

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS

| NAME | HEIGHT | ELLIPSOID | OHIO STATE PLANE COORDINATES | NAVD 88 ELEVATION |
|----------------------------|---------|-------------------|------------------------------|--------------------------------|
| NAD 83 (2011) | | | | |
| COLUMBUS CORS (COLB) | 611.603 | 39°57'35.11255"N | 83°02'44.74694"W | 714254.2703 1815510.6865 |
| MADISON COUNTY CORS (OHMD) | 988.472 | 39°52'28.79991"N | 83°28'45.11264"W | 684287.1812 1693677.0030 |
| MAD 1 | 964.692 | 39°56'00.26535"N | 83°28'03.53995"W | 705648.4804 1697147.2421 |
| MAD12-016 | 890.983 | 39°57'06.066968"N | 83°22'37.915789"W | 712047.3823 1722575.8039 |
| | | | | ΔH = 0.000 SFT ΔV = - |
| | | | | ΔH = 0.000 SFT ΔV = - |
| | | | | ΔH = 0.055 SFT ΔV = -0.075 SFT |
| | | | | ΔH = 0.087 SFT ΔV = +0.034 SFT |

WINDY (2010) SITE BASE STATION 'WINDY (2010)' LOCAL SITE SETTINGS
 39°55'13.37923"N 83°25'00.40483"W 907.810 700755.588 1711364.008 1015.913

GROUND SCALE FACTOR: 1.0000637175
 GEOID MODEL: GEOD12A (CONUS)

LOCAL GROUND COORDINATES NAVD 88 ELEVATION
 NORTHING EASTING
 700755.588 1711364.008 1015.913
 UNITS ARE IN U.S. SURVEY FEET (SFT)

LINE TABLE

| LINE No. | BEARING | LENGTH |
|----------|---------------|---------|
| L1 | S 76°58'30" E | 73.57' |
| L2 | S 59°06'17" E | 87.39' |
| L3 | S 56°25'47" E | 187.25' |
| L4 | N 1°28'24" E | 241.89' |
| L5 | S 57°17'09" E | 271.29' |
| L6 | S 67°32'32" E | 40.00' |
| L7 | S 67°32'32" E | 131.29' |
| L8 | S 88°06'39" E | 80.05' |
| L9 | S 89°38'10" E | 176.12' |
| L10 | S 82°59'15" E | 193.37' |
| L11 | S 62°29'58" E | 197.15' |
| L12 | S 58°10'10" E | 268.67' |
| L13 | S 65°32'36" E | 135.90' |
| L14 | S 45°20'55" E | 62.69' |
| L15 | S 33°29'25" E | 48.62' |
| L16 | S 58°30'03" E | 103.77' |
| L17 | S 45°36'23" E | 53.60' |
| L18 | S 67°49'27" E | 108.91' |
| L19 | N 90°00'00" E | 197.97' |
| L20 | N 2°23'53" W | 59.39' |
| L21 | N 2°23'53" W | 25.36' |
| L22 | S 66°27'39" E | 135.47' |
| L23 | S 56°45'12" E | 215.25' |
| L24 | S 1°28'24" W | 18.23' |

LINE TABLE

| LINE No. | BEARING | LENGTH |
|----------|---------------|---------|
| R25 | S 76°40'42" E | 52.89' |
| R26 | N 35°44'44" W | 40.27' |
| R27 | S 1°48'26" E | 24.89' |
| R28 | S 9°11'49" W | 18.92' |
| R29 | S 51°34'08" W | 23.34' |
| R30 | S 54°48'56" E | 142.70' |
| R31 | S 15°14'52" W | 26.91' |
| R32 | N 58°40'14" W | 57.30' |
| R33 | S 20°46'55" E | 43.55' |
| R34 | S 81°58'48" W | 23.07' |
| R35 | S 17°45'41" W | 17.21' |

