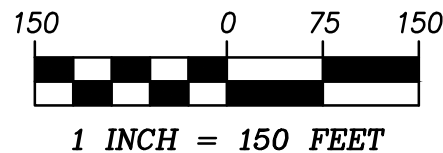


SURVEY REFERENCES

- Recorded Deeds listed below.
- Survey performed by William D. Edwards P.S. 7574, dated 3-7-2000, Survey # 128-2000, Madison County.
- Survey performed by William W. Browning P.S. 7377, Survey # 130-92, Champaign County.
- Survey performed by Paul R. Clapsaddle R.S. 6140, dated 12-16-2003, Survey # 134-03, Clark and Madison County.
- Survey performed by William D. Edwards P.S. 7574, dated 3-12-2008, Survey # N06-03-00-56-00-15-00, Champaign and Clark County.
- Survey performed by Helgih Ekeclahl P.S. 5851, dated 1954, Survey # SO-1A, Madison County.
- Survey performed by Helgih Ekeclahl P.S. 5851, dated 1957, Survey # SO-4A, Madison County.
- Survey performed by Helgih Ekeclahl P.S. 5851, dated 1957, Survey # SO-4B, Madison County.
- Survey performed by William H. Mchullough P.S. 4268, dated 6-7-1966, Survey # SO-10, Champaign, Madison, and Clark County.
- Survey performed by William D. Edwards, P.S. 7574, dated 6-14-1996, Clark County Engineer's Revised Record of Land Surveys, Volume 13, Page 189.
- Survey performed by Paul R. Clapsaddle, R.S. 6140, dated 12-29-2003, Clark County Engineer's Revised Record of Land Surveys, Volume 19, Page 178.



GRAPHIC SCALE



MAP OF SURVEY
for
5400 STATE ROUTE 187


Known as being part of the Virginia Military Survey 8950 and 9285, now situated in the

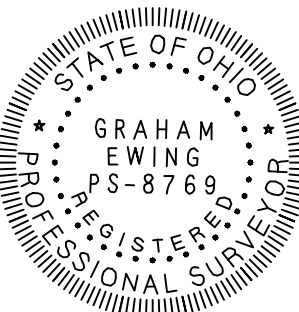
**GOSHEN TOWNSHIP, CHAMPAIGN COUNTY,
SOMERFORD TOWNSHIP, MADISON COUNTY,
AND PLEASANT TOWNSHIP, CLARK COUNTY**

McSteen
LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, South Zone, NAD83 (2011) datum derived through the O.D.O.T. C.O.R.S. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".

