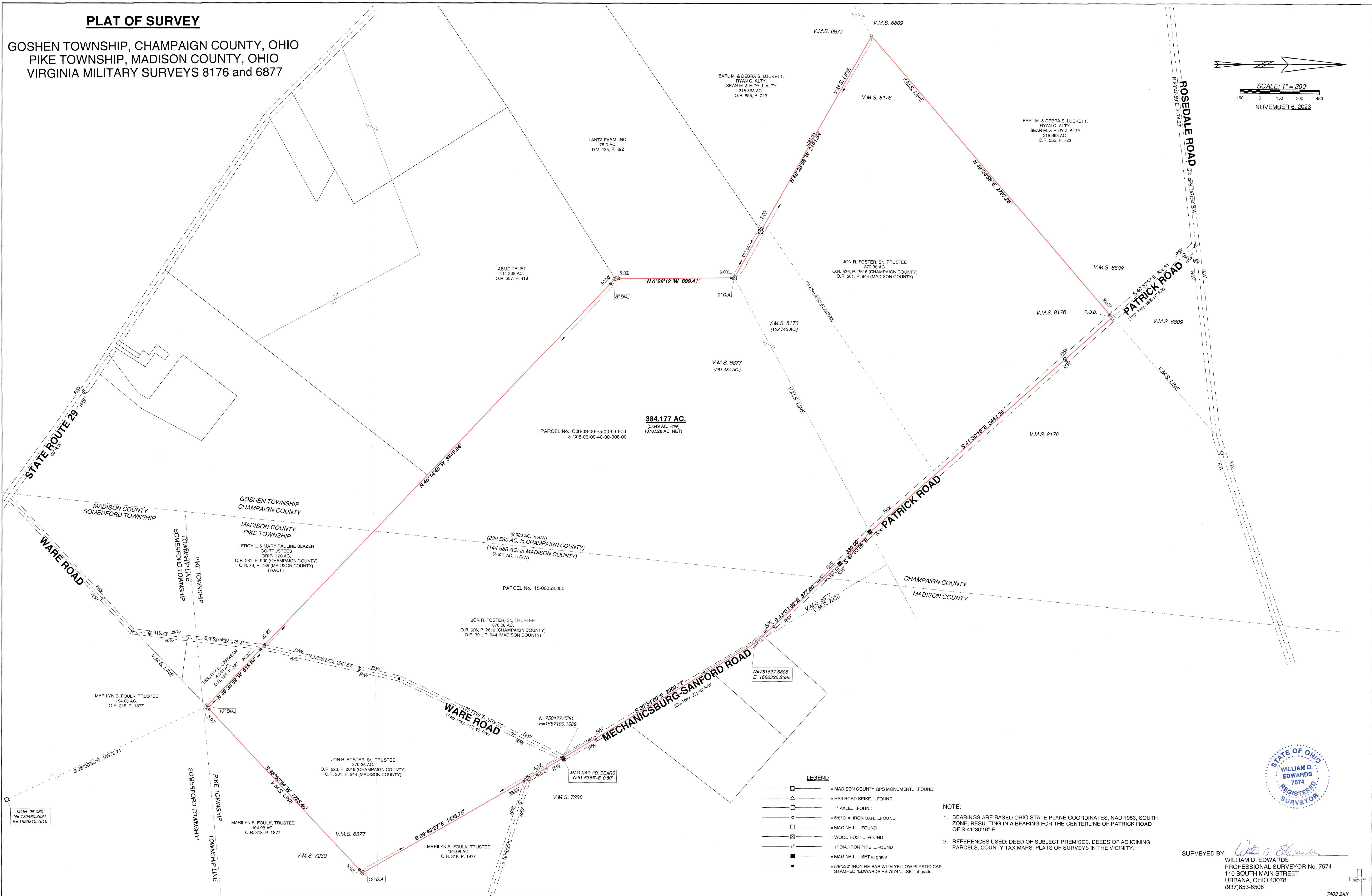
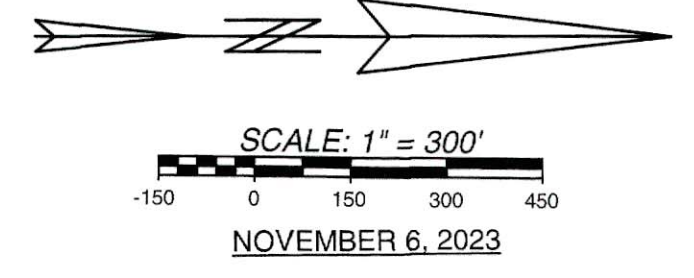


PLAT OF SURVEY

GOSHEN TOWNSHIP, CHAMPAIGN COUNTY, OHIO
 PIKE TOWNSHIP, MADISON COUNTY, OHIO
 VIRGINIA MILITARY SURVEYS 8176 and 6877



MON. 85-030
 N= 732460.3594
 E= 1693810.7616

- LEGEND**
- = MADISON COUNTY GPS MONUMENT.....FOUND
 - △ = RAILROAD SPIKE.....FOUND
 - = 1" AXLE.....FOUND
 - = 5/8" DIA. IRON BAR.....FOUND
 - = MAG NAIL..... FOUND
 - ⊠ = WOOD POST..... FOUND
 - ⋈ = 1" DIA. IRON PIPE.....FOUND
 - = MAG NAIL..... SET at grade
 - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

- NOTE:**
- BEARINGS ARE BASED OHIO STATE PLANE COORDINATES, NAD 1983, SOUTH ZONE, RESULTING IN A BEARING FOR THE CENTERLINE OF PATRICK ROAD OF S-41°30'16"-E.
 - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.



