

LINE No.	BEARING	LENGTH
L1	N 15°16'31" W	136.01'
L2	N 6°56'22" E	217.66'
L3	N 27°40'44" W	141.40'
L4	S 86°36'58" W	78.86'
L5	S 33°54'41" W	201.83'
L6	S 82°59'27" W	85.55'
L7	N 50°13'39" W	124.25'
L8	N 18°37'22" W	212.30'
L9	N 42°01'13" W	93.61'
L10	N 71°04'12" E	269.00'
L11	N 18°55'48" W	372.45'

LINE No.	BEARING	LENGTH
L12	S 71°04'12" W	269.00'
L13	N 18°55'48" W	372.45'
L14	S 71°04'12" W	269.00'
L15	N 18°55'48" W	122.36'
L16	N 16°54'55" W	229.70'
L17	N 79°51'46" E	298.28'
L18	N 56°40'06" E	198.98'
L19	N 0°12'29" E	149.50'
L20	N 25°45'00" W	210.11'
L21	N 66°41'12" E	286.11'

LINE No.	BEARING	LENGTH
R22	S 60°54'23" E	259.93'
R23	N 64°51'22" E	176.02'
R24	N 22°28'55" E	166.97'
R25	N 8°19'55" W	145.37'
R26	S 79°57'47" W	135.74'
R27	S 17°17'22" W	225.58'
R28	S 55°48'24" W	160.46'
R29	N 40°12'37" W	164.85'

VOLUME ____ PLAT NO. ____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 11, 2021
 SCALE 1"=300'
 DEED REFERENCE
 OFFICIAL RECORD 314 PAGE 335
 TOWNSHIP DEERCREEK
 MILITARY SURVEY NUMBER 3903 & 6781

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 66°16'10.1") BETWEEN NATIONAL GEODETIC SURVEY STATION "OHMD" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN SEPTEMBER 27, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 21788 10-22-21)

- 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)
 - ◇ POST (FOUND)
 - ODOT MONUMENT BOX (FOUND)
 - 1" IRON PIPE (FOUND)
 - CHAIN LINK FENCE
 - - - WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
 - ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "WINDY 2010", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"

DEED REFERENCE

COGNAC FARM LLC
O.R. 314, PAGE 335
FIRST TRACT
ORIG. 370 Ac.
S.R. DE-1C
P.N. 05-00144.000
SECOND TRACT
146 Ac.
P.N. 05-00144.000
THIRD TRACT
1.024 Ac.
P.N. 05-00144.000
FOURTH TRACT
13.34 Ac.
P.N. 05-00144.000
FIFTH TRACT
ORIG. 13.68 Ac.
P.N. 05-00148.000
SIXTH TRACT
ONE Ac.
P.N. 05-00148.001

REVISIONS
11/16/21

SURVEY FOR
COGNAC FARM LLC
 DEERCREEK TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 3903 & 6781

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



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 OCTOBER, 2021.

Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8509

DATE	SCALE	PROJECT NO.
NOVEMBER 11, 2021	1"=300'	S21-788

LEGEND

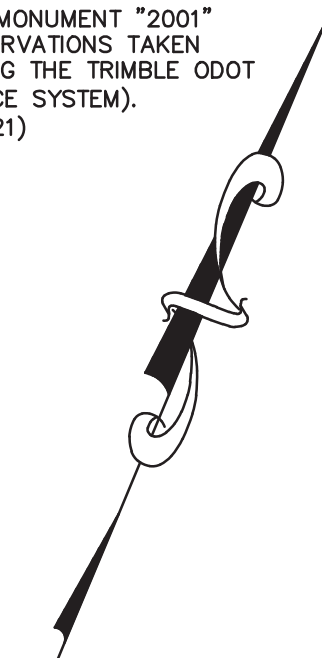
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊙ 6" ROUND CONCRETE MONUMENT (FOUND)
- ⊖ 3/4" IRON PIPE (FOUND)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- ⊙ MAG NAIL (SET)
- ◇ POST (FOUND)
- ODOT MONUMENT BOX (FOUND)
- 1" IRON PIPE (FOUND)
- x— CHAIN LINK FENCE
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "WINDY 2010", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"

DIANE N. BYERS
O.R. 124, PAGE 1898
ORIG. 105 Ac.
P.N. 05-00473.000

GCSQUARED LLC
O.R. 246, PAGE 2178
ORIG. 312.362 Ac.
P.N. 05-00448.000

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE NOVEMBER 11, 2021
SCALE 1"=300'
DEED REFERENCE
OFFICIAL RECORD 314 PAGE 335
TOWNSHIP DEERCREEK
MILITARY SURVEY NUMBER 3903 & 6781

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 66°16'10.1") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHMD" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN SEPTEMBER 27, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 21788 10-22-21)



KEITH E. ROBERTS
AND
VIOLET L. ROBERTS
CO-TRUSTEE OF THE
ROBERTS FAMILY TRUST
(1/2 INTEREST)
AND
BRUCE A. ROBERTS,
TRUSTEE OF THE
BRUCE A. ROBERTS
REVOCABLE TRUST
(1/2 INTEREST)
O.R. 364, PAGE 269
101.266 Ac.
P.N. 05-00250.000
S.R. 40-20

DEED REFERENCE
COGNAC FARM LLC
O.R. 314, PAGE 335
FIRST TRACT
ORIG. 370 Ac.
S.R. DE-1C
P.N. 05-00144.000
SECOND TRACT
146 Ac.
P.N. 05-00144.000
THIRD TRACT
1.024 Ac.
P.N. 05-00144.000
FOURTH TRACT
13.34 Ac.
P.N. 05-00144.000
FIFTH TRACT
ORIG. 13.68 Ac.
P.N. 05-00148.000
SIXTH TRACT
ONE Ac.
P.N. 05-00148.001

RICARHD ALLEN SUMMERS,
TRUSTOR AND TRUSTEE
OF THE
MYRTLE MAE SUMMERS
O.R. 187, PAGE 88
PARCEL NUMBER FOUR
5.190 Ac.
P.N. 05-00479

PARCEL NUMBER FIVE
TRACT 1
1.7278 Ac.
P.N. 05-00479

PARCEL NUMBER FIVE
TRACT 2
1.7325 Ac.
P.N. 05-00479

P.O.C.
89.931 Ac.
INGRESS/EGRESS
EASEMENT
DRAINAGE EASEMENT
P.O.B.
159.534 Ac.