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE DECEMBER 18, 2019
 SCALE 1"=300'
 DEED REFERENCE
 OFFICIAL RECORD 267 PAGE 554
 TOWNSHIP DEERCREEK
 MILITARY SURVEY NUMBER 8374

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 265° 50' 29.6") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION 'COLB' AND NATIONAL GEODETIC SURVEY CONTROL MONUMENT 'MAD 1' AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 19, 2015, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

MAD 1 TO P.O.B. 0.120 Ac. S 74°06'11" E 11,475.56'
 MAD 1 TO P.O.B. 1.995 Ac. S 74°52'32" E 11,752.68'
 MAD 1 TO P.O.B. 21.433 Ac. S 75°23'56" E 12,211.23'
 MAD 1 TO P.O.B. 26.557 Ac. S 67°08'24" E 12,047.28'
 MAD 1 TO P.O.B. 31.112 Ac. S 74°30'20" E 11,449.24'
 MAD 1 TO P.O.B. 33.615 Ac. S 64°05'39" E 12,375.00'

P.O.B. 0.120 Ac. N 702,505.219' E 1,708,183.931'
 P.O.B. 1.995 Ac. N 702,582.037' E 1,708,492.836'
 P.O.B. 21.433 Ac. N 702,570.186' E 1,708,964.110'
 P.O.B. 26.557 Ac. N 700,968.364' E 1,708,248.295'
 P.O.B. 31.112 Ac. N 702,589.895' E 1,708,180.385'
 P.O.B. 33.615 Ac. N 700,241.929' E 1,708,278.719'

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊠ 3/4" IRON PIN (FOUND)
- ⊙ 3/4" IRON PIPE (FOUND)
- ⊙ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊠ R/W MONUMENT BOX (FOUND)
- ⊠ RAILROAD SPIKE (SET)
- ⊠ RAILROAD SPIKE (FOUND)
- STONE (FOUND)
- ◇ POST (FOUND)
- MINER SPIKE (FOUND)
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

DEED REFERENCE
 MARTIN A. WILSON,
 TRUSTEE OF
 THE TRUST OF
 MARTIN A. WILSON
 O.R. 267, PAGE 554
 PARCEL V
 ORIG. 120.18 Ac.
 P.N. 05-00430.000

| REVISIONS |
|-----------|
| 12/19/19 |
| 12/27/19 |
| 1/2/20 |

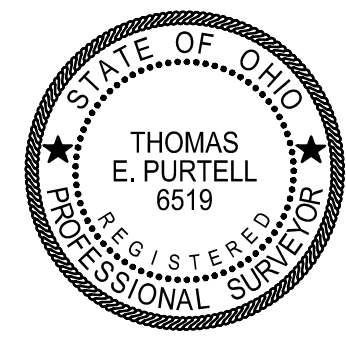
SURVEY FOR
MARTIN A. WILSON ESTATE
 DEERCREEK TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 8374

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

| DATE | SCALE | PROJECT NO. |
|-------------------|---------|-------------|
| DECEMBER 18, 2019 | 1"=300' | S19-785 |

* THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTION B (1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER 2015 AND DECEMBER 2019.
Thomas E. Purtell
 THOMAS E. PURTELL, P.S. '6519



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.



L:\Current Projects\2019\19-785 Martin A. Wilson Estate\CAD\AutoCAD Project\dwg\19785 Survey Plat.dwg, 1/2/2020 10:23:06 AM, DWG To PDF.pc3

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

Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S19-785
December 19, 2019

LEGAL DESCRIPTION

Martin A. Wilson Estate
0.120 Acre Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374, and being 0.120 acre of the original 120.18 acres (Parcel No. 05-00430.000) as described in a deed to Martin A. Wilson, Trustee of The Trust of Martin A. Wilson and recorded in Official Record 267, Page 554 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a point marking the intersection of the centerline Betty Wilson Road (Township Road No. 135) and centerline of Old State Highway 241 as found in the right-of-way plans of U.S. Route 42 (formerly State Highway 241) (S.H. 241-Sections D and C);

