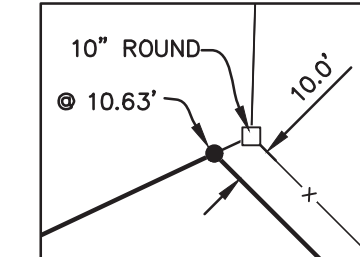
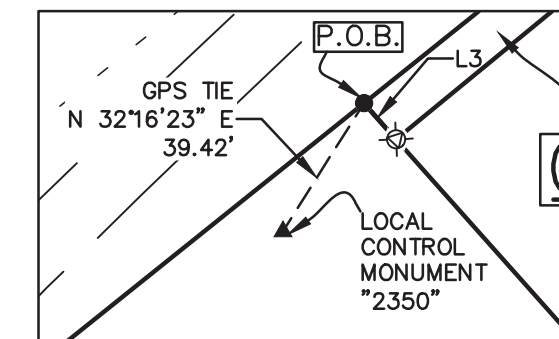


VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE OCTOBER 26, 2021
 SCALE 1"=300'
 DEED REFERENCE
 OFFICIAL RECORD 125 PAGE 1100
 TOWNSHIP DEERCREEK
 MILITARY SURVEY NUMBER 8374

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 262°36'53.8") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2350" AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 1, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM), TRIMBLE FILE: (21790 10-19-21)



DETAIL A
 SCALE: 1"=50'



DETAIL B
 SCALE: 1"=50'

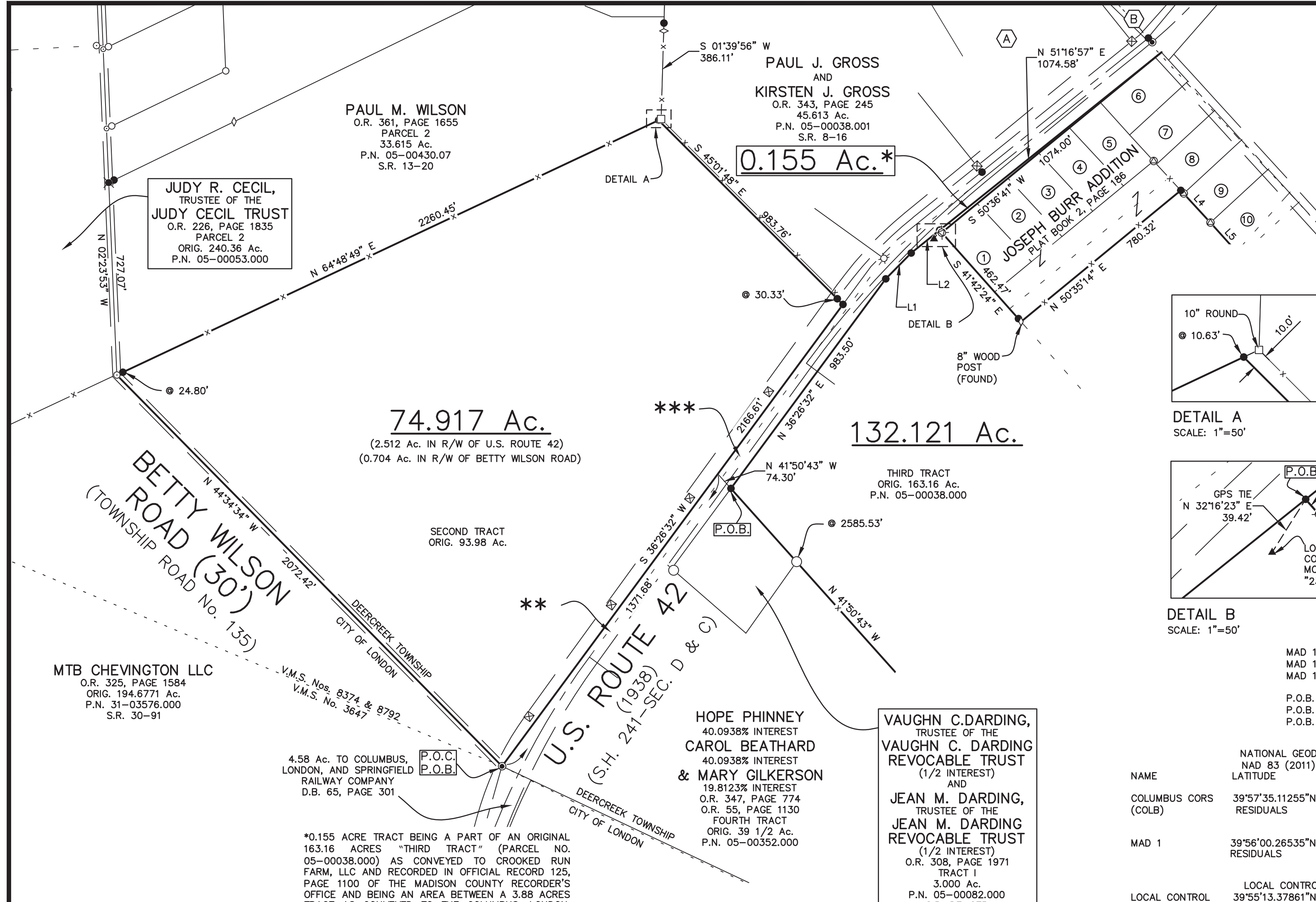
MAD 1 TO P.O.B. 0.155 Ac. S 71°09'16" E 15,044.29'
 MAD 1 TO P.O.B. 74.917 Ac. S 61°19'39" E 14,345.05'
 MAD 1 TO P.O.B. 132.121 Ac. S 66°32'59" E 14,661.15'

