

POINT OF BEGINNING  
N: 677519.91  
E: 1728871.93

TDC FARMS, LLC  
OR 310 PG 396  
PID 13-00045.010  
66.6755 ACRES

TDC FARMS, LLC  
GLADE RUN ROAD  
PID 13-00157.008

N24°28'10"E  
1782.00'

SOUTH TO  
BIG PLAIN  
CIRCLEVILLE  
ROAD

N24°31'14"E 1662.56'

N24°31'14"E 1605.68'

GLADE RUN ROAD (CR 70)

DONALD B. POTRAFKE AND  
MARJORIE J. POTRAFKE  
OR 154 PG 2024  
COMMITMENT NO. 01032-21576  
PART OF  
SECOND PARCEL (MINUS EXCEPTIONS)  
GLADE RUN ROAD  
PID 13-00049.000  
400 ACRES (DEED)  
2.256 ACRES (SURVEY)

43.450  
ACRES

DONALD B. POTRAFKE AND  
MARJORIE J. POTRAFKE  
OR 154 PG 2024  
GLADE RUN ROAD  
PID 13-00049.000  
300 ACRES (DEED)

N81°08'18"W 681.24'

S79°25'34"W 595.93'

CONSERVATION EASEMENT  
OR 104 PG 740

N83°37'27"W 396.71'

S5°26'19"E 1506.91'

CONSERVATION EASEMENT  
OR 104 PG 740

S89°58'27"E 843.96'

MICHAEL W. STRICKLAND  
OR 338 PG 1287  
PID 13-00045.003  
2.004 ACRES

**SURVEY DATA:**

HORIZONTAL DATUM - DERIVED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), SCALED TO GROUND ABOUT THE ORIGIN (0,0) BY A GROUND SCALE FACTOR OF 1.000073586. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

**LEGEND**

- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- 5/8" IRON PIN SET WITH ID CAP STAMPED "WOOLPERT"
- MAG NAIL SET



**CERTIFICATION:**

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON JULY 24, 2020.

**WOOLPERT, INC.**

*Gary S. Swierz*  
GARY S. SWIERZ  
OHIO REGISTERED SURVEYOR NO. 7776

04DEC20  
DATE

PROJECT NO. 81146  
DATE 10/14/2020  
DR. TMC  
SHT. # 1 OF 1

4454 Idea Center Blvd  
Dayton, OH 45430  
937.461.5660  
FAX: 937.461.0743

**WOOLPERT**

43.450 ACRES  
GLADE RUN ROAD  
OAK RUN TOWNSHIP, VMS 4124  
MADISON COUNTY, OHIO

**DESCRIPTION OF  
POTRAFKE SOUTH PARCEL  
43.450 ACRES  
NOVEMBER 4, 2020**

Situate in Virginia Military Survey No. 4124, in the Township of Oak Run, County of Madison, State of Ohio, and being part of an original 300 acre tract of land as conveyed to Donald B. Potrafke and Marjorie J. Potrafke by deed recorded in Official Record 154, page 2024, PID 13-00049.000 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Madison County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing, for reference, at a Mag nail, found flush, at the intersection of Glade Run Road (CR 70) with a 40' public right of way and Big Plain Circleville Road (CR 4) with a 50' public right of way.

thence with the centerline of Glade Run Road, the west line of an original 100 acre tract of land conveyed to Donald B. Potrafke and Marjorie J. Potrafke by deed recorded in Official Record 154, page 2024, PID 13-00049.000 and the east line of a tract of land conveyed to TDC Farms, LLC, PID 13-00157.008, North twenty-four degrees twenty-eight minutes ten seconds East (N24°28'10"E), for one thousand seven hundred eighty-two and 00/100 feet (1782.00') to the northwest corner of said 100 acre tract and the southwest corner of an original 300 acre tract of land as conveyed to Donald B. Potrafke and Marjorie J. Potrafke by deed recorded in Official Record 154, page 2024, PID 13-00049.000;