thence with the centerline of Betty Wilson Road N 44°34'34" W, a distance of 2071.71 feet to a 3/4" iron pipe (found) at a point of intersection of the centerline of said road marking a westerly most corner of a 93.98 acres "Second Tract" as described in a deed to Crooked Run Farm, LLC (O.R. 125, Page 1100),

thence with the centerline of Betty Wilson Road N 02°23'53" W, a distance of 2265.27 feet to a railroad spike (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Betty Wilson Road N 02°23'53" W, a distance of 25.36 feet to a railroad spike (set) marking the

southwesterly corner of a 0.931 acres tract as described in a deed to Paul Martin Wilson and Carolyn L. Wilson (O.R. 273, Page 997) and found in Survey Record DE-28B of the Madison County Engineer's Record of Land Surveys;

thence with a southerly line of the aforesaid 0.931 acres tract S 66°27'39" E, a distance of 135.47 feet to a 5/8" iron pin (set);

thence with another southerly line of the aforesaid 0.931 acres tract S 56°45'12" E, a distance of 215.25 feet to a 3/4" pipe (found)

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

- 1) S 01°28'24" W, a distance of 18.23 feet to a point;
- 2) N 56°25'47" W, a distance of 187.25 feet to a point, from which the aforementioned 5/8" iron pin (set) bears N 35°44'44" W, a distance of 40.27 feet;
- 3) N 59°06'17" W, a distance of 87.39 feet to a point, from which the aforesaid 5/8" iron pin (set) bears S 76°40'42" E, a distance of 52.89 feet;
- 4) N 76°58'30" W, a distance of 73.57 feet to the true point of beginning, **containing 0.120 acres of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument "MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

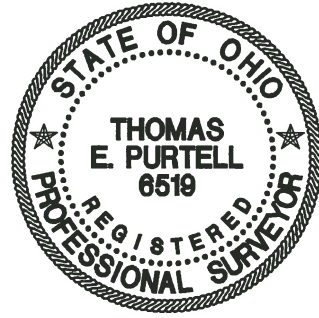
Land surveyed in November 2015 and December 2019, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No.

S19-785 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".

This conveyance is a transfer between adjoining lot owners made in connection with Section 711.001 Sub-section B (1) of the Ohio Revised Code and does not create any additional building site or violate any zoning regulations or another public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein.


Thomas E. Purtell, P.S. 6519



McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

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

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

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

Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S19-785

January 2, 2020

LEGAL DESCRIPTION

Martin A. Wilson Estate
1.995 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374, and being 1.995 acres of the original 120.18 acres (Parcel No. 05-00430.000) as described in a deed to Martin A. Wilson, Trustee of The Trust of Martin A. Wilson and recorded in Official Record 267, Page 554 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a point marking the intersection of the centerline Betty Wilson Road (Township Road No. 135) and centerline of Old State Highway 241 as found in the right-of-way plans of U.S. Route 42 (formerly State Highway 241) (S.H. 241-Sections D and C);

thence with the centerline of Betty Wilson Road for the next three calls;

- 1) N 44°34'34" W, a distance of 2071.71 feet to a 3/4" iron pipe (found) at a point of intersection of the centerline of said road marking a westerly most corner of a 93.98 acres "Second Tract" as described in a deed to Crooked Run Farm, LLC (O.R. 125, Page 1100),
- 2) N 02°23'53" W, a distance of 2350.02 feet to a 3/4" iron pipe (found) at the point of intersection of the centerline of said road and marking the northwesterly corner of a 0.931

acres tract as described in a deed to Paul Martin Wilson and Carolyn L. Wilson (O.R. 273, Page 997) and found in Survey Record DE-28B of the Madison County Engineer's Record of Land Surveys;