P.O.B. 0.155 Ac. N 700,788.918' E 1,711,385.057'
 P.O.B. 74.917 Ac. N 698,765.706' E 1,709,733.260'
 P.O.B. 132.121 Ac. N 699,814.003' E 1,710,597.449'

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES NAVD 88 EASTING	NAVD 88 ELEVATION
	NAD 83 (2011) LATITUDE	LONGITUDE				
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
	RESIDUALS			ΔH = 0.000 SFT		ΔV = -
MAD 1	39°56'00.26535"N	83°28'03.53995"W	964.692	705648.4804	1697147.2421	1072.927
	RESIDUALS			ΔH = 0.055 SFT		ΔV = -0.075 SFT
LOCAL CONTROL MONUMENT (2350)	LOCAL CONTROL MONUMENT "2350" LOCAL SITE SETTINGS					
	39°55'13.37861"N	83°25'00.40391"W	907.835	700755.524	1711364.079	1015.825

GROUND SCALE FACTOR: 1.00006380445912
 GEOD MODEL: GEOD18 (CONUS)
 LOCAL GROUND NORTHING: 700755.524
 COORDINATES EASTING: 1711364.079
 NAVD 88 ELEVATION: 1015.825
 UNITS ARE IN U.S. SURVEY FEET (SFT)

REVISIONS



*0.155 ACRE TRACT BEING A PART OF AN ORIGINAL 163.16 ACRES "THIRD TRACT" (PARCEL NO. 05-00038.000) AS CONVEYED TO CROOKED RUN FARM, LLC AND RECORDED IN OFFICIAL RECORD 125, PAGE 1100 OF THE MADISON COUNTY RECORDER'S OFFICE AND BEING AN AREA BETWEEN A 3.88 ACRES TRACT AS CONVEYED TO THE COLUMBUS, LONDON, AND SPRINGFIELD RAILWAY COMPANY (D.B. 65, PAGE 301) AND IN THE NAME OF THOMAS CONWAY JR. AND J. HARVEY MCCLURE RECEIVER FOR THE CINCINNATI AND LAKE ERIE RAILROAD COMPANY AND IN WITHIN THE RIGHT-OF-WAY OF U.S. ROUTE 42 (FORMERLY STATE HIGHWAY 241)(S.H. 241-SECTIONS D AND C) AND A NORTHWESTERLY LINE OF KARL E. BURR SUBDIVISION (P.B. 1, PAGE 456);

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 REGULATIONS IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