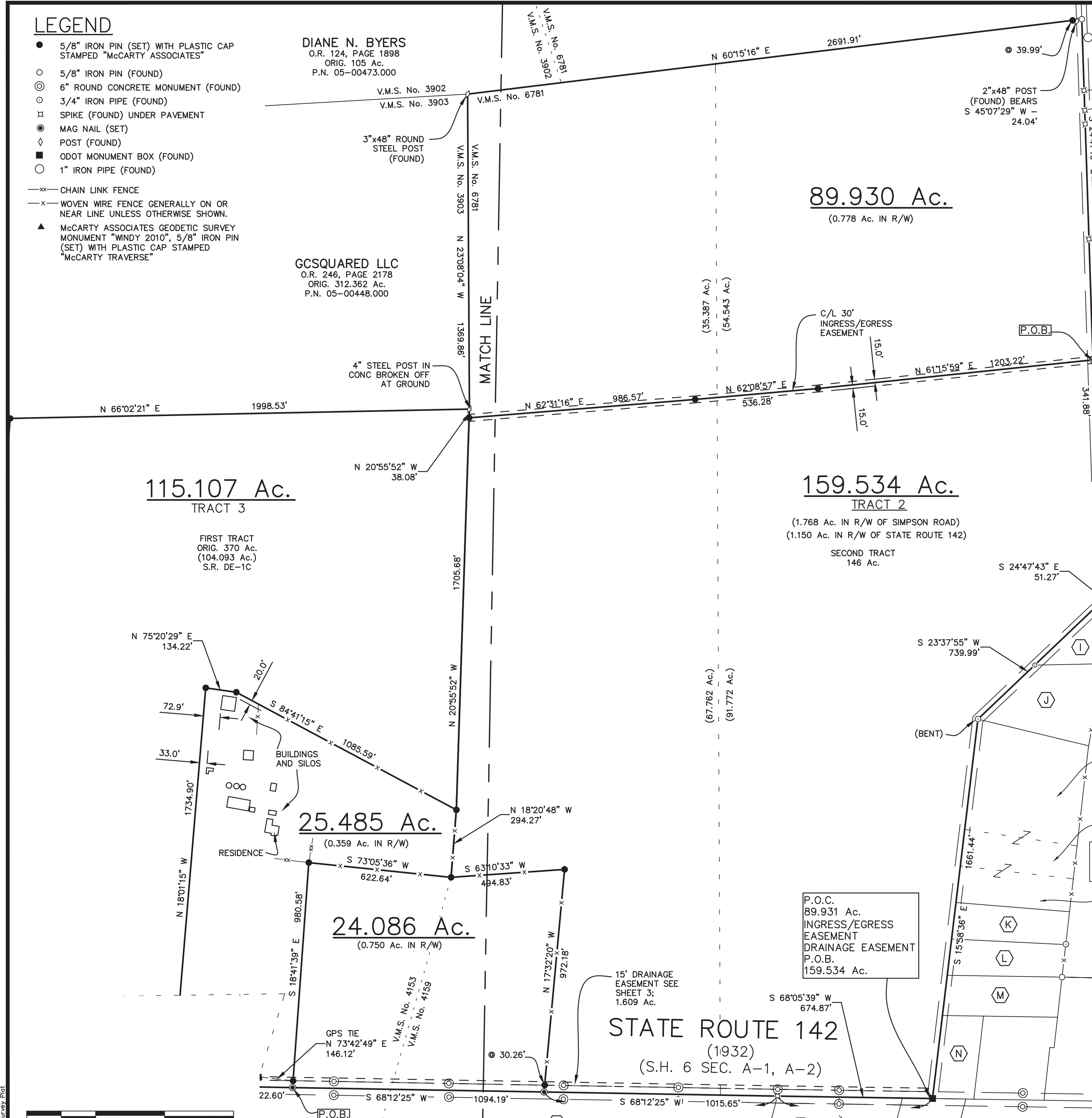
15' DRAINAGE
EASEMENT SEE
SHEET 3;
1.609 Ac.

SURVEY FOR
COGNAC FARM LLC
DEERCREEK TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. Nos. 3903 & 6781

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.
NOVEMBER 11, 2021	1"=300'	S21-788

REVISIONS
11/16/21



L:\Current\Projects\2021\21-788 Cogniac Farms LLC\CAD\AutoCAD Project\dwg\21788 Survey Plat.dwg, Survey Plat (2), 11/16/2021 12:17:06 PM, DWG To PDF.pc3

21788 Survey Plat

VOLUME ____ PLAT NO. ____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 11, 2021
 SCALE 1"=300'
 DEED REFERENCE
 OFFICIAL RECORD 314 PAGE 335
 TOWNSHIP DEERCREEK
 MILITARY SURVEY NUMBER 3903 & 6781

(A)
 BRUCE A. ROBERTS,
 TRUSTEE OF
 THE BRUCE A. ROBERTS
 REVOCABLE TRUST
 O.R. 280, PAGE 1243
 ORIG. 90 Ac.
 P.N. 05-00473.002

(B)
 ROBIN ZACHARIAS
 AND
 VICKY ZACHARIAS
 O.R. 291, PAGE 811
 1.1551 Ac.
 P.N. 05-00473.001

(C)
 BRUCE A. ROBERTS,
 TRUSTEE OF
 THE BRUCE A. ROBERTS
 REVOCABLE TRUST
 O.R. 280, PAGE 1236
 66.465 Ac.
 P.N. 05-00456.001
 S.R. 53-01

(D)
 JOSHUA T. BLAZIER
 AND
 ANDREA BLAZIER
 O.R. 389, PAGE 986
 4.96185 Ac.
 P.N. 05-00456.000
 S.R. 53-01

(E)
 LARRY FRY
 O.R. 271, PAGE 38
 1.110 Ac.
 P.N. 05-00063.000
 S.R. DE-23B
 S.R. 40-20

(F)
 TIMOTHY R. EATON
 AND
 PATRICIA J. EATON
 O.R. 286, PAGE 814
 1.110 Ac.
 P.N. 05-00044.000
 S.R. DE-23B
 S.R. 40-20

(G)
 RHODA L. SMITH
 O.R. 321, PAGE 67
 1.110 Ac.
 P.N. 05-00246.000
 S.R. DE-23B
 S.R. 40-20

(H)
 RONALD K. ROUSE
 AND
 LINDA L. ROUSE
 O.R. 214, PAGE 455
 1.110 Ac.
 P.N. 05-00334.000
 S.R. DE-23B
 S.R. 40-20

(I)
 CHARLES R. PETERS III
 O.R. 383, PAGE 1911
 0.922 Ac.
 P.N. 05-00242.000
 S.R. DE-23B
 S.R. 40-20

(J)
 CHRISTOPHER C. LEWIS
 AND
 JULIE A. LEWIS
 O.R. 89, PAGE 18
 2.8346 Ac.
 P.N. 05-00288.000
 S.R. DE-23B
 S.R. 40-20

(K)
 VICKY D. JOOS
 O.R. 297, PAGE 1847
 1.7364 Ac.
 P.N. 05-00480.000
 S.R. DE-23B
 S.R. 40-20

(L)
 STEVEN G. RINEHART
 AND
 LORI G. RINEHART
 O.R. 236, PAGE 171
 1.7365 Ac.
 P.N. 05-00002.000
 S.R. DE-23B
 S.R. 40-20

(M)
 MARILYN K. STEINER
 AND
 ROBERT E. STEINER, JR.
 O.R. 243, PAGE 1480
 2.0037 Ac.
 P.N. 05-00211.001
 S.R. 8-85
 S.R. 40-20

(N)
 RONALD E. CLIFTON
 AND
 JACLYN M. CLIFTON
 O.R. 94, PAGE 1096
 1.5000 Ac.
 P.N. 05-00211.002
 S.R. 8-85

(O)
 CHARLES N AND
 KAREN S. SUMMERS
 O.R. 270, PAGE 718
 5.010 Ac.
 P.N. 05-00152.000
 S.R. DE-28A

(P)
 DAVID E. CUNNINGHAM
 AND
 JOYCE E. CUNNINGHAM
 O.R. 106, PAGE 1157
 TRACT I
 5.010 Ac.
 P.N. 05-00078.000
 S.R. DE-28A