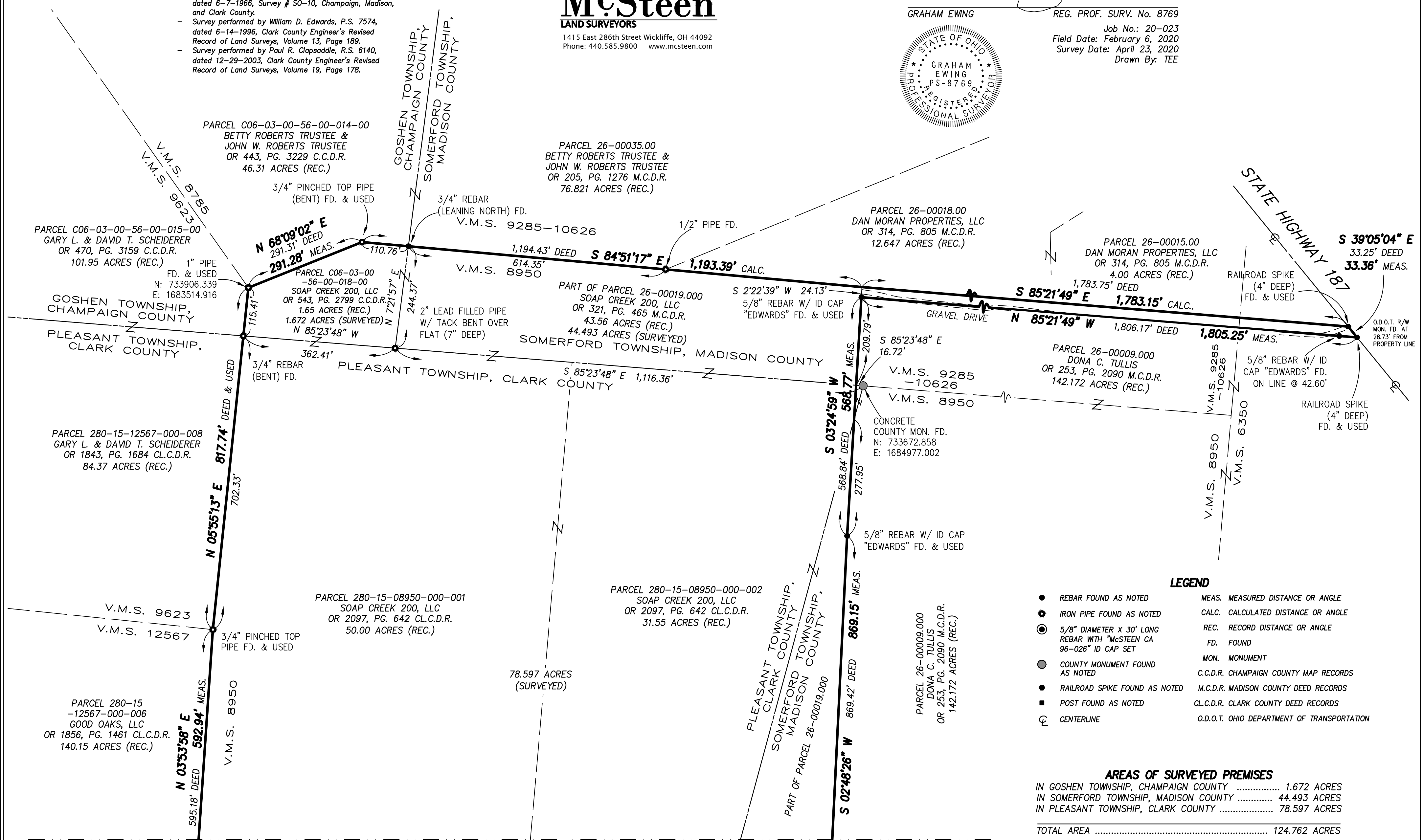
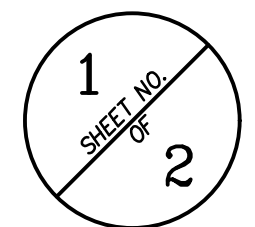

GRAHAM EWING



REG. PROF. SURV. No. 8769
Job No.: 20-023
Field Date: February 6, 2020
Survey Date: April 23, 2020
Drawn By: TEE

INDEX OF SHEETS

- SHEET 1: NORTHERN PORTION OF SURVEYED PROPERTY AND AREAS OF SURVEYED PROPERTY
- SHEET 2: SOUTHERN PORTION OF SURVEYED PROPERTY



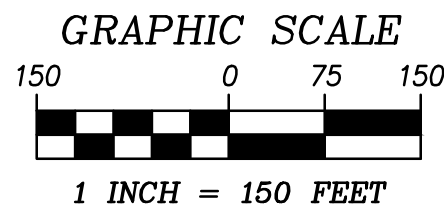
LEGEND

● REBAR FOUND AS NOTED	MEAS. MEASURED DISTANCE OR ANGLE
● IRON PIPE FOUND AS NOTED	CALC. CALCULATED DISTANCE OR ANGLE
⊙ 5/8" DIAMETER X 30' LONG REBAR WITH "McSTEEN CA 96-026" ID CAP SET	REC. RECORD DISTANCE OR ANGLE
● COUNTY MONUMENT FOUND AS NOTED	FD. FOUND
● RAILROAD SPIKE FOUND AS NOTED	MON. MONUMENT
■ POST FOUND AS NOTED	C.C.D.R. CHAMPAIGN COUNTY MAP RECORDS
⊕ CENTERLINE	M.C.D.R. MADISON COUNTY DEED RECORDS
	CL.C.D.R. CLARK COUNTY DEED RECORDS
	O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

AREAS OF SURVEYED PREMISES

IN GOSHEN TOWNSHIP, CHAMPAIGN COUNTY	1.672 ACRES
IN SOMERFORD TOWNSHIP, MADISON COUNTY	44.493 ACRES
IN PLEASANT TOWNSHIP, CLARK COUNTY	78.597 ACRES
TOTAL AREA	124.762 ACRES