** THIS AREA IS A 2.264 ACRES TRACT AS CONVEYED TO THE COLUMBUS, LONDON, AND SPRINGFIELD RAILWAY COMPANY (D.B. 65, PAGE 248) AND IN THE NAME OF THOMAS CONWAY JR. AND J. HARVEY MCCLURE RECEIVER FOR THE CINCINNATI AND LAKE ERIE RAILROAD COMPANY AND IN WITHIN THE RIGHT-OF-WAY OF U.S. ROUTE 42 (FORMERLY STATE HIGHWAY 241)(S.H. 241-SECTIONS D AND C);

***THIS AREA IS A 3.88 ACRES TRACT AS CONVEYED TO THE COLUMBUS, LONDON, AND SPRINGFIELD RAILWAY COMPANY (D.B. 65, PAGE 343) AND IN THE NAME OF THOMAS CONWAY JR. AND J. HARVEY MCCLURE RECEIVER FOR THE CINCINNATI AND LAKE ERIE RAILROAD COMPANY AND IN WITHIN THE RIGHT-OF-WAY OF U.S. ROUTE 42 (FORMERLY STATE HIGHWAY 241)(S.H. 241-SECTIONS D AND C);

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ 6" ROUND CONCRETE MONUMENT (FOUND)
- 3/4" IRON PIPE (FOUND)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- MAG NAIL (SET)
- ⊗ 1 3/4" PIPE (FOUND)
- 1" PIPE (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- STONE (FOUND)
- ⊗ T-ROD (FOUND)
- ⊗ AXLE (FOUND)
- ⊗ DOUBLE ANGLE IRON (FOUND)
- x— CHAIN LINK FENCE
- x— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "2350", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



DEED REFERENCE
CROOKED RUN FARM, LLC
 O.R. 125, PAGE 1100
 SECOND TRACT
 ORIG. 93.98 Ac.
 P.N. 05-00038.000

THIRD TRACT
 ORIG. 163.16 Ac.
 P.N. 05-00038.000

FOURTH TRACT
 6.712 Ac.
 P.N. 05-00267.000

RONALD R. VANNESS AND CHARLENE J. VANNESS
 O.R. 104, PAGE 183
 33.00 Ac.
 P.N. 05-00032.000

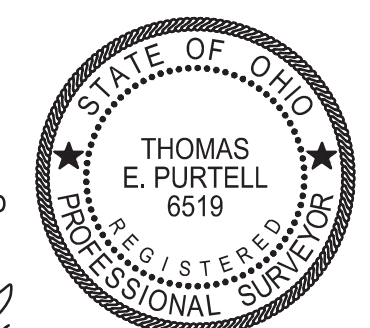
RONALD A. KRICHBAUM AND LINDA SUE KRICHBAUM
 O.R. 338, PAGE 2625
 PARCEL 1
 2.00 Ac.
 S.R. DE-7A

PARCEL 2
 0.249 Ac.
 P.N. 05-00248.000
 S.R. 2-07

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 NOVEMBER, 2015, DECEMBER, 2019 AND OCTOBER, 2021.

Thomas E. Purtell
 THOMAS E. PURTELL, P.S. 6519



SURVEY FOR
CROOKED RUN FARM, LLC
 DEERCREEK TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 8374 & 8792

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
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
OCTOBER 28, 2021	1"=300'	S21-790

1/2

L:\Current-Projects\2021\21-790-Crooked Run Farm, LLC\CAD\AutoCAD Project\dwg\21790_Survey Plot.dwg, Survey Plot, 11/10/2021 8:31:42 AM, DWG To PDF.pc3

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE OCTOBER 26, 2021
 SCALE 1"=300'
 DEED REFERENCE
 OFFICIAL RECORD 125 PAGE 1100
 TOWNSHIP DEERCREEK
 MILITARY SURVEY NUMBER 8374

BEARINGS ARE BASED UPON THE GRID AZIMUTH
 (AZ 262°36'53.8") BETWEEN NATIONAL GEODETIC
 SURVEY CORS STATION "COLB" AND MCCARTY
 ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT
 "2350" AND DERIVED FROM GPS OBSERVATIONS
 TAKEN OCTOBER 1, 2021, UTILIZING THE TRIMBLE
 ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).
 TRIMBLE FILE: (21790 10-19-21)

