

REFERENCES:

- Current Owner
TDC Farms, LLC.
O.R. 363, Pg. 2300, 80%
Nicholas J. Coughlin
O.R. 307, 2012, 10%
O.R. 307, 2016, 10%
176.820 Ac.

NOTES:

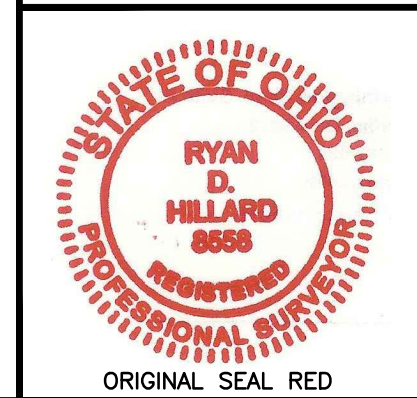
- Basis of Bearings is Grid North, State Plane Coordinate System, NAD 83 (2011), Ohio South Zone
- [Bracketed] calls refer to deed or survey references.

LEGEND

- 5/8" Dia. Re-Bar w/Plastic Cap (Set)
Stamped "HILLARD P.S. 8558"
- ▲ MAG Spike (Set)
- △ Railroad Spike (fd)
- Stone (fd), As Noted
- Monument (fd), As Noted
- ⊕ County GPS Monument
- U.C. Unmonumented Corner
- AG At Grade or Above Grade
- BG Below Grade

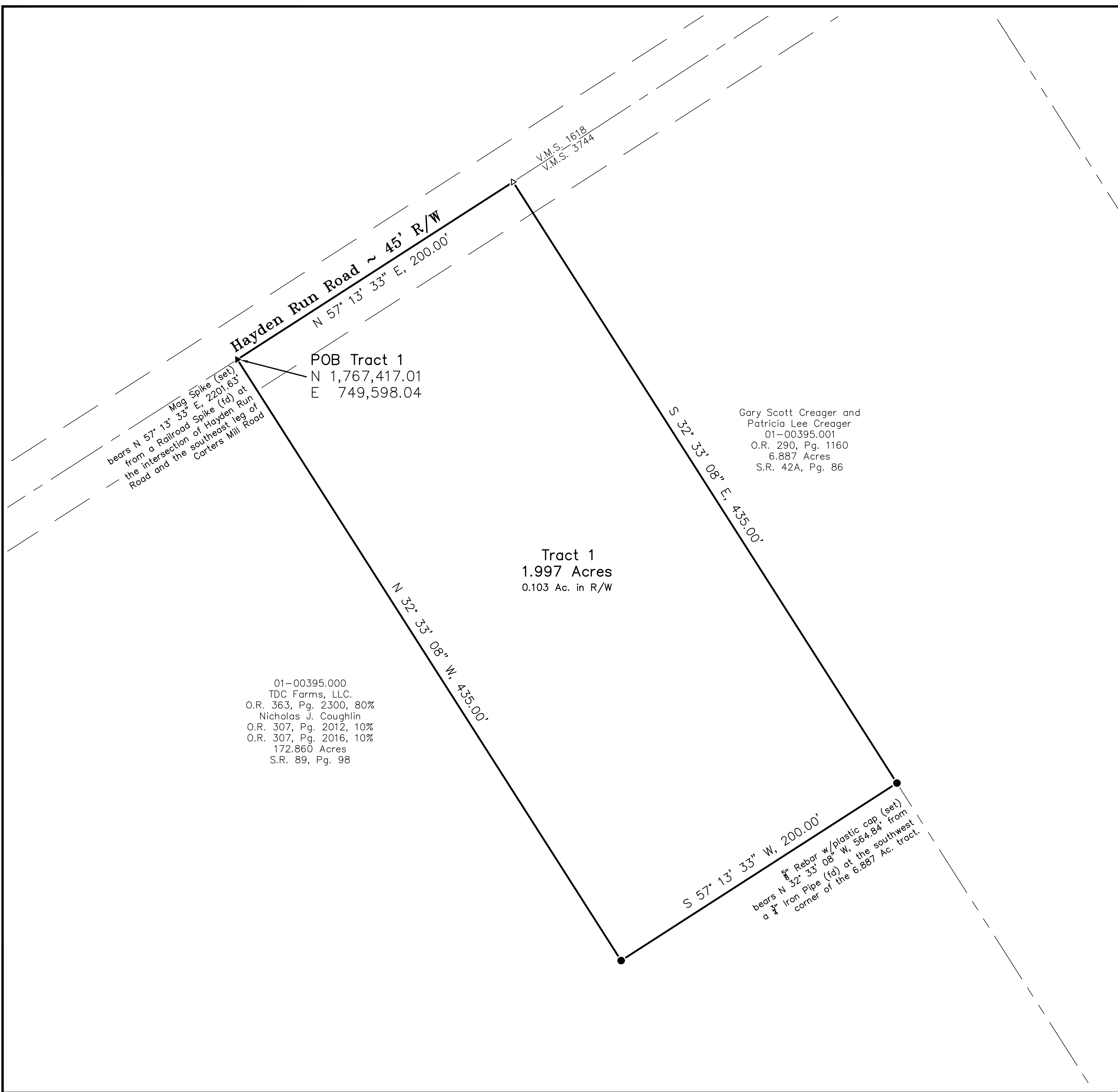
PLAT OF SURVEY
LANDS OF
TDC Farms, LLC. and Nicholas J. Coughlin