M A T C H L I N E (S E E S H E E T 2)



LEGEND

- | | |
|--|--|
| ● REBAR FOUND AS NOTED | MEAS. MEASURED DISTANCE OR ANGLE |
| ● IRON PIPE FOUND AS NOTED | CALC. CALCULATED DISTANCE OR ANGLE |
| ⊙ 5/8" DIAMETER X 30' LONG REBAR WITH "McSTEEN CA 96-026" ID CAP SET | REC. RECORD DISTANCE OR ANGLE |
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| | CL.C.D.R. CLARK COUNTY DEED RECORDS |
| | O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION |

MAP OF SURVEY
for
5400 STATE ROUTE 187

Known as being part of the Virginia Military Survey 8950, now situated in the

**GOSHEN TOWNSHIP, CHAMPAIGN COUNTY,
SUMMERFORD TOWNSHIP, MADISON COUNTY,
AND PLEASANT TOWNSHIP, CLARK COUNTY**

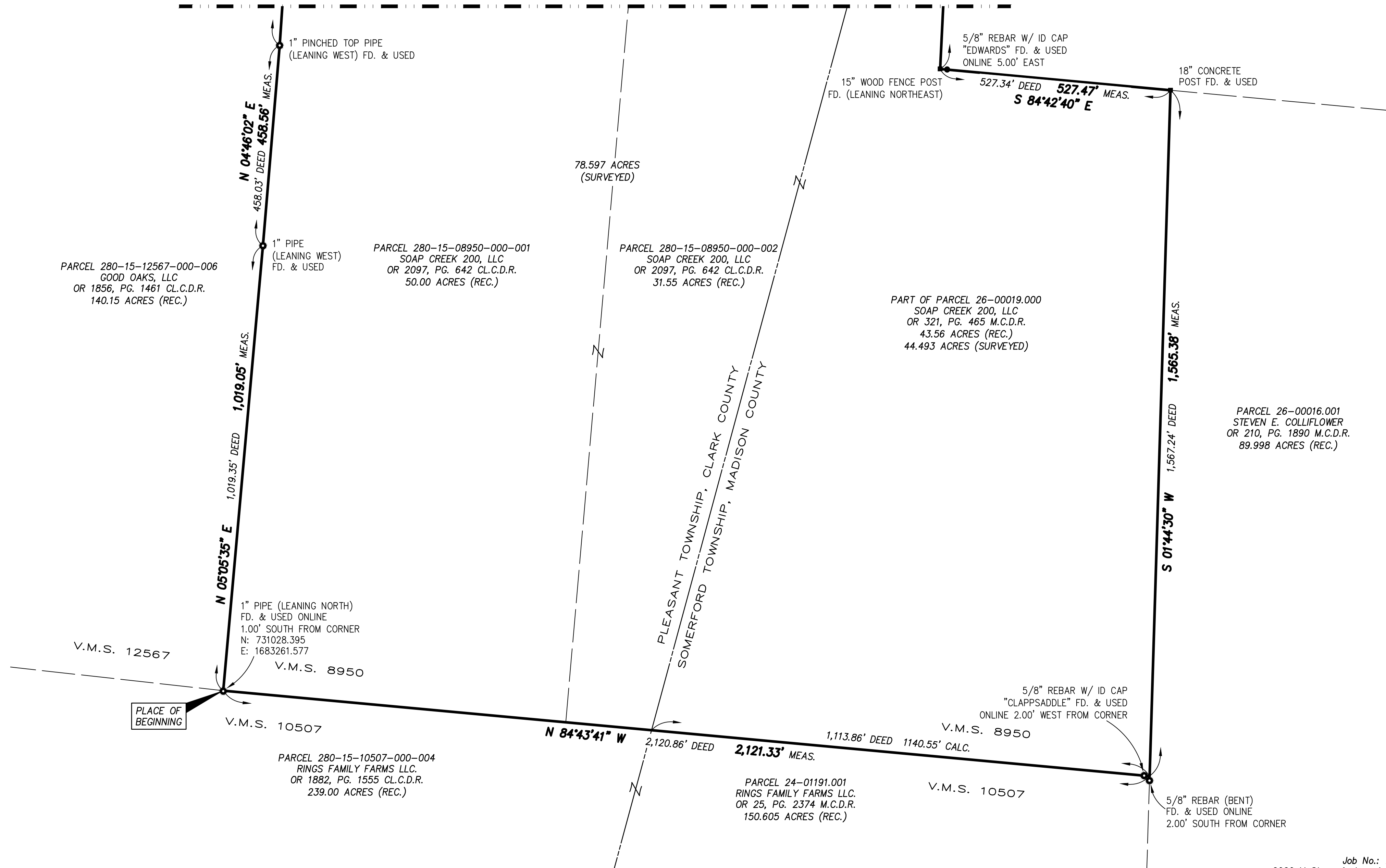
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M A T C H L I N E (S E E S H E E T 2)



