a $5/8''$ iron pin (set);

3) N $81^{\circ}02'15''$ E passing a $5/8''$ iron pin (set) at 1033.40 feet, a total distance of 1057.40 feet to a railroad spike (set) in the centerline of Van Wagener Road;

thence with the centerline of Van Wagener Road S 07°58'36" E, a distance of 1773.50 feet to a mag nail (found);

thence continuing with the centerline of Van Wagener Road S 08°01'21" E, a distance of 368.07 feet to the point of beginning, containing 88.204 acres of land.

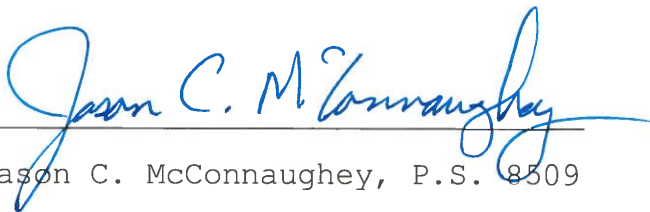
Subject to an easement for electric transmission and/or distribution 150 feet in width as recorded in Deed Book 176, Page 62 of the Madison County Recorder's Office.

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

Bearings are based upon the Grid Azimuth (AZ. 240° 00' 13.9") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Survey Monument "IRONMAN (2101)" and derived from GPS observations taken February 28, 2018, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February and October 2018, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S18-784 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".


Jason C. McConnaughey, P.S. 8509