- 3) N 88°33'34" W, a distance of 312.55 feet to a railroad spike (set) marking the northeasterly corner of the aforesaid 0.931 acres tract and being the true point of beginning of the tract of land herein described;

thence continuing with the centerline of Betty Wilson Road S 88°33'34" E, a distance of 268.84 feet to a miner spike (found) marking a northwesterly corner of a 2.000 acres tract as described in a deed to Norma J. Scott (D.B. 288, Page 928 and O.R. 225, Page 554) and found in Survey Record 35-91 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 2.000 acres tract S 01°24'25" W passing a 3/4" iron pipe (found) at 25.18 feet and passing a 3/4" iron pipe (found) at 376.78 feet, a total distance of 397.08 feet to a point in Walwho Glade Ditch;

thence with a new division line and Walwho Glade Ditch for the next three calls:

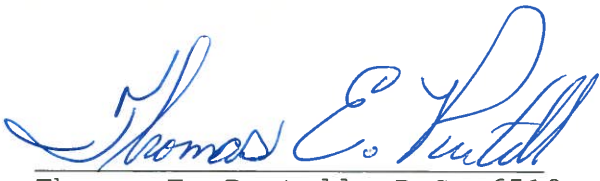
- 1) N 67°32'32" W, a distance of 40.00 feet to a point;
- 2) N 57°17'09" W, a distance of 271.29 feet to a point;
- 3) N 01°28'24" E passing a 3/4" iron pipe (found) at 18.23 marking a southeasterly corner to and continuing with the easterly line the aforementioned 0.931 acres tract and passing a 3/4" iron pipe (found) at 220.62 feet, a total distance of 241.89 feet to the true point of beginning, **containing 1.995 acres of land.**

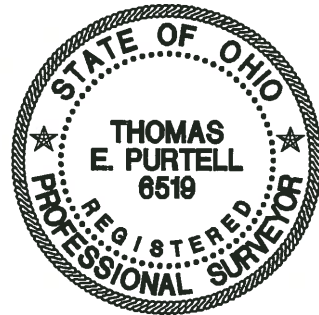
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument "MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015 and December 2019, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S19-785 on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

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


Thomas E. Purtell, P.S. 6519



McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

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Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S19-785

January 2, 2020

LEGAL DESCRIPTION

Martin A. Wilson Estate
21.433 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374, and being 21.433 acres of the original 120.18 acres (Parcel No. 05-00430.000) as described in a deed to Martin A. Wilson, Trustee of The Trust of Martin A. Wilson and recorded in Official Record 267, Page 554 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a point marking the intersection of the centerline Betty Wilson Road (Township Road No. 135) and centerline of Old State Highway 241 as found in the right-of-way plans of U.S. Route 42 (formerly State Highway 241) (S.H. 241-Sections D and C);

thence with the centerline of Betty Wilson Road for the next three calls;

- 1) N 44°34'34" W, a distance of 2071.71 feet to a 3/4" iron pipe (found) at a point of intersection of the centerline of said road marking a westerly most corner of a 93.98 acres "Second Tract" as described in a deed to Crooked Run Farm, LLC (O.R. 125, Page 1100),
- 2) N 02°23'53" W, a distance of 2350.02 feet to a 3/4" iron pipe (found) at the point of intersection of the centerline of said road and marking the northwesterly corner of a 0.931

acres tract as described in a deed to Paul Martin Wilson and Carolyn L. Wilson (O.R. 273, Page 997) and found in Survey Record DE-28B of the Madison County Engineer's Record of Land Surveys;

3) N 88°33'34" W, a distance of 783.97 feet to a miner spike (found) marking the northeasterly corner of a 2.000 acres tract as described in a deed to Norma J. Scott (D.B. 288, Page 928 and O.R. 225, Page 554) and found in Survey Record 35-91 of the Madison County Engineer's Record of Land Surveys and being the true point of beginning of the tract of land herein described;

thence continuing with the centerline of Betty Wilson Road S 88°33'34" E, a distance of 82.19 feet to a 3/4" iron pipe (found) at a point of intersection of the centerline of said road and being in a westerly line of a 56.000 acres tract as described in a deed to Diane N. Byers (O.R. 150, Page 2067) and found in Survey Record 101-02 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 56.000 acres tract S 00°05'47" W, a distance of 10.26 feet to a point;