(Q)
 DAVID E. CUNNINGHAM
 AND
 JOYCE E. CUNNINGHAM
 O.R. 106, PAGE 1157
 TRACT II
 5.010 Ac.
 P.N. 05-00077.000
 S.R. DE-28A

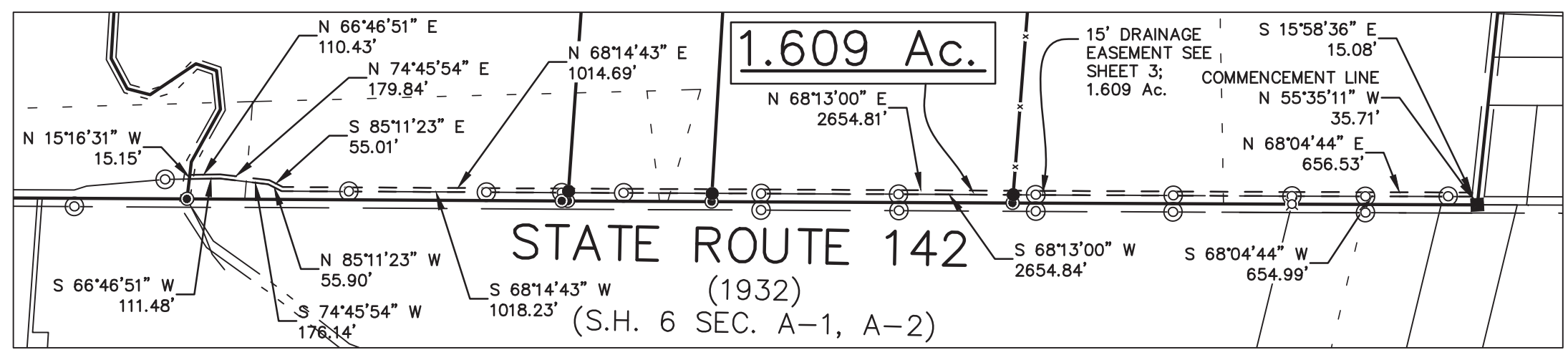
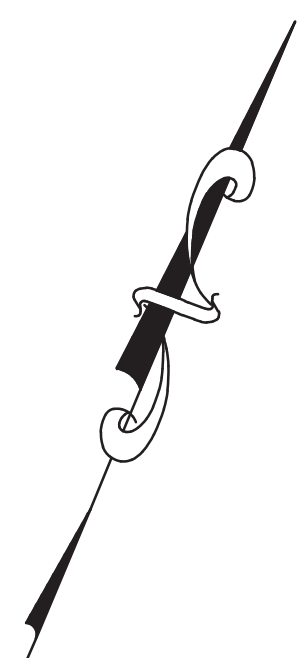
(R)
 GCSQUARED, LLC
 O.R. 309, PAGE 2181
 112.503 Ac.
 P.N. 05-00092.000
 S.R. 42-15

(S)
 GARRETT CEMETERY
 TRUSTEES
 NO DEED FOUND
 0.19 Ac. (LANE)
 P.N. 05-00504.000

MAD 1 TO P.O.B. 2.300 Ac. TRACT 7 S 62°10'18" E - 21,544.26'
 MAD 1 TO P.O.B. 2.300 Ac. TRACT 8 S 61°30'06" E - 21,817.07'
 MAD 1 TO P.O.B. 2.500 Ac. TRACT 9 S 60°01'40" E - 22,442.14'
 MAD 1 TO P.O.B. 24.086 Ac. TRACT 4 S 66°17'03" E - 24,715.64'
 MAD 1 TO P.O.B. 24.100 Ac. TRACT 5 S 60°32'51" E - 22,208.11'
 MAD 1 TO P.O.B. 25.485 Ac. TRACT 1 S 65°24'25" E - 24,352.25'
 MAD 1 TO P.O.B. 80.923 Ac. TRACT 6 S 62°51'32" E - 21,274.47'
 MAD 1 TO P.O.B. 115.107 Ac. TRACT 3 S 62°57'14" E - 23,417.52'
 MAD 1 TO P.O.B. 159.534 Ac. TRACT 2 S 70°32'47" E - 26,740.17'
 MAD 1 TO P.O.B. 89.930 Ac. S 77°01'04" E - 25,257.97'

P.O.B. 2.300 Ac. TRACT 7 N 695,591.107' E 1,716,199.913'
 P.O.B. 2.300 Ac. TRACT 8 N 695,238.805' E 1,716,620.740'
 P.O.B. 2.500 Ac. TRACT 9 N 694,433.047' E 1,716,578.546'
 P.O.B. 24.086 Ac. TRACT 4 N 695,707.796' E 1,719,775.663'
 P.O.B. 24.100 Ac. TRACT 5 N 694,728.670' E 1,716,485.234'
 P.O.B. 25.485 Ac. TRACT 1 N 695,513.777' E 1,719,290.414'
 P.O.B. 80.923 Ac. TRACT 6 N 695,943.410' E 1,716,079.086'
 P.O.B. 115.107 Ac. TRACT 3 N 695,000.339' E 1,718,003.827'
 P.O.B. 159.534 Ac. TRACT 2 N 696,742.876' E 1,722,360.866'
 P.O.B. 89.930 Ac. N 699,974.345' E 1,721,759.618'

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					
	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
MADISON COUNTY CORS (OHMD)	39°52'28.79990"N	83°28'45.11273"W	988.488	684287.181	1693676.996	1096.12
	RESIDUALS			ΔH = 0.000 SFT	ΔV =	-
MAD 1	39°56'00.26535"N	83°28'03.53995"W	964.693	705648.4804	1697147.2422	1072.898
MAD 05-036	39°53'12.92681"N	83°23'23.06491"W	899.581	688492.1515	1718827.4621	1007.28
LOCAL CONTROL MONUMENT 2001	LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS					
	39°54'24.18009"N	83°23'13.72834"W	894.509	695694.501	1719626.039	1002.381
	LOCAL GROUND COORDINATES NAVD 88					
	GROUND SCALE FACTOR: 1.00006537023139			NORTHING	EASTING	ELEVATION
	GEOID MODEL: GEOID12A (CONUS)			695694.501	1719626.039	1002.381
	UNITS ARE IN U.S. SURVEY FEET (SFT)					



15' DRAINAGE EASEMENT DETAIL
 SCALE: 1"=500'

- 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)
 - ◇ POST (FOUND)
 - ODOT MONUMENT BOX (FOUND)
 - 1" IRON PIPE (FOUND)
 - CHAIN LINK FENCE
 - x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
 - ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "WINDY 2010", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"

DEED REFERENCE

COGNAC FARM LLC O.R. 314, PAGE 335 FIRST TRACT ORIG. 370 Ac. S.R. DE-1C P.N. 05-00144.000
SECOND TRACT 146 Ac. P.N. 05-00144.000
THIRD TRACT 1.024 Ac. P.N. 05-00144.000
FOURTH TRACT 13.34 Ac. P.N. 05-00144.000
FIFTH TRACT ORIG. 13.68 Ac. P.N. 05-00148.000
SIXTH TRACT ONE Ac. P.N. 05-00148.001