PARCEL 26-00016.001
STEVEN E. COLLIFLOWER
OR 210, PG. 1890 M.C.D.R.
89.998 ACRES (REC.)



File No. 20-023
April 3, 2020

LEGAL DESCRIPTION
5400 State Route 187
Soap Creek 200, LLC

Situated in the State of Ohio, in Township of Goshen, Champaign County, in Township of Somerford, Madison County, in Township of Pleasant, Clark County, and being part of Virginia Military Survey 8950 and 9285, being land conveyed to Soap Creek 200 LLC, by deeds recorded in OR 543, Page 2799 of the Champaign County Deed Records (1.65 acres recorded), OR 321, Page 465 of the Madison County Deed Records (Parcel 26-00019.000, being 43.56 acres recorded), and OR 2097, Page 642 of the Clark County Deed Records (50.00 acres and 31.55 acres recorded, and more fully described as follows:

Beginning at the southwesterly corner of Virginia Military Survey 8950, (a 1" pipe found 1.00 feet south (leaning north)), said pipe being located at Northing: 731028.395 and Easting: 1683261.577 of Ohio State Plane South;

Thence North along a westerly line of said Virginia Military Survey 8950 and a easterly line of land conveyed to Good Oaks, LLC by deed recorded in OR 1856, Page 1461 of the Clark County Deed Records (140.15 acres recorded), and the following three courses;

Course No. 1: thence, **North 05°-05'-35" East**, a distance of **1,019.05 feet** to a 1-Inch Pipe found (leaning west) at an angle point;

Course No. 2: thence, **North 04°-46'-02" East**, a distance of **458.56 feet** to a 1-Inch Pinched Top Pipe found (leaning west) at an angle point;

Course No. 3: thence, **North 03°-53'-58" East**, a distance of **592.94 feet** to a 3/4-Inch Pinched Top Pipe found at an angle point, said point being a southeasterly corner of land conveyed to Gary L. & David T. Scheiderer by deeds recorded in OR 1843, Page 1684 of the Clark County Deed Records (84.37 acres recorded) and OR 470, Page 3159 of the Champaign County Deed Records (101.95 acres recorded), and being a northeasterly corner of Virginia Military Survey 12567, and a southeasterly corner of Virginia Military Survey 9623;

Course No. 4: thence, **North 05°-55'-13" East**, continuing along the westerly line of Virginia Military Survey 8950 and a easterly line of said Scheiderer land, passing a 3/4-Inch Rebar found at 702.33 feet, being the Clark and Champaign County line, for a distance of **817.74 feet** to a 1-Inch Pipe found at a southerly corner of Virginia Military Survey 8785 and a southerly corner of land conveyed to Betty Roberts Trustee and John W. Roberts Trustee by deed recorded in OR 443, Page 3229 of Champaign County Deed Records (46.31 acres recorded), said point being located at Northing: 733906.339 and Easting: 1683514.916 of Ohio State Plane South;





File No. 20-023
April 3, 2020

LEGAL DESCRIPTION
5400 State Route 187
Soap Creek 200, LLC

Course No. 5: thence, **North 68°-09'-02" East**, along a southeasterly line of said Roberts land and a northwesterly line of Virginia Military Survey 8950, a distance of **291.28 feet** to a 3/4-Inch Pinched Top Pipe found (bent) at an angle point;