thence with a southerly line of the aforesaid 56.000 acres tract S 89°18'49" E passing a 7" wood post (found) at 13.09 feet, a total distance of 1326.50 feet to a 5/8" iron pin (found) in the westerly line of a 45.613 acres tract as described in a deed to Paul J. Gross and Kirsten J. Gross (O.R. 343, Page 245) and found in Survey Record 8-16 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 45.613 acres tract S 01°39'56" W, a distance of 947.99 feet to a point in Walwho Glade Ditch;

thence with Walwho Glade Ditch for the next eleven calls:

- 1) N 90°00'00" W, a distance of 197.97 feet to a point, from which a 5/8" iron pin (set) bears S 17°45'41" W, a distance of 17.21 feet;
- 2) N 67°49'27" W, a distance of 108.91 feet to a point, from which a 5/8" iron pin (set) bears S 81°58'48" W, a distance of 23.07 feet;
- 3) N 45°36'23" W, a distance of 53.60 feet to a point, from which the aforesaid 5/8" iron pin (set) bears S 20°46'55" E, a distance of 43.55 feet;
- 4) N 58°30'03" W, a distance of 103.77 feet to a point, from which a 5/8" iron pin (set) bears N 58°40'14" W, a distance of 57.30 feet;
- 5) N 33°29'25" W, a distance of 48.62 feet to a point, from which the aforesaid 5/8" iron pin (set) bears S 64°04'27" W, a distance of 24.59 feet;
- 6) N 45°20'55" W, a distance of 62.69 feet to a point, from which a 5/8" iron pin (set) bears S 15°14'52" W, a distance of 26.91 feet;
- 7) N 65°32'36" W, a distance of 135.90 feet to a point, from which a 5/8" iron pin (set) bears S 54°48'56" E, a distance of 142.70 feet;
- 8) N 58°10'10" W, a distance of 268.67 feet to a point, from which a 5/8" iron pin (set) bears S 51°34'08" W, a distance of 23.34 feet;
- 9) N 62°29'58" W, a distance of 197.15 feet to a point, from which a 5/8" iron pin (set) bears S 09°11'49" W, a distance of 18.92 feet;

10) N 82°59'15" W, a distance of 193.37 feet to a point, from which a 5/8" iron pin (set) bears S 01°48'26" E, a distance of 24.89 feet;

11) N 89°38'10" W, a distance of 176.12 feet to a point marking a southeasterly corner of the aforementioned 2.000 acres tract;

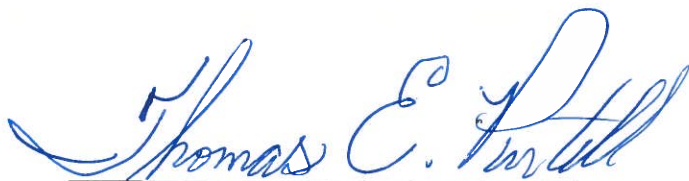
thence with the easterly line of the aforesaid 2.000 acres tract N 01°24'25" E passing a 5/8" iron pin (set) at 40.00 feet and passing a 3/4" iron pipe (found) at 424.83 feet, a total distance of 444.79 feet to the true point of beginning, **containing 21.433 acres of land.**

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

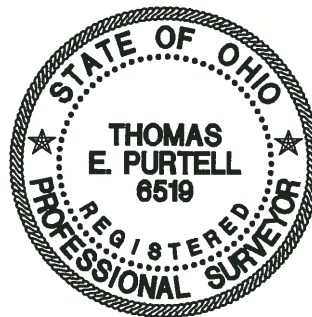
Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument "MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015 and December 2019, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S19-785 on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

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



Thomas E. Purtell, P.S. 6519



MCCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

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

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Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S19-785