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	N 44°30'32" E	136.80'
L2	N 51°16'57" E	137.77'
L3	N 41°42'24" W	12.60'
L4	S 42°41'01" E	165.49'
L5	S 42°00'06" E	169.90'
L6	S 41°57'25" E	319.73'
L7	N 47°35'32" E	300.00'
L8	S 41°59'52" E	59.92'
L9	S 47°35'32" W	300.00'

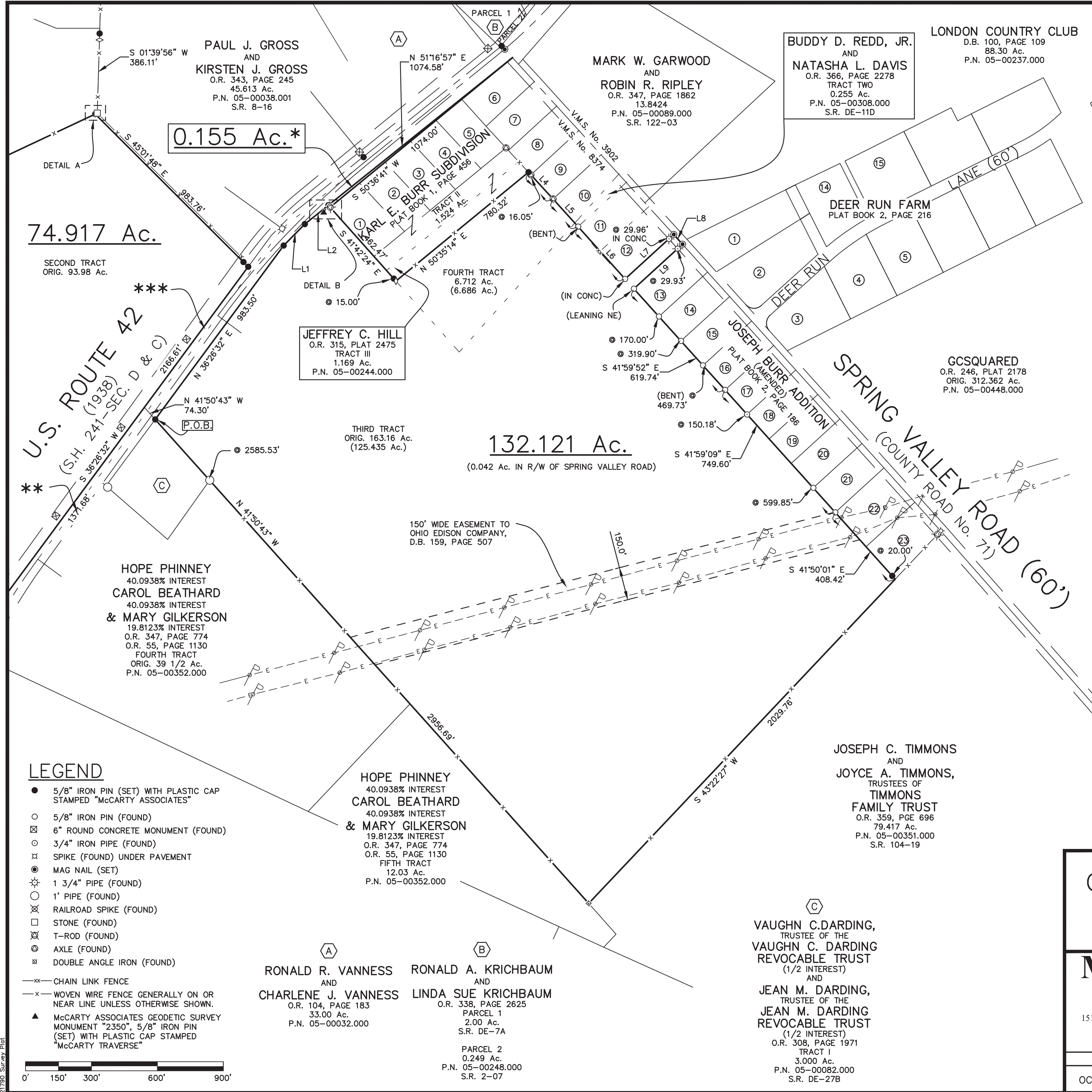
DEED REFERENCE
CROOKED RUN FARM, LLC
 O.R. 125, PAGE 1100
 SECOND TRACT
 93.98 Ac.
 P.N. 05-00038.000
 THIRD TRACT
 ORIG. 163.16 Ac.
 P.N. 05-00038.000
 FOURTH TRACT
 6.712 Ac.
 P.N. 05-00267.000

