

DESCRIPTION OF 104.644 ACRES MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, Township of Darby, VMS 8635 & 7753, and being part of that 104.225 acres known as Parcel No. 02-00064.00 as conveyed to F & T Hostetler Farms LLC of record in Instrument 201312200214, all of record in the Madison County Recorder's office and being more particularly described as follows;

BEGINNING; at a 3/4 inch pipe found at a corner common to Lot 93 of the Village at Plain City, Section 4, a resubdivision of Lot 4 of Plain City Commons, and a 0.572 acre tract conveyed to Dan J Lapp, Trustee, of record in Official Record Volume 294, Page 870, said pipe also being on the existing Village of Plain City corporation line;

Thence, South 19°25'53" West, with said existing corporation line, a distance of 2284.69 feet, to a 5/8 inch rebar found with cap (unreadable) at a corner common with said 104.225 acres and a 99.014 acre tract conveyed to Plain City One LLC, of record in Official Record Volume 199, Page 318;

Thence, South 38°31'49" West, continuing with said existing corporation line and a line common with said 104.225 acres and said 99.014 acres, a distance of 486.10 feet, to a corner common with said 104.225 acres and a 79.50 acre tract conveyed to Norman A. Beachy, of record in Official Record Volume 313, Page 7;

Thence, North 63°56'10" West, leaving said existing corporation line and with a line common to said 104.225 acres and said 79.50 acres, a distance of 2093.89 feet, to a corner common with said 104.225 acres and a 5.9202 acre tract conveyed to Randall Lynn Miller, of record in Official Record Volume 211, Page 200, said common corner also being on the centerline right-of-way of Lafayette Plain City Road (50 feet wide);

Thence, North 51°28'04" East, with said centerline right-of-way, and with a line common to said 104.225 acres and in part with said 5.9202 acres, a distance of 754.38 feet, to a corner common with said 104.225 acres and a 99.55 acre tract conveyed to Perry E. Troyer, of record in Official Record Volume 212, Page 232;

Thence, North 36°05'02" East, continuing with said centerline right-of-way (passing pony RxR Spikes found at a distance of 229.43 feet and 640.23 feet) a total distance of 1965.20 feet, to a point at the intersection of said centerline right-of-way and the projected southerly right-of-way line of Perry Pike (50 feet wide);



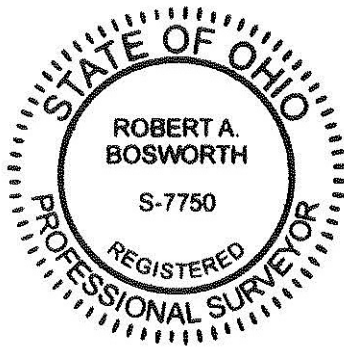
Thence, South 75°25'56" East, leaving said centerline right-of-way, with said southerly right-of-way line, and through said 104.225 acres, a distance of 1280.21 feet, to a point on a line common with said 104.225 acres and said 0.572 acre tract;

Thence, South 19°25'53" West, with a line common to said 104.225 acres and said 0.572 acres, a distance of 128.63 feet, to the **POINT OF TRUE BEGINNING**, containing 104.644 acres, more or less, leaving a residual of 0.733 acres not annexed in the southerly right-of-way of Perry Pike, more or less.

The bearings described herein are based on grid north of the Ohio State Plane coordinate system as observed with GPS during the month of February, 2019.

This description is based on an actual field survey performed by or under the direct supervision of Robert A. Bosworth, registered Surveyor No. 7750 in February of 2019.

CT Consultants, Inc.



Rob Bosworth

3-12-2019

Robert A. Bosworth P.S.
Registered Surveyor No. 7750

Date