January 2, 2020

LEGAL DESCRIPTION

Martin A. Wilson Estate

26.557 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374, and being 26.557 of the original 120.18 acres (Parcel No. 05-00430.000) as described in a deed to Martin A. Wilson, Trustee of The Trust of Martin A. Wilson and recorded in Official Record 267, Page 554 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a point marking the intersection of the centerline Betty Wilson Road (Township Road No. 135) and centerline of Old State Highway 241 as found in the right-of-way plans of U.S. Route 42 (formerly State Highway 241) (S.H. 241-Sections D and C);

thence with the centerline of Betty Wilson Road N 44°34'34" W, a distance of 2071.71 feet to a 3/4" iron pipe (found) at a point of intersection of the centerline of said road marking a westerly most corner of a 93.98 acres "Second Tract" as described in a deed to Crooked Run Farm, LLC (O.R. 125, Page 1100),

thence with the centerline of Betty Wilson Road N 02°23'53" W, a distance of 727.07 feet to a railroad spike (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Betty Wilson Road N 02°23'53" W, a distance of 204.15 feet to a mag nail (found) marking a

southwesterly corner of a 3.1605 acres tract as described in a deed to Roger A. Wilson (O.R. 175, Page 535) and found in Survey Record 116-03 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 3.1605 acres tract for the next three calls:

- 1) N 64°12'44" E passing a 5/8" iron pin (found) at 21.83 feet, a total distance of 500.06 feet to a 5/8" iron pin (found);
- 2) N 02°24'37" W, a distance of 300.01 feet to a 5/8" iron pin (found);
- 3) S 64°12'33" W passing a 5/8" iron pin (found) at 478.22 feet, a total distance of 500.01 feet to a mag (found) in the centerline of Betty Wilson Road;

thence with the centerline of Betty Wilson Road N 02°23'53" W, a distance of 1034.04 feet to a railroad spike (set);

thence with a new division line and Walwho Glade Ditch for the next five calls:

- 1) S 76°58'30" E, a distance of 73.57 feet to a point, from which a 5/8" iron pin (set) bears S 76°40'42" E, a distance of 52.89 feet;
- 2) S 59°06'17" E, a distance of 87.39 feet to a point, from which the aforesaid 5/8" iron pin (set) bears N 35°44'44" W, a distance of 40.27 feet;
- 3) S 56°25'47" E, a distance of 187.25 feet to a point, from which a 3/4" iron pipe (found) bears N 01°28'24" E, a distance of 18.23 feet;
- 4) S 57°17'09" E, a distance of 271.29 feet to a point;
- 5) S 67°32'32" E, a distance of 40.00 feet to a point marking a southwesterly corner of a 2.000 acres tract as described in a deed to Norma J. Scott (D.B. 288, Page 928 and O.R. 225, Page

554) and found in Survey Record 36-88 of the Madison County Engineer's Record of Land Surveys;

thence with a southerly line of the aforesaid 2.000 acres tract S 67°32'32" E, a distance of 131.29 feet to a point;

thence with another southerly line of the aforesaid 2.000 acres tract S 88°06'39" E, a distance of 80.05 feet to a point, from which a 5/8" iron pin (set) bears N 01°24'25" E, a distance of 40.00 feet;

thence with a new division line and Walwho Glade Ditch for the next six calls:

1) S 89°38'10" E, a distance of 176.12 feet to a point, from which a 5/8" iron pin (set) bears S 01°48'26" E, a distance of 24.89 feet;

2) S 82°59'15" E, a distance of 193.37 feet to a point, from which a 5/8" iron pin (set) bears S 09°11'49" W, a distance of 18.92 feet;

3) S 62°29'58" E, a distance of 197.15 feet to a point, from which a 5/8" iron pin (set) bears S 51°34'08" W, a distance of 23.34 feet;

4) S 58°10'10" E, a distance of 268.67 feet to a point, from which a 5/8" iron pin (set) bears S 54°48'56" E, a distance of 142.70 feet;

5) S 65°32'36" E, a distance of 135.90 feet to a point, from which a 5/8" iron pin (set) bears S 15°14'52" W, a distance of 26.91 feet;