Parcel 01-00395.000
Part of V.M.S. 6110
Canaan Township, Madison County, OH
May 5, 2020



Ryan D. Hillard
Ryan D. Hillard P.S. 8558
Hillard Engineering and Surveying, LLC.
3701 Johnson Road
Springfield, OH 45502
(937) 244-8835

DWG. BY: RDH ACAD FILE: 200503-Coughlin -POS-1.dwg FB/PG: n/a
PLOT FILE: HES PROJECT: 200503



TDC Farms, LLC. and Nicholas J.
Coughlin
Tract 1 – 1.997 Acres
V.M.S. 3744
May 5, 2020

Ryan D. Hillard, P.E., P.S.
3701 Johnson Rd.
Springfield, OH 45502
(937) 244-8835

Situate in the State of Ohio, County of Madison, Township of Canaan and being part of V.M.S. 3744 and being part of the 172.860 acre tract conveyed to TDC Farms, LLC. in O.R. 363, Page 2300, 80% and Nicholas J. Coughlin in O.R. 307, Page 2012, 10% and O.R. 307, Page 2016, 10% of the Official Records of Madison County Ohio, and more particularly described as follows:

Beginning for reference at a railroad spike (fd) at the intersection of Hayden Run Road and the south east leg of Carters Mill Road, thence with the centerline of Hayden Run Road, N 57° 13' 33" E, 2201.63 feet to a MAG spike (set) at the TRUE POINT OF BEGINNING of the tract herein described;

Thence continuing with said centerline, N 57° 13' 33" E, 200.00 feet to a railroad spike (fd) at the northwest corner of a 6.887 acre tract conveyed to Gary Scott Creager and Patricia Lee Creager in O.R. 290, Page 1160;

Thence with their west line S 32° 33' 08" E, 435.00 feet to a 5/8" rebar w/plastic cap (set);

Thence with new lines the following 2 courses:

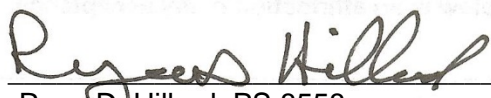
S 57° 13' 33" W, 200.00 feet to a 5/8" rebar w/plastic cap (set)

N 32° 33' 08" W, 435.00 feet to the place of beginning and containing 1.997 acres, 0.103 acres in right-of-way, subject however, to all rights-of-way, easements, and restrictions of record.

Being part of the 172.860 acre tract conveyed to TDC Farms, LLC. in O.R. 363, Page 2300, 80% and Nicholas J. Coughlin in O.R. 307, Page 2012, 10% and O.R. 307, Page 2016, 10% of the Official Records of Madison County Ohio of the Official Records of Madison County Ohio.

The above description is based on an actual field survey dated May 5, 2020, by Ryan D. Hillard, Professional Surveyor 8558. Basis of bearings is Grid North, US State Plane Coordinate System, NAD1983 (2011 Adjustment), Ohio South Zone.




Ryan D. Hillard, PS 8558