REVISIONS

SURVEY FOR
CROOKED RUN FARM, LLC
 DEERCREEK TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 8374 & 8792

McCARTY ASSOCIATES, LLC
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DATE	SCALE	PROJECT NO.
OCTOBER 28, 2021	1"=300'	S21-790



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ 6" ROUND CONCRETE MONUMENT (FOUND)
- ⊗ 3/4" IRON PIPE (FOUND)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- MAG NAIL (SET)
- ⊗ 1 3/4" PIPE (FOUND)
- 1" PIPE (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- STONE (FOUND)
- ⊗ T-ROD (FOUND)
- ⊗ AXLE (FOUND)
- ⊗ DOUBLE ANGLE IRON (FOUND)
- x— CHAIN LINK FENCE
- x— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "2350", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"

L:\Current\Projects\2021\21-790 Crooked Run Farm, LLC\CAD\AutoCAD\Project\dwg\21790 Survey Plot.dwg, Survey Plot (2), 11/10/2021 8:31:13 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. — Jason C. McConnaughey, P.S. — Douglas L. Kames, AIA

File No. S21-790
October 28, 2021

LEGAL DESCRIPTION

Crooked Run Farm, LLC
132.121 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374&8792, and being all that remains (125.435 acres) of the original 163.16 acres "Third Tract" and all (6.686 Acres) of the 6.712 acres "Fourth Tract" (Parcel No. 05-00038.000) as conveyed to Crooked Run Farm, LLC and recorded in Official Record 125, Page 1100 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) marking the intersection of the centerline Betty Wilson Road (Township Road No. 135) and the old centerline of the former State Highway 241 found in the right-of-way plans of U.S. Route 42 (formerly State Highway 241) (S.H. 241-Sections D and C), said mag nail being a northerly most corner of a 4.58 acres tract as conveyed to The Columbus, London, and Springfield Railway Company (D.B. 65, Page 301), a southwesterly corner of 2.264 acres tract as conveyed to The Columbus, London, and Springfield Railway Company (D.B. 65, Page 248), and a northeasterly corner of what remains of an original 194.6771 acres tract as conveyed to MTB Chevington LLC (O.R. 325, Page 1584) and found in Survey Record 30-91 of the Madison County Engineer's Record of Land Surveys;

thence with the old centerline of the former State Highway 241 and a northwesterly line of the aforesaid 2.264 acres tract N 36°26'32" E, a distance of 1371.68 feet to a point marking a northerly most corner of said 2.264 acres tract and a southwesterly corner of a 3.88 acres tract

as conveyed to The Columbus, London, and Springfield Railway Company (D.B. 65, Page 343);

thence with the line between the aforesaid 2.264 acres tract and the aforesaid 3.88 acres tract S 41°50'43" E passing the centerline of U.S. Route 42 at 24.45 feet, a total distance of 74.30 feet to a 5/8" iron pin (set) marking the northerly most corner of a 3.000 acres "Tract I" as conveyed to Vaughn C. Darding, Trustee of the Vaughn C. Darding Revocable Trust (1/2 interest) and Jean M. Darding, Trustee of the Jean M. Darding Revocable Trust (1/2 interest) (O.R. 308, Page 1971) and found in Survey Record DE-27B of the Madison County Engineer's Record of Land Surveys, said mag nail being the true point of beginning of the tract of land herein described;

thence with the lines of the aforementioned 3.88 acres tract for the next three calls:

- 1) N 36°26'32" E, a distance of 983.50 feet to a 5/8" iron pin (set);
- 2) N 44°30'32" E, a distance of 136.80 feet to a 5/8" iron pin (set);
- 3) N 51°16'57" E, a distance of 137.77 feet to a 5/8" iron pin (set);

thence with a new division line S 41°42'24" E passing a T-rod (found) at 12.60 feet marking the westerly most corner to and continuing with the southwesterly line of Lot No. 1 of Karl E. Burr Subdivision (P.B. 1, Page 456), passing a westerly most corner to and continuing with the southwesterly line of a 1.524 acres "Tract II" as conveyed to Jeffrey C. Hill (O.R. 315, Page 2475), and passing the westerly most corner to and continuing with the southwesterly line of a 1.169 acres "Tract III" as conveyed to Jeffrey C. Hill (O.R. 315, Page 2475), and passing a 5/8" iron pin (set) at 447.47, a total distance of 462.47 feet to an 8" wood post (found);

thence with the southeasterly line of the aforesaid 1.169 acres "Tract III" N 50°35'14" E, a distance of 780.32 feet to a 5/8" iron pin (set) in the southwesterly line of Lot No. 8 of Karl E. Burr Subdivision (P.B. 1, Page 456);

thence with the southwesterly line of Karl E. Burr Subdivision S 42°41'01" E passing an axel (found) at 16.05 feet marking a westerly

most corner to and continuing with the southwesterly line of Lot No. 9 of said subdivision, a total distance of 165.49 feet to an axel (found) marking a westerly most corner of Lot No. 10 of said subdivision;

thence with the westerly line of Lot No. 10 of Karl E. Burr Subdivision S 42°00'06" E passing a westerly most corner to and continuing with the southwesterly line of a 0.225 acres tract as conveyed to Buddy D. Redd, Jr. and Natasha L. Davis (O.R. 366, Page 2278) and found in Survey Record DE-11D of the Madison County Engineer's Record of Land Surveys, a distance of 169.90 feet to a 5/8" iron pin (found,bent) marking a westerly most corner of Lot No. 11 of Josephine Burr Addition (Amended) (P.B. 2, Page 186);

thence with the southwesterly line of Josephine Burr Addition S 41°57'25" E, a distance of 319.73 feet to a 5/8" iron pin (found) in concrete marking a southerly most corner of Lot No. 12 of Josephine Burr Addition;

thence with the southeasterly line of Lot No. 12 of Josephine Burr Addition N 47°35'32" E passing a 1 3/4" iron pipe (found) in concrete at 270.04 feet, a total distance of 300.00 feet to a mag nail (set) in the centerline of Spring Valley Road (County Road No. 71);

thence with the centerline of Spring Valley Road S 41°59'52" E, a distance of 59.92 feet to a mag nail (set) marking a northerly most corner of Lot No. 13 of Josephine Burr Addition;

thence with the northwesterly line of Lot No. 13 of Josephine Burr Addition S 47°35'32" W passing a 1 3/4" iron pipe (found) at 29.93 feet, a total distance of 300.00 feet to a 5/8" iron pin (found,leaning);

thence with the southwesterly line of Lot No. 13 of Josephine Burr Addition S 41°59'52" E passing a 5/8" iron pin (found) at 170.00 feet marking a westerly most corner of Lot No. 14, passing a 5/8" iron pin (found) at 319.90 feet marking a westerly most corner of Lot No. 15, and passing a 5/8" (found,bent) at 469.73 feet marking a westerly most corner of Lot No. 16 of Josephine Burr Addition, a total distance of 619.74 feet to a 5/8" iron pin (found) marking the westerly most corner of Lot No. 17 of Josephine Burr Addition;

thence with another southwesterly line of Josephine Burr Addition S 41°59'09" E passing a 3/4" iron pipe (found) at 150.18 marking a westerly most corner of Lot No. 18 and passing a 5/8" iron pin (found) at 599.85 feet marking a westerly most corner of Lot No. 21 of Josephine Burr Addition, a total distance of 749.60 feet to a 5/8" iron pin (found) marking a westerly most corner of Lot No. 22 of Josephine Burr Addition;

thence with another southwesterly line of Josephine Burr Addition S 41°50'01" E passing a 5/8" iron pin (set) at 388.42 feet, a total distance of 408.42 feet to a point in the northwesterly line of a 79.417 acres tract as conveyed to Joseph C. Timmons and Joyce A. Timmons, Trustees of Timmons Family Trust (O.R. 359, Page 696) and found in Survey Record 104-19 of the Madison County Engineer's Record of Land Surveys;