6) S 45°20'55" E, a distance of 62.69 feet to a point;

thence with a new division line S 64°04'27" W passing a 5/8" iron pin (set) at 24.59 feet and passing a 5/8" iron pin (set) at 1806.58 feet, a total distance of 1828.38 feet to the true point of beginning, **containing 26.557 acres of land.**

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

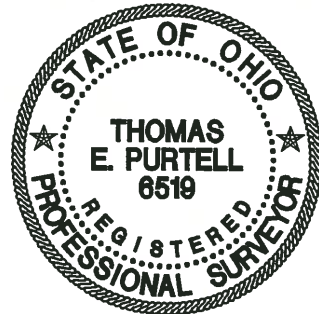
Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument "MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015 and December 2019, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S19-785 on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

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



Thomas E. Purtell, P.S. 6519



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

Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S19-785
December 27, 2019

LEGAL DESCRIPTION

Martin A. Wilson Estate
31.112 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374, and being 31.112 acres of the original 120.18 acres (Parcel No. 05-00430.000) as described in a deed to Martin A. Wilson, Trustee of The Trust of Martin A. Wilson and recorded in Official Record 267, Page 554 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a point marking the intersection of the centerline Betty Wilson Road (Township Road No. 135) and centerline of Old State Highway 241 as found in the right-of-way plans of U.S. Route 42 (formerly State Highway 241) (S.H. 241-Sections D and C);

thence with the centerline of Betty Wilson Road N 44°34'34" W, a distance of 2071.71 feet to a 3/4" iron pipe (found) at a point of intersection of the centerline of said road marking a westerly most corner of a 93.98 acres "Second Tract" as described in a deed to Crooked Run Farm, LLC (O.R. 125, Page 1100);

thence with the centerline of Betty Wilson Road N 02°23'53" W, a distance of 2350.02 feet to a 3/4" iron pipe (found) at the point of intersection of the centerline of said road and marking northwesterly corner of a 0.931 acres tract as described in a deed to Paul Martin Wilson and Carolyn L. Wilson (O.R. 273, Page 997)

and found in Survey Record DE-28B of the Madison County Engineer's Record of Land Surveys, said iron pipe being in the easterly line of an original 240.36 acres "Parcel 2" as described in a deed to Judy R. Cecil, Trustee of the Judy Cecil Trust (O.R. 226, Page 1835) and being the true point of beginning of the tract of land herein described;

thence with the easterly line of the aforesaid original 240.36 acres "Parcel 2" N 02°23'53" W, a distance of 1558.06 feet to a 5/8" iron pin (set) in the southerly line of a 196.05 acres tract as described in a deed to The Trust of the Will of Lucy Beach and James D. McElroy, Trustee (D.B. 108, Page 203), from which wood post bears S 69°19'24" E, a distance of 5.92 feet;

thence with the southerly line of the aforesaid 196.05 acres tract S 82°48'27" E passing a 5/8" iron pin (set) at 913.98 feet, a total distance of 941.16 feet to a railroad spike (found) in the centerline of Betty Wilson Road;

thence with the centerline of Betty Wilson Road for the next three calls:

- 1) S 00°08'20" W, a distance of 294.92 feet to a miner spike (found);
- 2) S 00°05'47" W, a distance of 1165.72 feet to a 3/4" pipe (found) at the point of intersection of centerline of said road;
- 3) N 88°33'34" W, a distance of 866.16 feet to the true point of beginning, **containing 31.112 acres of land.**

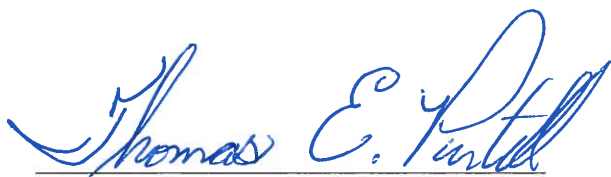
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument "MAD 1" and derived from GPS