thence continuing with the said lines and the east line of a 66.6755 acre tract of land conveyed to TDC Farms LLC, PID 13-00045.010, North twenty-four degrees thirty-one minutes fourteen seconds East (N24°31'14"E), for one thousand six hundred sixty-two and 56/100 feet (1,662.56') to the **POINT OF BEGINNING**, a railroad spike found at a southwest corner of an original 400 acre tract of land as conveyed to Donald B. Potrafke and Marjorie J. Potrafke by deed recorded in Official Record 154, page 2024, PID 13-00049.000 and the northwest corner of said 300 acre tract;

thence along the south line of said 400 acre tract and the north line of said 300 acre tract, South eighty-nine degrees fifty-eight minutes twenty-seven seconds East (S89°58'27"E), for eight hundred forty-three and 96/100 feet (843.96') to an iron pin set;

thence across said 300 acre tract and a west line of a conservation easement in deed recorded in Official Record 104, Page 740 for the following four (4) courses:

1. South five degrees twenty-six minutes nineteen seconds East (S05°26'19"E), for one thousand five hundred six and 91/100 feet (1,506.91') to an iron pin set;
2. North eighty-three degrees thirty-seven minutes twenty-seven seconds West (N83°37'27"W), for three hundred ninety-six and 71/100 feet (396.71') to an iron pin set;
3. South seventy-nine degrees twenty-five minutes thirty-four seconds West (S79°25'34"W), for five hundred ninety-five and 93/100 feet (595.93') to an iron pin set;

4. North eighty-one degrees eight minutes eighteen seconds West (N81°08'18"W), for six hundred eighty-one and 24/100 feet (681.24') to a MAG nail set on the centerline of Glade Run Road, west line of said 300 acre tract and east line of said PID 13-00157.008;

thence along said lines, North twenty-four degrees thirty-one minutes fourteen seconds East (N24°31'14"E), for one thousand six hundred five and 68/100 feet (1,605.68') to the **POINT OF BEGINNING**, containing 43.450 acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from said coordinate system by GPS observations and observations of selected stations in the National Geodetic Survey Continuously Operating Reference Station (NGS CORS) Network.

This description was prepared under the direction of Gary S. Swierz, Ohio Registered Surveyor No. 7776, of Woolpert Inc., based upon a field survey performed during July, 2020.

**Woolpert, Inc.**



  
\_\_\_\_\_  
Gary S. Swierz

Ohio Registered Surveyor No. 7776

04 DEC 20  
Date

TO THE INTERSECTION OF  
GLADE RUN ROAD - CR 70  
AND JONES MARSH ROAD  
N0°08'45"E  
1898.25'