thence with the northwesterly line of the aforesaid 79.417 acres tract S 43°22'27" W, a distance of 2029.76 feet to a double angle iron post (found) in a northeasterly line of a 12.03 acres "Fifth Tract" as conveyed to Hope Phinney (40.0938 %), Carol Beathard (40.0938 %), and Mary Gilkerson (19.8123 %) (O.R. 55, Page 1130) and (O.R. 347, Page 774);

thence with the northeasterly line of the aforesaid 12.03 acres "Fifth Tract" N 41°50'43" W passing a 1" iron pin (found) at 2585.53 feet marking an easterly most corner to and continuing with the northeasterly line of the aforementioned 3.000 acres "Tract I" as conveyed to Vaughn C. Darding, Trustee of the Vaughn C. Darding Revocable Trust (1/2 interest) and Jean M. Darding, Trustee of the Jean M. Darding Revocable Trust (1/2 interest) (O.R. 308, Page 1971) and found in Survey Record DE-27B of the Madison County Engineer's Record of Land Surveys, a total distance of 2956.69 feet to the true point of beginning, **containing 132.121 acres of land.**

Subject to a 150' wide easement to Ohio Edison Company and recorded in Deed Book 159, Page 507 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. 262° 36' 53.6") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Survey Control Monument '2350" and derived from GPS observations taken October 1, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015, December 2019, and October 2021 under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S21-790 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. — Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S21-790
October 28, 2021

LEGAL DESCRIPTION

Crooked Run Farm, LLC
74.917 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374&8792, and being all that remains of the original 93.98 acres "Second Tract" (Parcel No. 05-00038.000) as conveyed to Crooked Run Farm, LLC and recorded in Official Record 125, Page 1100 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a mag nail (set) marking the intersection of the centerline Betty Wilson Road (Township Road No. 135) and the old centerline of the former State Highway 241 found in the right-of-way plans of U.S. Route 42 (formerly State Highway 241) (S.H. 241-Sections D and C) and being a corner between Deercreek Township and the City of London, said mag nail being a northerly most corner of a 4.58 acres tract as conveyed to The Columbus, London, and Springfield Railway Company (D.B. 65, Page 301), a southwesterly corner of 2.264 acres tract as conveyed to The Columbus, London, and Springfield Railway Company (D.B. 65, Page 248), and a northeasterly corner of what remains of an original 194.6771 acres tract as conveyed to MTB Chevington LLC (O.R. 325, Page 1584) and found in Survey Record 30-91 of the Madison County Engineer's Record of Land Surveys;

thence with the centerline of Betty Wilson Road and a line between Deercreek Township and the City of London N 44°34'34" W, a distance of 2072.42 feet to a 3/4" iron pipe (found) at a point of intersection of the centerline of said road and marking a northerly corner of what remains of the aforesaid original 194.6771 acres tract, a southeasterly corner of what remains of an original 240.36 acres "Parcel 2" as conveyed to Judy R. Cecil, Trustee of the Judy Cecil Trust, and the southwesterly corner of a 33.615 acres "Parcel 2" as conveyed to Paul M. Wilson (O.R. 361, Page 1655) and found in Survey Record 13-20 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 33.615 acres "Parcel 2" N 64°48'49" E passing a 5/8" iron pin (previously set) at 24.80 feet, a total distance of 2260.45 feet to a 5/8" iron pin (previously set) marking a westerly corner of a 45.613 acres tract as conveyed 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 southwesterly line of the aforesaid 45.613 acres tract S 45°01'48" E passing a 5/8" iron pin (previously set) at 953.43 feet, a total distance of 983.76 feet to a 5/8" iron pin (set) in the old centerline of the former State Highway 241, said pin being in the northerly line of a 3.88 acres tract as conveyed to The Columbus, London, and Springfield Railway Company (D.B. 65, Page 343);

thence with the old centerline of the former State Highway 241 and northerly line of the aforesaid 3.88 acres tract S 36°26'32" W passing a northerly most corner to and continuing with the northwesterly line of the aforementioned 2.264 acres tract, a

distance of 2166.61 feet to the point of beginning, **containing 74.917 acres of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 262° 36' 53.6") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Survey Control Monument '2350" and derived from GPS observations taken October 1, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015, December 2019, and October 2021 under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S21-790 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. — Jason C. McConnaughey, P.S. — Douglas L. Kames, AIA