REVISIONS		
11/16/21		
SURVEY FOR COGNAC FARM LLC		
DEERCREEK TOWNSHIP MADISON COUNTY, OHIO V.M.S. Nos. 3903 & 6781		
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.
NOVEMBER 11, 2021	1"=500'	S21-788
		3/3



L:\Current\Projects\2021\21-788 Cogniac Farms LLC\CAD\AutoCAD Project\dwg\21788 Survey Plat.dwg, Survey Plot (3), 11/16/2021 12:16:35 PM, DWG To PDF.pc3

21788 Survey Plat

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. S21-788
November 11, 2021

LEGAL DESCRIPTION

Cogniac Farm LLC
25.485 Acres "Tract 1"

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3903, and being a part (2.704 acres) of the 13.34 acres "Fourth Tract" (Parcel No. 05-00144.000), a part (1.042 acres) of the 1.024 acres "Third Tract" (Parcel No. 05-00144.000), and a part (21.739 acres) of the original 370 acres "First Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) marking the original intersection of the centerline State Route 142 (S.H. 6 SEC. A-1, A-2) and Spring Valley Road (County Road No. 71) and marking a southeasterly corner of an original 529 acres "Exhibit D" as conveyed to MTB EI LLC (O.R. 325, Page 1621) and found in Survey Records DE-8A and 69-99 of the Madison County Engineer's Record of Land Surveys, from said mag nail a monument box (found) marking the intersection of the existing pavement of State Route 142 and Spring Valley Road bears N 68°26'32" E, a distance of 10.33 feet;

thence with the centerline of State Route 142 for the next 3 calls:

1) N 68°26'32" E passing the aforementioned monument box (found) at 10.33 feet, a total distance of 398.87 feet to a mag nail (set);

2) N 68°14'43" E, a distance of 2498.03 feet to a mag nail (set);

3) S 68°12'25" W, a distance of 22.39 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with a new division line for the next 6 calls:

1) N 18°01'15" W passing a 5/8" iron pin (set) at 30.06 feet, a total distance of 1734.90 feet to a 5/8" iron pin (set);

2) N 75°20'29" E, a distance of 134.22 feet to a 5/8" iron pin (set);

3) S 84°41'15" E, a distance of 1085.59 feet to a 5/8" iron pin (set);

4) S 18°20'48" E, a distance of 294.27 feet to a 5/8" iron pin (set);

5) S 73°05'36" W, a distance of 622.64 feet to a 5/8" iron pin (set);

6) S 18°41'39" E passing a 5/8" iron pin (set) at 951.36 feet, a total distance of 980.58 feet to a mag nail (set) in the centerline of State Route 142;

thence with the centerline of State Route 142 S 68°12'25" W, a distance of 522.60 feet to the true point of beginning, **containing 25.485 acres of land.**

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


Bearings are based upon the Grid Azimuth (AZ. 66° 16' 10.1") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Local Survey Control Monument "2001" and

derived from GPS observations taken September 27, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-788 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".





Jason C. McConnaughey, P.S. 8509

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. S21-788
November 11, 2021

LEGAL DESCRIPTION

Cogniac Farm LLC
159.534 Acres "Tract 2"

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 6781, and being a part (67.762 acres) of the original 370 acres "First Tract" (Parcel No. 05-00144.000) and a part (91.772 acres) of the 146 acres "Second Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a monument box (found) at the centerline intersection of Simpson Road (County Road No. 104) and State Route 142 (S.H. 6 SEC. A-1, A-2);

thence with the centerline of State Route 142 S 68°05'39" W, a distance of 674.87 feet to a spike (found) under the pavement;

thence with the centerline of State Route 142 S 68°12'25" W, a distance of 1015.65 feet to a mag nail (set);

thence with a new division line for the next 7 calls:

- 1) N 17°32'20" W, a distance of 972.18 feet to a 5/8" iron pin (set);
- 2) S 63°10'33" W, a distance of 494.83 feet to a 5/8" iron pin (set);
- 3) N 18°20'48" W, a distance of 294.27 feet to a 5/8" iron pin (set);
- 4) N 20°55'52" W, a distance of 1705.68 feet to a 5/8" iron pin (set);
- 5) N 62°31'16" E, a distance of 986.57 feet to a 5/8" iron pin (set);
- 6) N 62°08'57" E, a distance of 536.28 feet to a 5/8" iron pin (set);
- 7) N 61°15'59" E, a distance of 1203.22 feet to a mag nail (set) in the centerline of Simpson Road;

thence with the centerline of Simpson Road for the next five calls:

- 1) S 24°41'19" E, a distance of 341.88 feet to a spike (found) under the pavement;
- 2) S 24°45'25" E, a distance of 659.74 feet to a 3/4" iron pin (found);
- 3) S 24°47'43" E, a distance of 51.27 feet to a 5/8" iron pin (found) at a point of intersection of said centerline;
- 4) S 23°37'55" W, a distance of 739.99 feet to a 3/4" iron pipe (found) at a point of intersection of said centerline;
- 5) S 15°58'36" E, a distance of 1661.44 feet to the true point of beginning, **containing 159.534 acres of land.**


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

Bearings are based upon the Grid Azimuth (AZ. 66° 16' 10.1") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken September 27, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-788 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".




Jason C. McConnaughey, P.S. 8509

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. S21-788
November 11, 2021

LEGAL DESCRIPTION

Cogniac Farm LLC
115.107 Acres "Tract 3"

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3903, and being a part (9.596 acres) of the 13.34 acres "Fourth Tract" (Parcel No. 05-00144.000), a part (1.418 acres) of the original 13.68 acres "Fifth Tract" (Parcel No. 05-00148.000), and a part (104.093 acres) of the original 370 acres "First Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) marking the original intersection of the centerline State Route 142 (S.H. 6 SEC. A-1, A-2) and Spring Valley Road (County Road No. 71) and marking a southeasterly corner of an original 529 acres "Exhibit D" as conveyed to MTB EI LLC (O.R. 325, Page 1621) and found in Survey Records DE-8A and 69-99 of the Madison County Engineer's Record of Land Surveys, from said mag nail a monument box (found) marking the intersection of the existing pavement of State Route 142 and Spring Valley Road bears N 68°26'32" E, a distance of 10.33 feet;

thence with the centerline of State Route 142 N 68°26'32" E passing the aforementioned monument box (found) at 10.33 feet, a total distance of 398.87 feet to a mag nail (set);

thence continuing with the centerline of State Route 142 N 68°14'43" E, a distance of 1135.16 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with a new division line of the next 15 calls:

- 1) N 15°16'31" W, a distance of 136.01 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears N 40°12'37" W, a distance of 164.85 feet;
- 2) N 06°56'22" E, a distance of 217.66 feet to a point in Deer Creek, from which the aforesaid 5/8" iron pin (set) bears S 55°48'24" W, a distance of 160.46 feet;
- 3) N 27°40'44" W, a distance of 141.40 feet to a point in Deer Creek, from which the aforesaid 5/8" iron pin (set) bears S 17°17'22" W, a distance of 225.58 feet;
- 4) S 86°36'58" W, a distance of 78.86 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears S 79°57'47" W, a distance of 135.74 feet;
- 5) S 33°54'41" W, a distance of 201.83 feet to a point in Deer Creek, from which the aforesaid 5/8" iron pin (set) bears N 08°19'55" W, a distance of 145.37 feet;
- 6) S 82°59'27" W, a distance of 85.55 feet to a point in Deer Creek, from which the aforesaid 5/8" iron pin (set) bears N 22°28'55" E, a distance of 166.97 feet;
- 7) N 50°13'39" W, a distance of 124.25 feet to a point in Deer Creek, from which the aforesaid 5/8" iron pin (set) bears N 64°51'22" E, a distance of 176.02 feet;
- 8) N 18°37'22" W, a distance of 212.30 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears S 60°54'23" E, a distance of 259.93 feet;

9) N 42°01'13" W, a distance of 93.61 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears S 69°43'47" W, a distance of 70.46 feet;

10) N 16°54'55" W, a distance of 229.70 feet to a point in Deer Creek;

11) N 79°51'46" E passing a 5/8" iron pin (set) at 117.79 feet, a total distance of 298.28 feet to a 5/8" iron pin (set);

12) N 56°40'06" E, a distance of 198.98 feet to a 5/8" iron pin (set);

13) N 00°12'29" E, a distance of 149.50 feet to a 5/8" iron pin (set);

14) N 25°45'00" W, a distance of 210.11 feet to a 5/8" iron pin (set);

15) N 66°41'12" E, a distance of 286.11 feet to a 5/8" iron pin (set);

16) N 18°17'58" W, a distance of 1516.77 feet to a 5/8" iron pin (set) in a southerly line of what remains of an original 312.362 acres tract as conveyed to GCSquared LLC (O.R. 246, Page 2178);

thence with a southerly line of what remains of the aforesaid original 312.362 acres tract N 66°02'21" E, a distance of 1998.53 feet to a 4" steel post on concrete broken off at ground;

thence with a new division line for the next 4 calls:

1) S 20°55'52" E, a distance of 1743.76 feet to a 5/8" iron pin (set);

2) N 84°41'15" W, a distance of 1085.59 feet to a 5/8" iron pin (set);

3) S 75°20'29" W, a distance of 134.22 feet to a 5/8" iron pin (set);

4) S 18°01'15" E passing a 5/8" iron pin (set) at 1704.84 feet,
a total distance of 1734.90 feet to a mag nail (set) in the
centerline of State Route 142;

thence with the centerline of State Route 142 S 68°12'25" W,
a distance of 22.39 feet to a mag nail (set);

thence continuing with the centerline of State Route 142 S
68°14'43" W, a distance of 1362.87 feet to the true point of
beginning, **containing 115.107 acres of land.**

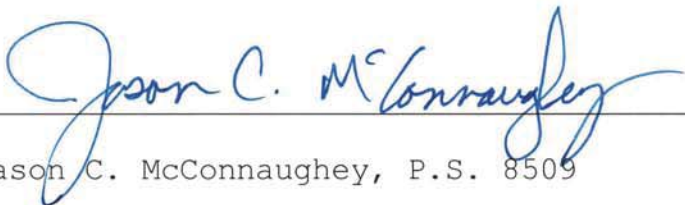
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 66° 16' 10.1")
between National Geodetic Survey CORS Station "OHMD" and McCarty
Associates Geodetic Local Survey Control Monument "2001" and
derived from GPS observations taken September 27, 2021, utilizing
the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2021, under the direction of Jason
C. McConnaughey, Registered Professional Surveyor No. 8509, the
survey plat of which is referred to as Project No. S21-788 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".




Jason C. McConnaughey, P.S. 8509

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. S21-788
November 11, 2021

LEGAL DESCRIPTION
Cogniac Farm LLC
24.086 Acres "Tract4"

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3903 and 6781, and being a part of the original 370 acres "First Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) marking the original intersection of the centerline State Route 142 (S.H. 6 SEC. A-1, A-2) and Spring Valley Road (County Road No. 71) and marking a southeasterly corner of an original 529 acres "Exhibit D" as conveyed to MTB EI LLC (O.R. 325, Page 1621) and found in Survey Records DE-8A and 69-99 of the Madison County Engineer's Record of Land Surveys, from said mag nail a monument box (found) marking the intersection of the existing pavement of State Route 142 and Spring Valley Road bears N 68°26'32" E, a distance of 10.33 feet;

thence with the centerline of State Route 142 for the next 3 calls:

- 1) N 68°26'32" E passing the aforementioned monument box (found) at 10.33 feet, a total distance of 398.87 feet to a mag nail (set);
- 2) N 68°14'43" E, a distance of 2498.03 feet to a mag nail (set);
- 3) S 68°12'25" W, a distance of 544.99 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with a new division line for the next 4 calls:

- 1) N 18°41'39" W passing a 5/8" iron pin (set) at 29.22 feet, a total distance of 980.58 feet to a 5/8" iron pin (set);
- 2) N 73°05'36" E, a distance of 622.64 feet to a 5/8" iron pin (set);
- 3) N 63°10'33" E, a distance of 494.83 feet to a 5/8" iron pin (set);
- 4) S 17°32'20" E passing a 5/8" iron pin (set) at 941.92 feet, a total distance of 972.18 feet to a mag nail (set) in the centerline of State Route 142;

thence with the centerline of State Route 142 S 68°12'25" W, a distance of 1094.19 feet to the true point of beginning, **containing 24.086 acres of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 66° 16' 10.1") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken September 27, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-788 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".




Jason C. McConnaughey, P.S. 8509

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. S21-788
November 11, 2021

LEGAL DESCRIPTION

Cogniac Farm LLC
24.100 Acres "Tract 5"

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3903, and being a part (9.134 acres) of the original 13.68 acres "Fifth Tract" (Parcel No. 05-00148.000) and a part (14.966 acres) of the original 370 acres "First Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) marking the original intersection of the centerline State Route 142 (S.H. 6 SEC. A-1, A-2) and Spring Valley Road (County Road No. 71) and marking a southeasterly corner of an original 529 acres "Exhibit D" as conveyed to MTB EI LLC (O.R. 325, Page 1621) and found in Survey Records DE-8A and 69-99 of the Madison County Engineer's Record of Land Surveys, from said mag nail a monument box (found) marking the intersection of the existing pavement of State Route 142 and Spring Valley Road bears N 68°26'32" E, a distance of 10.33 feet;

thence with an easterly line of the aforesaid original 529 acres "Exhibit D" N 17°31'05" W, a distance of 310.00 feet to a mag nail (set) near the westerly edge of existing pavement of Spring Valley Road, said mag nail marking the true point of beginning of the tract of land herein described;

thence with an easterly line of the aforesaid original 529 acres "Exhibit D" N 17°31'05" W, a distance of 401.68 feet to a mag nail (set) in the centerline of Spring Valley Road marking a southerly most corner of an original 53.951 acres "Parcel 2" as conveyed to Shirlie Ann Gorman (D.B. 160, Page 597);

thence with the centerline of Spring Valley Road N 18°55'48" W, a distance of 134.35 feet to a mag nail (set) over Cogniac Run;

thence with a new division line of the next 11 calls:

- 1) N 71°04'12" E, a distance of 269.00 feet to a point in Cogniac Run, from which a 5/8" iron pin (set) bears N 18°55'48" W, a distance of 10.00 feet;
- 2) N 69°43'47" E passing a 5/8" iron pin (set) at 836.97 feet, a total distance of 907.43 feet to a point in Deer Creek;
- 3) S 42°01'13" E, a distance of 93.61 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears S 60°54'23" E, a distance of 259.93 feet;
- 4) S 18°37'22" E, a distance of 212.30 feet to a point in Deer Creek, from which the aforesaid 5/8" iron pin (set) bears N 64°51'22" E, a distance of 176.02 feet;
- 5) S 50°13'39" E, a distance of 124.25 feet to a point in Deer Creek, from which the aforesaid 5/8" iron pin (set) bears N 22°28'55" E, a distance of 166.97 feet;
- 6) N 82°59'27" E, a distance of 85.55 feet to a point in Deer Creek, from which the aforesaid 5/8" iron pin (set) bears N 08°19'55" W, a distance of 145.37 feet;
- 7) N 33°54'41" E, a distance of 201.83 feet to a point in Deer Creek, from which the aforesaid 5/8" iron pin (set) bears S 79°57'47" W, a distance of 135.74 feet;

8) N $86^{\circ}36'58''$ E, a distance of 78.86 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears S $17^{\circ}17'22''$ W, a distance of 225.58 feet;

9) S $27^{\circ}40'44''$ E, a distance of 141.40 feet to a point in Deer Creek, from which the aforesaid 5/8" iron pin (set) bears S $55^{\circ}48'24''$ W, a distance of 160.46 feet;

10) S $06^{\circ}56'22''$ W, a distance of 217.66 feet to a point in Deer Creek, from which the aforesaid 5/8" iron pin (set) bears N $40^{\circ}12'37''$ W, a distance of 164.85 feet;

11) S $15^{\circ}16'31''$ E, a distance of 136.01 feet to a mag nail (set) in the centerline of State Route 142;

thence with the centerline of State Route 142 S $68^{\circ}14'43''$ W, a distance of 1135.16 feet to a mag nail (set);

thence continuing with the centerline of State Route 142 S $68^{\circ}26'32''$ W, a distance of 22.87 feet to a mag nail (set);

thence with a new division line N $21^{\circ}44'35''$ W passing a 5/8" iron pin (set) at 29.92 feet, a total distance of 287.49 feet to a 5/8" iron pin (set);

thence with another new division line S $71^{\circ}57'52''$ W, a distance of 353.90 feet to the true point of beginning, **containing 24.100 acres of land.**

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

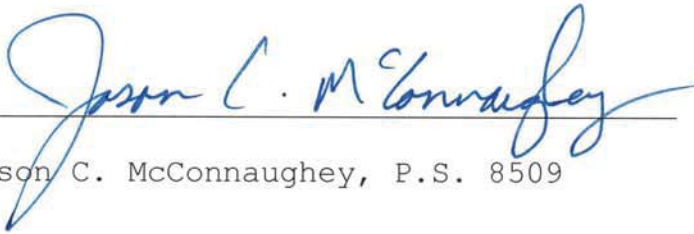
Bearings are based upon the Grid Azimuth (AZ. $66^{\circ} 16' 10.1''$) between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken September 27, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the

survey plat of which is referred to as Project No. S21-788 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".





Jason C. McConnaughey, P.S. 8509

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

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Michael L. McCarty, P.E., P.S. — Thomas E. Purtell, P.S. — Jason C. McConnaughey, P.S. — Douglas L. Kames, AIA

File No. S21-788
November 11, 2021

LEGAL DESCRIPTION

Cogniac Farm LLC
80.923 Acres "Tract 6"

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3903, and being a part of the original 370 acres "First Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) marking the original intersection of the centerline State Route 142 (S.H. 6 SEC. A-1, A-2) and Spring Valley Road (County Road No. 71) and marking a southeasterly corner of an original 529 acres "Exhibit D" as conveyed to MTB EI LLC (O.R. 325, Page 1621) and found in Survey Records DE-8A and 69-99 of the Madison County Engineer's Record of Land Surveys, from said mag nail a monument box (found) marking the intersection of the existing pavement of State Route 142 and Spring Valley Road bears N 68°26'32" E, a distance of 10.33 feet;

thence with an easterly line of the aforesaid original 529 acres "Exhibit D" N 17°31'05" W, a distance of 711.68 feet to a mag nail (set) in the centerline of Spring Valley Road marking a southerly most corner of an original 53.951 acres "Parcel 2" as conveyed to Shirlie Ann Gorman (D.B. 160, Page 597),

thence with the centerline of Spring Valley Road N 18°55'48" W, a distance of 879.25 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Spring Valley Road N 18°55'48" W, a distance of 122.36 feet to a mag nail (set);

thence continuing with the centerline of Spring Valley Road N 13°40'20" W, a distance of 1113.81 feet to a mag nail (set) marking a southwesterly corner of a 20.216 acres tract as conveyed to Jeffrey Dale Marco and Jennifer Marco (O.R. 273, Page 1328) and found in Survey Records 3-03 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 20.216 acres tract N 66°02'45" E passing a 1" iron pipe (found) at 24.91 feet, a total distance of 1529.23 feet to a 1" iron pipe (found) at the westerly top of bank of Deer Creek marking a southwesterly corner of what remains of an original 312.362 acres tract as conveyed to GCSquared LLC (O.R. 246, Page 2178);

thence with a southerly line of what remains of the aforesaid original 312.362 acres tract N 66°02'21" E, a distance of 373.80 feet to a 5/8" iron pin (set);

thence with a new division line of the next 10 calls:

- 1) S 18°17'58" E, a distance of 1516.77 feet to a 5/8" iron pin (set);
- 2) S 66°41'12" W, a distance of 286.11 feet to a 5/8" iron pin (set);
- 3) S 25°45'00" E, a distance of 210.11 feet to a 5/8" iron pin (set);
- 4) S 00°12'29" W, a distance of 149.50 feet to a 5/8" iron pin (set);
- 5) S 56°40'06" W, a distance of 198.98 feet to a 5/8" iron pin (set);
- 6) S 79°51'46" W passing a 5/8" iron pin (set) at 180.48 feet, a total distance of 298.28 feet to a point in Deer Creek;
- 7) S 16°54'55" E, a distance of 229.70 feet to a point in Deer Creek;
- 8) S 69°43'47" W passing a 5/8" iron pin (set) at 70.46 feet, a total distance of 907.43 feet to a to a point in Deer Creek;
- 9) N 18°55'48" W passing a 5/8" iron pin (set) at 10.00 feet, a total distance of 744.90 feet to a 5/8" iron pin (set);
- 10) S 71°04'12" W passing a 5/8" iron pin (set) at 244.38 feet, a total distance of 269.00 feet to the true point of beginning, **containing 80.923 acres of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 66° 16' 10.1") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken September 27, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-788 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".