POINT OF BEGINNING  
N: 681047.93  
E: 1730409.64

TDC FARMS, LLC  
OR 282 PG 557  
PID 13-00045.012  
122.8704 ACRES

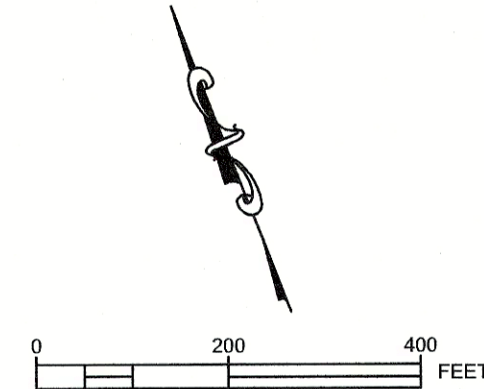
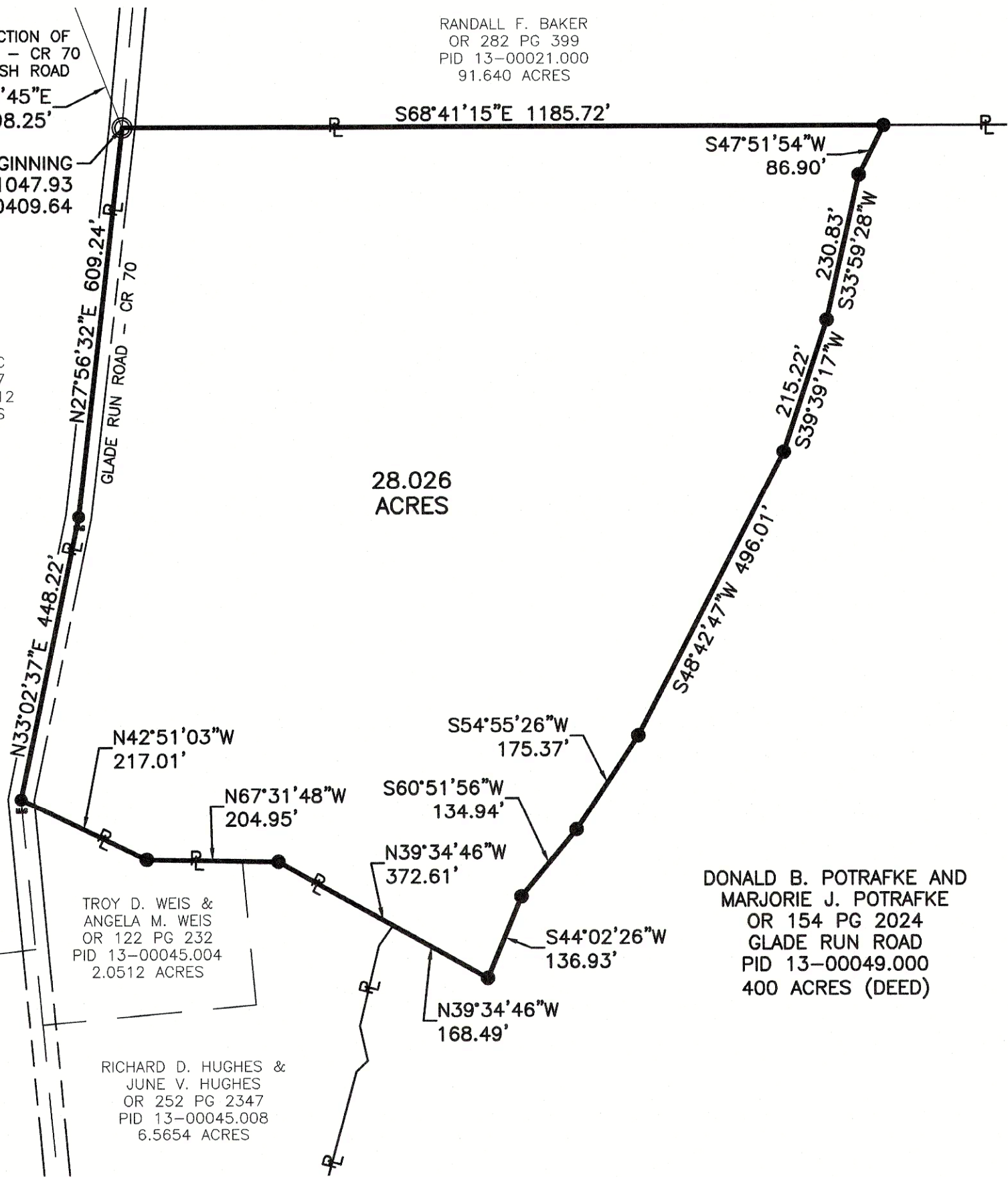
RANDALL F. BAKER  
OR 282 PG 399  
PID 13-00021.000  
91.640 ACRES

28.026  
ACRES

TROY D. WEIS &  
ANGELA M. WEIS  
OR 122 PG 232  
PID 13-00045.004  
2.0512 ACRES

RICHARD D. HUGHES &  
JUNE V. HUGHES  
OR 252 PG 2347  
PID 13-00045.008  
6.5654 ACRES

DONALD B. POTRAFKE AND  
MARJORIE J. POTRAFKE  
OR 154 PG 2024  
GLADE RUN ROAD  
PID 13-00049.000  
400 ACRES (DEED)



**SURVEY DATA:**

HORIZONTAL DATUM - DERIVED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), SCALED TO GROUND ABOUT THE ORIGIN (0,0) BY A GROUND SCALE FACTOR OF 1.000073586. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

**LEGEND**

- ⊙ IRON PIN FOUND
- 5/8" IRON PIN SET WITH ID CAP STAMPED "WOOLPERT"
- MAG NAIL SET



**CERTIFICATION:**

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON JULY 24, 2020.