SURVEYED BY: *William D. Edwards*
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LEGAL DESCRIPTION FOR FOSTER'S 384.177 ACRE TRACT

Being situate in the State of Ohio, Township of Goshen in Champaign County, Township of Pike in Madison County, and being a part of Virginia Military Surveys 8176 & 6877, and being more particularly described as follows:

Beginning for reference in Goshen Township of Champaign County, at a Railroad Spike found at the intersection of the centerlines of Rosedale Road (Co. Hwy. 197) (60' right-of-way) and Patrick Road (Twp. Hwy. 198) (60' right-of-way);

Thence with the centerline of Patrick Road, S-40°57'57"-E, 832.31'(feet) to a Mag Nail found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at a Southeast corner of a 318.863 acre tract conveyed to Earl M. & Debra S. Luckett, Ryan C. Alty, & Sean M. & Hidy J. Alty, by deed recorded in Official Record 555, Page 723, also being on the South line of V.M.S. 6809 and the North line of V.M.S. 8176;

Thence continuing with the centerline of Patrick Road, S-41°30'16"-E, 2444.25'(feet) to a Mag Nail set on the South line of V.M.S. 8176, also being the North line of V.M.S. 6877;

Thence continuing with the centerline of Patrick Road, S-47°03'08"-E, 330.00'(feet) to a Mag Nail set;

Thence continuing with the centerline of Patrick Road, which becomes Mechanicsburg-Sanford Road (Co. Hwy. 27) (45' right-of-way) at the Champaign-Madison County line, S-43°03'08"-E, 877.80'(feet) to a Mag Nail found, passing for reference a Mag Nail found on the Champaign-Madison County line at 157.14'(feet);

Thence with the centerline of Mechanicsburg-Sanford Road and the East line of V.M.S. 6877, also being the West line of V.M.S. 7230, S-30°54'00"-E, 2000.72'(feet) to a 1" axle found at a centerline P.I. of the Road, passing for reference a Mag Nail set at the intersection on the centerlines of Mechanicsburg-Sanford Road and Ware Road (Twp. Hwy. 118) (40' right-of-way) at 1690.09'(feet) from which a Mag Nail found for reference bears N-61°53'56"-E, 0.80'(feet)

Thence continuing with the V.M.S. line and a Northerly line of a 194.08 acre tract conveyed to Marilyn B. Foulk, Trustee, by deed recorded in Official Record 318, Page 1877, S-29°43'27"-E, 1435.75'(feet) to a 10" diameter wood post found, passing for reference an iron bar set on the right-of-way line of Mechanicsburg-Sanford Road at 33.23'(feet);

Thence continuing with the bounds of Foulk's tract and the V.M.S. line, S-46°52'54"-W, 1725.46'(feet) to a 10" diameter wood post found at the Southeast corner of a 4.049 acre tract conveyed to Timothy E. Carmean by deed recorded in Official Record 124, Page 392, passing for reference a iron bars set at 5.00'(feet) and 1720.46'(feet);

Thence with the East line of the 4.049 acre tract, N-46°38'59"-W, 616.64'(feet) to a 5/8" diameter iron bar found on the centerline of aforementioned Ware Road, passing for reference an iron bar set on the right-of-way line of Ware Road at 591.77'(feet);

Thence with the East line of an original 120 acre tract conveyed to Leroy L. & Mary Pauline Blazer, Co-Trustees, by deed recorded in Official Record 231, Page 990, of the Champaign County Records, and in Official Record 74, Page 789, of the Madison County Records, and with the East line of a 111.238 acre tract conveyed to ABMC Trust by deed recorded in Official Record 387, Page 418, of the Champaign County Records, N-46°14'45"-W, 3849.04'(feet) to an 8" diameter wood post found at the Southeast corner of a 75.0 acre tract conveyed to Lantz Farm, Inc., by deed recorded in Deed Volume 235, page 492, of the Champaign County Deed Records, passing for reference an iron bar set on the right-of-way line of Ware Road at 23.29'(feet) and an iron bar set at 3839.04'(feet);

Thence with an East line of the 75.0 acre tract, N-0°28'12"-W, 899.41'(feet) to a 9" diameter wood post found, at the Southwest corner of V.M.S. 8176, passing for reference iron bars set at 5.00'(feet) & 894.41'(feet);

Thence continuing with the bounds of the 75.0 acre tract and with an East line of aforementioned Lockett & Alty's 318.863 acre tract, and with the V.M.S. line, N-60°28'58"-W, 2101.54'(feet) to a 5/8" diameter iron bar found at the Northwest corner of V.M.S. 8176, being the corner common to V.M.S. 8176, & V.M.S. 6877, and being on the South line of V.M.S. 6809, passing for reference a stone monument found at 407.00'(feet) and a 5/8" diameter iron bar found at 412.00'(feet);

Thence with a South line of the 318.863 acre tract, the North line of V.M.S. 8176, & the South line of V.M.S. 6809, N-49°24'58"-E, 2797.26'(feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Patrick Road at 2767.26'(feet).

Containing 384.177 acres, 5.649 acres of which is within the Roads rights-of-ways, 239.589 acres of which is in Goshen Township of Champaign County, 144.588 acres of which is in Pike Township of Madison County, 122.743 acres of which is a part of V.M.S. 8176, and 261.434 acres of which is a part of V.M.S. 6877, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 370.36 acre tract conveyed to Jon R. Foster, Sr., Trustee, by deed recorded in Official Record 526, Page 2616, of the Champaign County Records and in Official Record 301, Page 944, of the Madison County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, November 6, 2023. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, South Zone, resulting in a bearing for the centerline of Patrick Road of S41°30'16"-E.





William D. Edwards, P.S. 7574