Jason C. McConnaughey, P.S. 8509

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. S21-788
November 11, 2021

LEGAL DESCRIPTION

Cogniac Farm LLC
2.300 Acres "Tract 7"

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3903, and being a part of the original 370 acres "First Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) marking the original intersection of the centerline State Route 142 (S.H. 6 SEC. A-1, A-2) and Spring Valley Road (County Road No. 71) and marking a southeasterly corner of an original 529 acres "Exhibit D" as conveyed to MTB EI LLC (O.R. 325, Page 1621) and found in Survey Records DE-8A and 69-99 of the Madison County Engineer's Record of Land Surveys, from said mag nail a monument box (found) marking the intersection of the existing pavement of State Route 142 and Spring Valley Road bears N 68°26'32" E, a distance of 10.33 feet;

thence with an easterly line of the aforesaid original 529 acres "Exhibit D" N 17°31'05" W, a distance of 711.68 feet to a mag nail (set) in the centerline of Spring Valley Road marking a southerly most corner of an original 53.951 acres "Parcel 2" as conveyed to Shirlie Ann Gorman (D.B. 160, Page 597),

thence with the centerline of Spring Valley Road N 18°55'48" W, a distance of 506.80 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Spring Valley Road N 18°55'48" W, a distance of 372.45 feet to a mag nail (set);

thence with a new division line for the next 3 calls:

- 1) N 71°04'12" E passing a 5/8" iron pin (set) at 24.62 feet, a total distance of 269.00 feet to a 5/8" iron pin (set);
- 2) S 18°55'48" E, a distance of 372.45 feet to a 5/8" iron pin (set);
- 3) S 71°04'12" W passing a 5/8" iron pin (set) at 250.16 feet, a total distance of 269.00 feet to the true point of beginning, **containing 2.300 acres of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 66° 16' 10.1") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken September 27, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-788 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".




Jason C. McConnaughey, P.S. 8509

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

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File No. S21-788
November 11, 2021

LEGAL DESCRIPTION

Cogniac Farm LLC
2.300 Acres "Tract 8"

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3903, and being a part of the original 370 acres "First Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) marking the original intersection of the centerline State Route 142 (S.H. 6 SEC. A-1, A-2) and Spring Valley Road (County Road No. 71) and marking a southeasterly corner of an original 529 acres "Exhibit D" as conveyed to MTB EI LLC (O.R. 325, Page 1621) and found in Survey Records DE-8A and 69-99 of the Madison County Engineer's Record of Land Surveys, from said mag nail a monument box (found) marking the intersection of the existing pavement of State Route 142 and Spring Valley Road bears N 68°26'32" E, a distance of 10.33 feet;

thence with an easterly line of the aforesaid original 529 acres "Exhibit D" N 17°31'05" W, a distance of 711.68 feet to a mag nail (set) in the centerline of Spring Valley Road marking a southerly most corner of an original 53.951 acres "Parcel 2" as conveyed to Shirlie Ann Gorman (D.B. 160, Page 597),

thence with the centerline of Spring Valley Road N 18°55'48" W, a distance of 134.35 feet to a mag nail (set) over Cogniac Run marking the true point of beginning of the tract of land herein described;

thence with the centerline of Spring Valley Road N 18°55'48" W, a distance of 372.45 feet to a mag nail (set);

thence with a new division line for the next 3 calls:

- 1) N 71°04'12" E passing a 5/8" iron pin (set) at 18.84 feet, a total distance of 269.00 feet to a 5/8" iron pin (set);
- 2) S 18°55'48" E passing a 5/8" iron pin (set) at 362.45 feet, a total distance of 372.45 feet to a point in Cogniac Run;
- 3) S 71°04'12" W, a distance of 269.00 feet to the true point of beginning, **containing 2.300 acres of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 66° 16' 10.1") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken September 27, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-788 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".




Jason C. McConnaughey, P.S. 8509

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

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Michael L. McCarty, P.E., P.S. — Thomas E. Purtell, P.S. — Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S21-788
November 11, 2021

LEGAL DESCRIPTION

Cogniac Farm LLC
2.500 Acres "Tract 9"

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3903, and all (1.006 acres) of the One acre "Sixth Tract" (Parcel No. 05-00148.001), a part (1.473 acres) of the original 13.68 acres "Fifth Tract" (Parcel No. 05-00148.000), and a part (0.021 acre) of the original 370 acres "First Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a mag nail (set) marking the original intersection of the centerline State Route 142 (S.H. 6 SEC. A-1, A-2) and Spring Valley Road (County Road No. 71) and marking a southeasterly corner of an original 529 acres "Exhibit D" as conveyed to MTB EI LLC (O.R. 325, Page 1621) and found in Survey Records DE-8A and 69-99 of the Madison County Engineer's Record of Land Surveys, from said mag nail a monument box (found) marking the intersection of the existing pavement of State Route 142 and Spring Valley Road bears N 68°26'32" E, a distance of 10.33 feet;

thence with an easterly line of the aforesaid original 529 acres "Exhibit D" N 17°31'05" W, a distance of 310.00 feet to a mag nail (set) near the westerly edge of existing pavement of Spring Valley Road;

thence with a new division N 71°57'52" E passing the centerline of Spring Valley Road at 6.00 feet and passing a 5/8" iron pin (set) at 29.14 feet, a total distance of 353.90 feet to a 5/8" iron pin (set);

thence with another new division line S 21°44'35" E passing a 5/8" iron pin (set) at 257.57 feet, a total distance of 287.49 feet to a mag nail (set) in the centerline of State Route 142;

thence with the centerline of State Route 142 S 68°26'32" W passing the aforementioned monument box (found) at 365.67 feet, a total distance of 376.00 feet to the point of beginning, **containing 2.500 acres of land.**

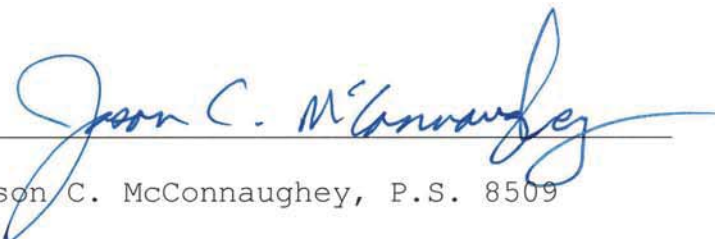
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 66° 16' 10.1") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken September 27, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-788 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".




Jason C. McConnaughey, P.S. 8509

McCARTY ASSOCIATES, LLC

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File No. S21-788
November 11, 2021

LEGAL DESCRIPTION

Cogniac Farm LLC
Ingress and Egress Easement

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 6781, and being a part (35.388 acres) of the original 370 acres "First Tract" (Parcel No. 05-00144.000) and a part (54.543 acres) of the 146 acres "Second Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, being the centerline of an easement 30 feet in width over an existing field drive for ingress and egress, and being further bounded and described as follows:

Commencing at a monument box (found) at the centerline intersection of Simpson Road (County Road No. 104) and State Route 142 (S.H. 6 SEC. A-1, A-2);

thence with the centerline of Simpson Road for the next 5 calls:

- 1) N 15°58'36" W, a distance of 1661.44 feet to a 3/4" iron pipe (found) at a point of intersection of said centerline;
- 2) N 23°37'55" E, a distance of 739.99 feet to a 5/8" iron pin (found) at a point of intersection of said centerline;
- 3) N 24°47'43" W, a distance of 51.27 feet to a 3/4" iron pin (found);
- 4) N 24°45'25" W, a distance of 659.74 feet to a spike (found) under the pavement;
- 5) N 24°41'19" W, a distance of 341.88 feet to a mag nail (set) marking the true point of beginning of the easement herein described;

thence with the centerline of said easement for the next 3 calls:

- 1) S 61°15'59" W, a distance of 1203.22 feet to a 5/8" iron pin (set);
- 2) S 62°08'57" W, a distance of 536.28 feet to a 5/8" iron pin (set);
- 3) S 62°31'16" W, a distance of 986.57 feet to a 5/8" iron pin (set)

marking the terminus of said easement.