**WOOLPERT, INC.**

*Gary S. Swierz*  
GARY S. SWIERZ  
OHIO REGISTERED SURVEYOR NO. 7776

04 DEC 20  
DATE

PROJECT NO. 81146	DATE 10/14/2020
DR. TMC	SHT. # 1 OF 1
4454 Idea Center Blvd Dayton, OH 45430 WOOLPERT 937.461.5660 FAX: 937.461.0743	
<p>28.026 ACRES GLADE RUN ROAD OAK RUN TOWNSHIP, VMS 3973 MADISON COUNTY, OHIO</p>	

**DESCRIPTION OF  
POTRAFKE NORTH PARCEL  
28.026 ACRES  
NOVEMBER 4, 2020**

Situate in Virginia Military Survey No. 3973, in the Township of Oak Run, County of Madison, State of Ohio, and being part of an original 400 acre tract of land as conveyed to Donald B. Potrafke and Marjorie J. Potrafke by deed recorded in Official Record 154, page 2024, PID 13-00049.000 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Madison County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

**BEGINNING** at 1-1/2" square iron pin found at the northwest corner of said 400 acre tract and the southwest corner of a 91.640 acre tract of land as conveyed to Randall F. Baker by deed recorded in Official Record 282, page 399, the east line of a 122.8704 acre tract conveyed to TDC Farms, LLC by deed recorded in Official Record 282, Page 557, PID 13-00045.012, said point being on the centerline of Glade Run Road and referenced by a railroad spike at the intersection of Glade Run Road and Jones Marsh Road, North zero degrees eight minutes forty-five seconds East (N00°08'45"E) at one thousand eight hundred ninety-eight and 25/100 feet (1898.25');

thence along the north line of said 400 acre tract and the south line of said 91.640 acre tract, South sixty-eight degrees forty-one minutes fifteen seconds East (S68°41'15"E), for one thousand one hundred eighty-five and 72/100 feet (1,185.72') to an iron pin set;

thence leaving said lines across said 400 acre tract for the following seven (7) courses:

1. South forty-seven degrees fifty-one minutes fifty-four seconds West (S47°51'54"W), for eighty-six and 90/100 feet (86.90') to an iron pin set;
2. South thirty-three degrees fifty-nine minutes twenty-eight seconds West (S33°59'28"W), for two hundred thirty and 83/100 feet (230.83') to an iron pin set;
3. South thirty-nine degrees thirty-nine minutes seventeen seconds West (S39°39'17"W), for two hundred fifteen and 22/100 feet (215.22') to an iron pin set;
4. South forty-eight degrees forty-two minutes forty-seven seconds West (S48°42'47"W), for four hundred ninety-six and 1/100 feet (496.01') to an iron pin set;

5. South fifty-four degrees fifty-five minutes twenty-six seconds West (S54°55'26"W), for one hundred seventy-five and 37/100 feet (175.37') to an iron pin set;
6. South sixty degrees fifty-one minutes fifty-six seconds West (S60°51'56"W), for one hundred thirty-four and 94/100 feet (134.94') to an iron pin set;
7. South forty-four degrees two minutes twenty-six seconds West (S44°02'26"W), for one hundred thirty-six and 93/100 feet (136.93') to an iron pin set;

thence continuing across said 400 acre tract and along the north line of a 6.5654 acre tract of land as conveyed to Richard D. Hughes and June V. Hughes by deed recorded in Official Record 252, page 2347, North thirty-nine degrees thirty-four minutes forty-six seconds West (N39°34'46"W), passing the northeast corner of said 6.5654 acre tract at 168.49 feet, for a total distance of three hundred seventy-two and 61/100 feet (372.61') to an iron pin set at an angle point on a south line of said 400 acre tract and the north line of said 6.5654 acre tract;