Course No. 6: thence, **South 84°-51'-17" East**, along a northerly line of Virginia Military Survey 8950, a southerly line of said Roberts land, a southerly line of land conveyed to Betty Roberts Trustee and John W. Roberts Trustee by deed recorded in OR 205, Page 1276 of the Madison County Deed Records (76.821 acres recorded), and along a southerly line of land conveyed to Dan Morgan Properties, LLC by deed recorded in OR 314, Page 805 of the Madison County Deed Records (12.647 acres and 4.00 acres recorded), passing a 3/4-Inch Rebar (leaning north) found at 110.76 feet at the Champaign and Madison County line, and passing a 1/2-Inch Pipe found at 725.11 feet and being at a southwesterly corner of said Dan Moran Properties land, for a distance of **1,193.39 feet** to an angle point (a 5/8-inch rebar with ID cap "Edwards" found South 2°-22'-39" West at 24.13 feet);

Course No. 7: thence, **South 85°-21'-49" East**, continuing along the southerly line of said Dan Morgan Properties land, a distance of **1,783.15 feet** to a Railroad Spike found (4-inches deep) on the centerline of State Highway 187;

Course No. 8: thence, **South 39°-05'-04" East**, along the centerline of State Highway 187, a distance of **33.36 feet** to a Railroad Spike found (4-inches deep);

Course No. 9: thence, **North 85°-21'-49" West**, along a northerly line of land conveyed to Dona C. Tullis by deed recorded in OR 253, Page 2090 in Madison County Deed Records (142.172 acres recorded), passing a 5/8-Inch rebar with ID cap "Edwards" at 42.60 feet, for a distance of **1,805.25 feet** to a 5/8-Inch rebar with ID cap "Edwards" found at a northwesterly corner of said Tullis land;

Course No. 10: thence, **South 03°-24'-59" West**, along a westerly line of said Tullis land, passing Madison and Clark County lines at 209.79 feet and 290.82 feet, for a distance of **568.77 feet** to a 5/8-Inch rebar with ID cap "Edwards" found at an angle point;

Course No. 11: thence, **South 02°-48'-26" West**, continuing along a westerly line of said Tullis land, a distance of **869.15 feet** to 15-Inch Wood Fence post found (leaning northeast) at a southwesterly corner of said Tullis land;



File No. 20-023
April 3, 2020

LEGAL DESCRIPTION
5400 State Route 187
Soap Creek 200, LLC

Course No. 12: thence, **South 84°-42'-40" East**, along a southerly line of said Tullis land, passing a 5/8-Inch rebar with ID cap "Edwards" found at 5.00 feet, a distance of **527.47 feet** to a 18-Inch concrete post found at a northwesterly corner of land conveyed to Steven E. Colliflower by deed recorded in OR 210, Page 1890 of the Madison County Deed Records (89.998 acres recorded);

Course No. 13: thence, **South 01°-44'-30" West**, along a westerly line of said Colliflower land, a distance of **1,565.38 feet** to a northeasterly corner of land conveyed to Rings Family Farms LLC by deed recorded in OR 25, Page 2374 of Madison County Deed Records (150.605 acres recorded) (a 5/8-Inch rebar (bent) was found 2.00 feet south);

Course No. 14: thence, **North 84°-43'-41" West**, along a northerly line of said Rings Family Farms land, and land conveyed to Rings Family Farms, LLC by deed recorded in OR 1882, Page 1555 in Clark County Deed Records (239.00 acres recorded), and along a southerly line of Virginia Military Survey 8950, passing a Madison and Clark County line at 1,140.55 feet, a distance of **2,121.33 feet** to the place of beginning, and containing **124.762 acres** of land (1.672 acres in Champaign County) (44.493 acres in Madison County) (78.597 acres in Clark County), more or less, as surveyed in March 2020 by Graham Ewing, Registered Professional Land Surveyor No. 8769 on behalf of **McSteen & Associates, Inc.** under Project No. 20-023, and being subject to all legal highways and easements of record.

The intent of this description is to further define the property of land conveyed to Soap Creek 200 LLC, by deeds recorded in OR 543, Page 2799 of the Champaign County Deed Records, OR 321, Page 465 of the Madison County Deed Records, and OR 2097, Page 642 of the Clark County Deed Records

The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, South Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".


Graham Ewing
Registered Professional Land Surveyor No. 8769