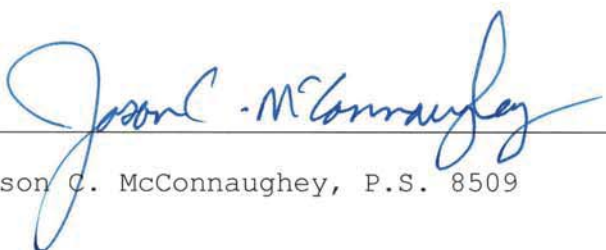
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 66° 16' 10.1") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken September 27, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-788 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".




Jason C. McConnaughey, P.S. 8509

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File No. S21-788
November 11, 2021

LEGAL DESCRIPTION

Cogniac Farm LLC
Drainage Easement

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3903 and 6781, and being a part of the original 370 acres "First Tract" (Parcel No. 05-00144.000), a part of the 146 acres "Second Tract" (Parcel No. 05-00144.000), a part of the 13.34 acres "Fourth Tract" (Parcel No. 05-00144.000), a part of the original 13.68 acres "Fifth Tract" (Parcel No. 05-00148.000), and a part of the 1.024 acres "Third Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, being an easement for drainage 15 feet in width, and being further bounded and described as follows:

Commencing at a monument box (found) at the centerline intersection of Simpson Road (County Road No. 104) and State Route 142 (S.H. 6 SEC. A-1, A-2);

thence with a commencement line N 55°35'11" W, a distance of 35.71 feet to a point marking the intersection of the westerly right-of-way of Simpson Road and the northerly right-of-way line of State Route 142 and being the true point of beginning of the easement herein described;

thence with the right-of-way lines of State Route 142 for the next for the next 6 calls:

- 1) S 68°04'44" W, a distance of 654.99 feet to a 6" round concrete monument (found);
- 2) S 68°13'00" W, a distance of 2654.84 feet to a 6" round concrete monument (found,broken);
- 3) S 68°14'43" W, a distance of 1018.23 feet to a point;
- 4) N 85°11'23" W, a distance of 55.90 feet to a point;
- 5) S 74°45'54" W, a distance of 176.14 feet to a point;
- 6) S 66°46'51" W, a distance of 111.48 feet to a point;

thence with the lines of said easement for the next 7 calls:

- 1) N 15°16'31" W, a distance of 15.15 feet to a point;
- 2) N 66°46'51" E, a distance of 110.43 feet to a point;
- 3) N 74°45'54" E, a distance of 179.84 feet to a point;
- 4) S 85°11'23" E, a distance of 55.01 feet to a point;
- 5) N 68°14'43" E, a distance of 1014.69 feet to a point;
- 6) N 68°13'00" E, a distance of 2654.81 feet to a point;
- 7) N 68°04'44" E, a distance of 656.53 feet to a point in the westerly right-of-way of Simpson Road;

thence with the westerly right-of-way of Simpson Road S 15°58'36" E, a distance of 15.08 feet to the true point of beginning, **containing 1.609 acres within said easement.**

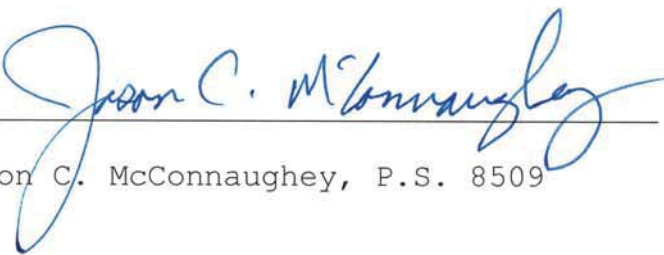
Subject to all legal easements and rights-of-way of record.

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File No. S21-788
November 11, 2021

LEGAL DESCRIPTION

Cogniac Farm LLC
89.930 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 6781, and being a part (35.387 acres) of the original 370 acres "First Tract" (Parcel No. 05-00144.000) and a part (54.543 acres) of the 146 acres "Second Tract" (Parcel No. 05-00144.000) as conveyed to Cogniac Farm LLC and recorded in Official Record 314, Page 335 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a monument box (found) at the centerline intersection of Simpson Road (County Road No. 104) and State Route 142 (S.H. 6 SEC. A-1, A-2);

thence with the centerline of Simpson Road for the next 5 calls:

- 1) N 15°58'36" W, a distance of 1661.44 feet to a 3/4" iron pipe (found) at a point of intersection of said centerline;
- 2) N 23°37'55" E, a distance of 739.99 feet to a 5/8" iron pin (found) at a point of intersection of said centerline;
- 3) N 24°47'43" W, a distance of 51.27 feet to a 3/4" iron pin (found);
- 4) N 24°45'25" W, a distance of 659.74 feet to a spike (found) under the pavement;

5) N 24°41'19" W, a distance of 341.88 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with a new division line for the next 4 calls:

1) S 61°15'59" W, a distance of 1203.22 feet to a 5/8" iron pin (set);

2) S 62°08'57" W, a distance of 536.28 feet to a 5/8" iron pin (set);

3) S 62°31'16" W, a distance of 986.57 feet to a 5/8" iron pin (set);

4) N 20°55'52" W, a distance of 38.08 feet to a 4" steel post on concrete broken off at ground marking a southeasterly corner of what remains of an original 312.362 acres tract as conveyed to GCSquared LLC (O.R. 246, Page 2178);

thence with an easterly line of what remains of the aforesaid original 312.362 acres tract N 23°08'04" W, a distance of 1369.86 feet to a 3" steel post (found) marking a southerly corner of what remains of an original 105 acres tract as conveyed to Diane N. Byers (O.R. 124, Page 1898);

thence with a southerly line of the aforesaid original 105 acres tract N 60°15'16" E passing a 5/8" iron pin (set) at 2651.92 feet, a total distance of 2691.91 feet to a 5/8" iron pin (found) at a point of intersection of the centerline of Simpson Road;

thence with the centerline of Simpson Road S 24°41'19" E, a distance of 1482.15 feet to the true point of beginning, **containing 89.930 acres of land.**

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

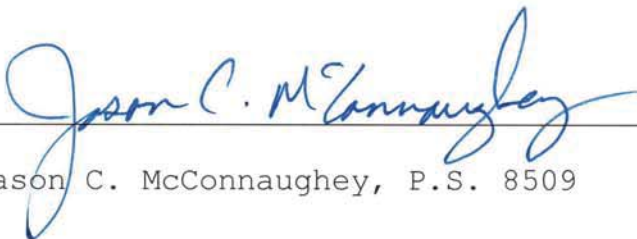
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