thence along a south line of said 400 acre tract and the north line of said 6.5654 acre tract and the north line of a 2.0512 acre tract of land as conveyed to Troy D. Weis and Angela M. Weis by deed recorded in Official Record 122, page 232, North sixty-seven degrees thirty-one minutes forty-eight seconds West (N67°31'48"W), for two hundred four and 95/100 feet (204.95') to an iron pin set;

thence along a south line of said 400 acre tract and the north line of said 2.0512 acre tract, North forty-two degrees fifty-one minutes three seconds West (N42°51'03"W), for two hundred seventeen and 1/100 feet (217.01') to a MAG nail set at a southwest corner of said 400 acre tract, the northwest corner of said 2.0512 acre tract, the west line of a tract of said 122.8704 acre tract and the centerline of Glade Run Road;

thence along the west line of said 400 acre tract, east line of said 122.8704 acre tract and said centerline, North thirty-three degrees two minutes thirty-seven seconds East (N33°02'37"E), for four hundred forty-eight and 22/100 feet (448.22') to a MAG nail set;

thence continuing along said line, North twenty-seven degrees fifty-six minutes thirty-two seconds East (N27°56'32"E), for six hundred nine and 24/100 feet (609.24') to the **POINT OF BEGINNING**, containing 28.026 acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from said coordinate system by GPS observations and observations of selected stations in the National Geodetic Survey Continuously Operating Reference Station (NGS CORS) Network.

This description was prepared under the direction of Gary S. Swierz, Ohio Registered Surveyor No. 7776, of Woolpert Inc., based upon a field survey performed during July, 2020.

**Woolpert, Inc.**

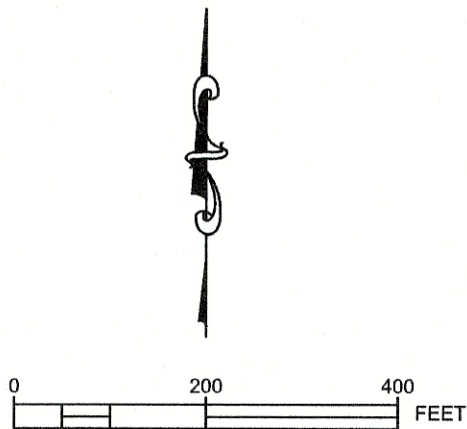


*[Handwritten signature of Gary S. Swierz]*

Gary S. Swierz  
Ohio Registered Surveyor No. 7776

*04 DEC 20*

Date



POINT OF BEGINNING  
N: 677519.91  
E: 1728871.93

N24°35'49"E 299.58'

MICHAEL W. STRICKLAND  
OR 338 PG 1287  
PID 13-00045.003  
2.004 ACRES

2.256  
ACRES

N89°58'27"W 721.25'

DONALD B. POTRAFKE AND  
MARJORIE J. POTRAFKE  
OR 154 PG 2024  
COMMITMENT NO. 01032-21576  
PART OF  
SECOND PARCEL (MINUS EXCEPTIONS)  
GLADE RUN ROAD  
PID 13-00049.000  
400 ACRES (DEED)  
2.256 ACRES (SURVEY)

TDC FARMS, LLC  
OR 310 PG 396  
PID 13-00045.010  
66.6755 ACRES

TDC FARMS, LLC  
GLADE RUN ROAD  
PID 13-00157.008

N24°31'14"E 1662.56'

N24°28'10"E  
1782.00'

SOUTH TO  
BIG PLAIN  
CIRCLEVILLE  
ROAD

CONSERVATION EASEMENT  
OR 104 PG 740

DONALD B. POTRAFKE AND  
MARJORIE J. POTRAFKE  
OR 154 PG 2024  
GLADE RUN ROAD  
PID 13-00049.000  
300 ACRES (DEED)

**SURVEY DATA:**

HORIZONTAL DATUM - DERIVED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), SCALED TO GROUND ABOUT THE ORIGIN (0,0) BY A GROUND SCALE FACTOR OF 1.000073586. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

**LEGEND**

- IRON PIN FOUND
- ◡ RAILROAD SPIKE FOUND
- 5/8" IRON PIN SET WITH ID CAP STAMPED "WOOLPERT"
- MAG NAIL SET



**CERTIFICATION:**

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON JULY 24, 2020.