File No. S21-790
October 28, 2021

LEGAL DESCRIPTION

Crooked Run Farm, LLC
0.155 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374&8792, and a part of the original 163.16 acres "Third Tract" (Parcel No. 05-00038.000) as conveyed to Crooked Run Farm, LLC and recorded in Official Record 125, Page 1100 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) marking the intersection of the centerline Betty Wilson Road (Township Road No. 135) and the old centerline of the former State Highway 241 found in the right-of-way plans of U.S. Route 42 (formerly State Highway 241) (S.H. 241-Sections D and C), said mag nail being a northerly most corner of a 4.58 acres tract as conveyed to The Columbus, London, and Springfield Railway Company (D.B. 65, Page 301), a southwesterly corner of 2.264 acres tract as conveyed to The Columbus, London, and Springfield Railway Company (D.B. 65, Page 248), and a northeasterly corner of what remains of an original 194.6771 acres tract as conveyed to MTB Chevington LLC (O.R. 325, Page 1584) and found in Survey Record 30-91 of the Madison County Engineer's Record of Land Surveys;

thence with the old centerline of the former State Highway 241 and a northwesterly line of the aforesaid 2.264 acres tract N 36°26'32" E, a distance of 1371.68 feet to a point marking a northerly most corner of said 2.264 acres tract and a southwesterly corner of a 3.88 acres tract as conveyed to The Columbus, London, and Springfield Railway Company (D.B. 65, Page 343);

thence with the line between the aforesaid 2.264 acres tract and the aforesaid 3.88 acres tract S 41°50'43" E passing the centerline of U.S. Route 42 at 24.45 feet, a total distance of 74.30 feet to a 5/8" iron pin (set) marking the northerly most corner of a 3.000 acres "Tract I" as conveyed to Vaughn C. Darding, Trustee of the Vaughn C. Darding Revocable Trust (1/2 interest) and Jean M. Darding, Trustee of the Jean M. Darding Revocable Trust (1/2 interest) (O.R. 308, Page 1971) and found in Survey Record DE-27B of the Madison County Engineer's Record of Land Surveys and a westerly most corner of the original 163.16 acres "Third Tract" of which this is a part;

thence with the lines of the aforementioned 3.88 acres tract for the next three calls:

- 1) N 36°26'32" E, a distance of 983.50 feet to a 5/8" iron pin (set);
- 2) N 44°30'32" E, a distance of 136.80 feet to a 5/8" iron pin (set);
- 3) N 51°16'57" E, a distance of 137.77 feet to a 5/8" iron pin (set)

marking the true point of beginning of the tract of land herein described;

thence continuing with a southeasterly line of the aforesaid 3.88 acres tract N 51°16'57" E, a distance of 1074.58 feet to a point in the centerline of Spring Valley Road and being a northerly most corner of Lot No. 6 of Karl E. Burr Subdivision (P.B. 1, Page 456);

thence with the northwesterly line of Karl E. Burr Subdivision S 50°36'41" W, a distance of 1074.00 feet to a T-rod (found) westerly most corner of Lot No. 1 of Karl E. Burr Subdivision;

thence with a new division line N 41°42'24" W, a distance of 12.60 feet to the true point of beginning, **containing 0.155 acre of land.**

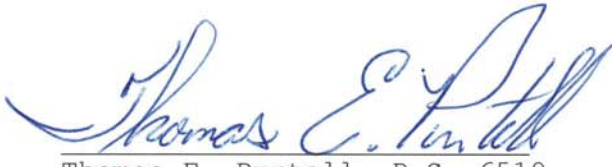
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 262° 36' 53.6") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Survey Control Monument '2350" and derived from GPS observations taken October 1, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015, December 2019, and October 2021 under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S21-790 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

