

EXHIBIT "B"

BEN-ELEN FARMS
P.N.: 13-00013.000

STEBBINS ROBERT E
P.N.: 13-00149.000

P.O.R.
IRON PIPE W/ CAP

JOHNSTON RD.
(C.R. 85 - 40' R/W)

P.O.B.
RR SPIKE
GRID NORTHING:
656015.91
GRID EASTING:
1714046.72

KEVIN N. & DIANA K. SUMMERS
O.R. 339, PG. 1550
REMAINDER OF 251.531 ACRES
P.N. 13-00119.000

JOHNSTON RD.
(C.R. 85 - 40' R/W)

150' TRANSMISSION EASEMENT
(175/361 & 176/329)

N72°26'00"E 1032.68'

SUBSTATION
34.691 ACRES
1,511,137 SQ. FT.

N42°27'38"W 2749.52'

S18°58'38"E 1047.171'S

V.M.S. 8044
V.M.S. 8058

S71°54'44"W
330.13'

S18°27'33"E 412.89'

IRON PIPE IN CONC.

S47°32'35"W 340.89'

CONC. FENCE POST

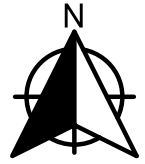
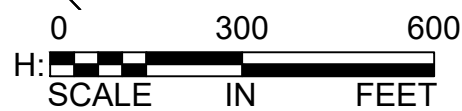
12/6/2022

L. Brad Oswald

BLAKE E. RAINES, TRUSTEE
O.R. 396, PG. 2369
312.0582 ACRES
P.N.: 13-00148.000-34

V.M.S. 8044

V.M.S. 8058



LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 5/8" IRON ROD W/ PLASTIC CAP STAMPED "OSWALD 8543"
- PARCEL BOUNDARY
- - - ADJOINER PROPERTY
- - - RIGHT-OF-WAY
- - - VIRGINIA MILITARY SURVEY LINE
- O.R. OFFICIAL RECORD
- P.O.B. POINT OF BEGINNING

GENERAL NOTES

1. COORDINATE SYSTEM: NAD83 OHIO STATE PLANES, SOUTH ZONE, US SURVEY FOOT. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. FOR GRID DISTANCES MULTIPLY ALL DISTANCES BY THE COMBINED SCALE FACTOR OF 0.99992436.
2. BASIS OF BEARING: ASSUMING THE CENTERLINE OF JOHNSTON RD AND THE NORTHWEST LINE OF THE 251.531 ACRE TRACT RECORDED IN OFFICIAL RECORDS 339, PAGE 1550, AS BEARING NORTH 34°24'20" EAST, BETWEEN A FOUND RAILROAD SPIKE AND IRON ROD WITH CAP, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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WSB PROJECT NO.:
018343-000

FOX SQUIRREL SOLAR
SUBSTATION
EDF RENEWABLES

EXHIBIT "A"
LEGAL DESCRIPTION
SUBSTATION

A 34.691 acre tract being situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. number 8044 and 8058, and a portion of land out of a 251.531 acre tract (Parcel Number 13-00119.000), conveyed to Kevin N. and Dana K. Summers, recorded in Book 339, Page 1550 of Madison County Records, Ohio, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Johnston Rd. (C.R. 85 - 40' Right of Way), being the most northerly corner of a 312.0582 acre tract conveyed to Blake E. Raines, trustee, recorded in Book 396, Page 2369 of Madison County Records and the most westerly corner of said 251.531 acre tract, said **Point of Beginning** having grid coordinates of Northing: 656015.91 and Easting: 1714046.72;

Thence North 34°24'20" East, along said centerline and the northwesterly line of said 251.531 acre tract, a distance of 256.72 feet to a 5/8-inch iron rod with cap stamped "Oswald 8543" set for the most northerly corner of the tract described herein, from which an iron pipe with a cap found for the northwest corner of said 251.531 acre tract, bears north 34°24'20" east, a distance of 189.16 feet;

Thence over and across said 251.531 acre tract the following five (5) courses and distances:

1. South 42°27'38" East, 1,326.79 feet to a 5/8-inch iron rod with cap stamped "Oswald 8543" set,
2. North 72°26'00" East, 1,032.68 feet to a 5/8-inch iron rod with cap stamped "Oswald 8543" set for the northeast corner of the tract described herein,
3. South 17°22'04" East, 889.58 feet to a 5/8-inch iron rod with cap stamped "Oswald 8543" set for the most easterly corner of the tract described herein,
4. South 71°54'44" West, 330.13 feet to a 5/8-inch iron rod with cap stamped "Oswald 8543" set for a southeasterly corner of the tract described herein, and
5. South 18°27'23" East, 412.69 feet to an iron pipe in concrete found for a northeasterly corner of said 312.0582 acre tract and a southwesterly corner of said 251.531 acre tract;

Thence along the northeast line of said 312.0582 acre tract and southwest line of said 251.531 acre tract the following two (2) courses and distances:

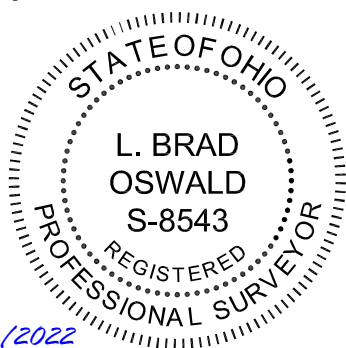
1. South 47°32'35" West, a distance of 340.89 feet to a concrete fence post found for a northeasterly corner of said 312.0582 acre tract and a southwesterly corner of said 251.531 acre tract;
2. North 42°27'38" West, a distance of 2,749.52 feet to the **Point of Beginning** and containing 34.691 acres (1,511,137 sq. ft.), more or less.

Coordinate System: NAD83 Ohio State Planes, South Zone, US survey foot. All distances shown hereon are ground distances. For grid distances multiply all distances by the combined scale factor of 0.99992436.

Basis of Bearing: Assuming the centerline of Johnston Rd and the northwest line of the 251.531 acre tract recorded in Official Records 339, page 1550, as bearing North 34°24'20" East, between a found railroad spike and iron rod with cap, and with all other bearings contained herein relative thereto.

L. Brad Oswald

12/6/2022



L. Brad Oswald, RPS No. S-8543

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