**WOOLPERT, INC.**

*G. Swierz*  
GARY S. SWIERZ  
OHIO REGISTERED SURVEYOR NO. 7776

04 DEC 20  
DATE

PROJECT NO.	81146
DATE	11/04/2020
DR.	TMC
SHT. #	1 OF 1

4454 Idea Center Blvd  
Dayton, OH  
45430  
937.461.5660  
FAX: 937.461.0743



2.256 ACRES  
GLADE RUN ROAD  
OAK RUN TOWNSHIP, VMS 4124  
MADISON COUNTY, OHIO

**DESCRIPTION OF  
POTRAFKE SOUTH PARCEL  
2.256 ACRES  
NOVEMBER 4, 2020**

Situate in Virginia Military Survey No. 4124, in the Township of Oak Run, County of Madison, State of Ohio, and being part of an original 400 acre tract of land as conveyed to Donald B. Potrafke and Marjorie J. Potrafke by deed recorded in Official Record 154, page 2024, PID 13-00049.000 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Madison County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing, for reference, at a Mag nail, found flush, at the intersection of Glade Run Road (CR 70) with a 40' public right of way and Big Plain Circleville Road (CR 4) with a 50' public right of way.

thence with the centerline of Glade Run Road, the west line of an original 100 acre tract of land conveyed to Donald B. Potrafke and Marjorie J. Potrafke by deed recorded in Official Record 154, page 2024, PID 13-00049.000 and the east line of a tract of land conveyed to TDC Farms, LLC, PID 13-00157.008, North twenty-four degrees twenty-eight minutes ten seconds East (N24°28'10"E), for one thousand seven hundred eighty-two and 00/100 feet (1782.00') to the northwest corner of said 100 acre tract and the southwest corner of an original 300 acre tract of land as conveyed to Donald B. Potrafke and Marjorie J. Potrafke by deed recorded in Official Record 154, page 2024, PID 13-00049.000;

thence continuing with the said lines and the east line of a 66.6755 acre tract of land conveyed to TDC Farms LLC, PID 13-00045.010, North twenty-four degrees thirty-one minutes fourteen seconds East (N24°31'14"E), for one thousand six hundred sixty-two and 56/100 feet (1,662.56') to the **POINT OF BEGINNING**, a railroad spike found at a southwest corner of said 400 acre tract and the northwest corner of said 300 acre tract;

thence along said centerline, west line of said 400 acre tract and east line of said 66.6755 acre tract, North twenty-four degrees thirty-five minutes forty-nine seconds East (N24°35'49"E), for two hundred ninety-nine and 58/100 feet (299.58') to an railroad spike found at the southwest corner of a 2.004 acre tract conveyed to Michael W. Strickland in deed recorded in Official Record 338, Page 1287;

thence along the north line of said 400 acre tract and the south line of said 2.004 acre tract, South sixty-five degrees twenty-five minutes fifty-five seconds East (S65°25'55"E), for six hundred fifty-five and 94/100 feet (655.94') to an iron pin set at the southeast corner of said 2.004 acre tract, the south line of said 400 acre tract and the north line of said 300 acre tract;

thence along the south line of said 400 acre tract and north line of said 300 acre tract, North eighty-nine degrees fifty-eight minutes twenty-seven seconds West (N89°58'27"W), for seven hundred twenty-one and 25/100 feet (721.25') to the **POINT OF BEGINNING**, containing 2.256 acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.


Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from said coordinate system by GPS observations and observations of selected stations in the National Geodetic Survey Continuously Operating Reference Station (NGS CORS) Network.

This description was prepared under the direction of Gary S. Swierz, Ohio Registered Surveyor No. 7776, of Woolpert Inc., based upon a field survey performed during July, 2020.

**Woolpert, Inc.**



  
\_\_\_\_\_  
Gary S. Swierz  
Ohio Registered Surveyor No. 7776

04 DEC 20  
Date