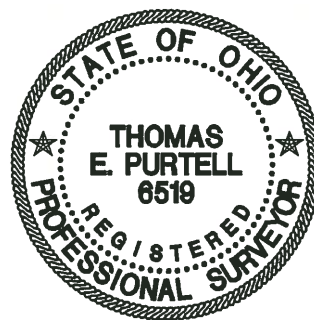
observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

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



Thomas E. Purtell, P.S. 6519



MCCARTY ASSOCIATES, LLC

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Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S19-785

December 27, 2019

LEGAL DESCRIPTION

Martin A. Wilson Estate
33.615 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374, and being 33.615 of the original 120.18 acres (Parcel No. 05-00430.000) as described in a deed to Martin A. Wilson, Trustee of The Trust of Martin A. Wilson and recorded in Official Record 267, Page 554 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a point marking the intersection of the centerline Betty Wilson Road (Township Road No. 135) and centerline of Old State Highway 241 as found in the right-of-way plans of U.S. Route 42 (formerly State Highway 241) (S.H. 241-Sections D and C);

thence with the centerline of Betty Wilson Road N 44°34'34" W, a distance of 2071.71 feet to a 3/4" iron pipe (found) at a point of intersection of the centerline of said road marking a westerly most corner of a 93.98 acres "Second Tract" as described in a deed to Crooked Run Farm, LLC (O.R. 125, Page 1100), said iron pipe being the true point of beginning of the tract of land herein described;

thence with the centerline of Betty Wilson Road N 02°23'53" W, a distance of 727.07 feet to a railroad spike (set);

thence with a new division line N 64°04'27" E passing a 5/8" iron pin (set) at 21.81 feet and passing a 5/8" iron pin (set) at 1803.79 feet, a total distance of 1828.38 feet to a point in Walwho Glade Ditch;

thence with Walwho Glade Ditch for the next five calls:

- 1) S 33°29'25" E, a distance of 48.62 feet to a point, from which the aforesaid 5/8" iron pin (set) bears N 58°40'14" W, a distance of 57.30 feet;
- 2) S 58°30'03" E, a distance of 103.77 feet to a point, from which a 5/8" iron pin (set) bears S 20°46'55" E, a distance of 43.55 feet;
- 3) S 45°36'23" E, a distance of 53.60 feet to a point, from which the aforesaid 5/8" iron pin (set) bears S 81°58'48" W, a distance of 23.07 feet;
- 4) S 67°49'27" E, a distance of 108.91 feet to a point, from which a 5/8" iron pin (set) bears S 17°45'41" W, a distance of 17.21 feet;
- 5) N 90°00'00" E, a distance of 197.97 feet to a point in the westerly line of a 45.613 acres tract as described in a deed to Paul J. Gross and Kirsten J. Gross (O.R. 343, Page 245) and found in Survey Record 8-16 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 45.613 acres tract S 01°39'56" W passing a 5/8" iron pin (set) at 24.04 feet, a total distance of 386.11 feet to a 10" round stone (found);

thence with a northwesterly line of the aforesaid 45.613 acres tract S 64°48'49" W passing a 5/8" iron pin (set) at 10.63 feet marking a northerly most corner to and continuing with the northwesterly line of the aforementioned 93.98 acres "Second Tract" as described in a deed to Crooked Run Farm, LLC (O.R. 125,

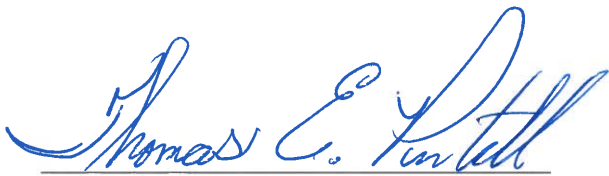
Page 1100) and passing a 5/8" iron pin (set) at 2246.29 feet, a total distance of 2271.09 feet to the true point of beginning, **containing 33.615 acres of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument "MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

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


Thomas E. Purtell, P.S. 6519

