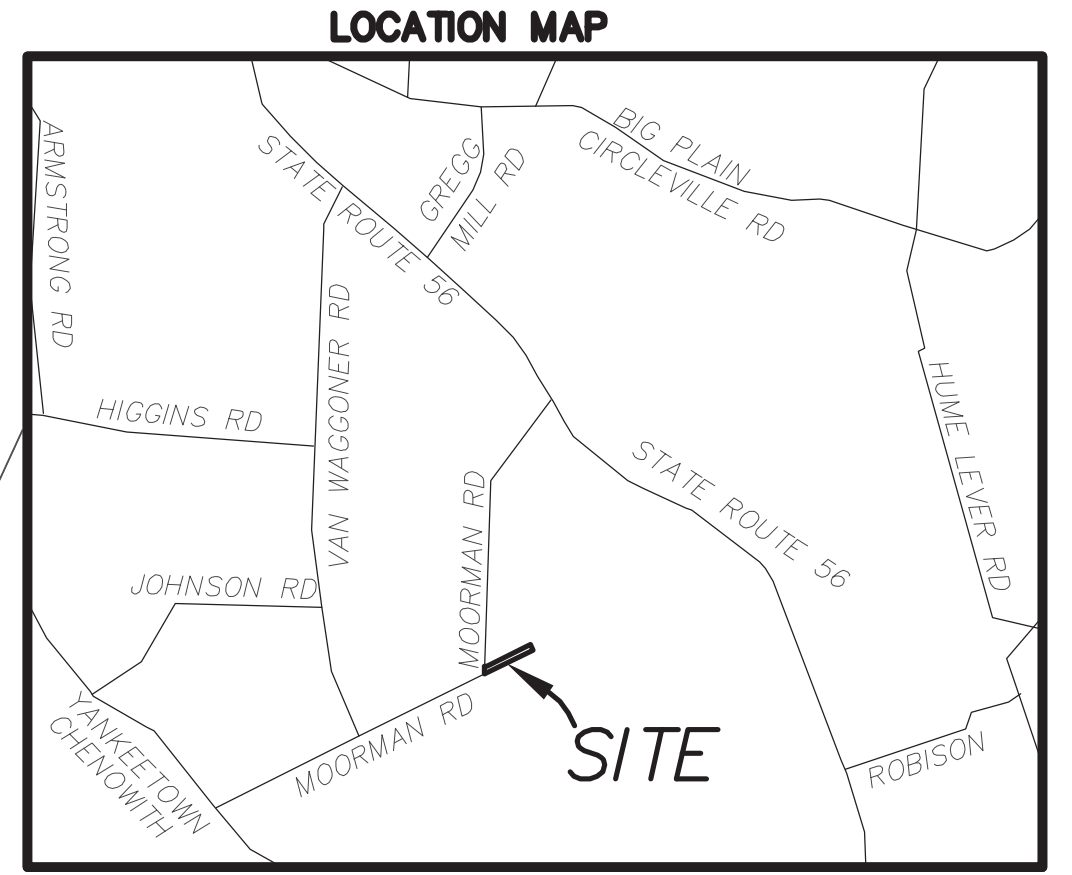


ALL BEARINGS ARE BASED UPON THE OHIO SOUTH ZONE COORDINATE SYSTEM
 ALL DISTANCES ARE GROUND MEASUREMENTS
 ALL COORDINATES ARE NAD 83 (2011) STATE PLANE COORDINATES
 OHIO SOUTH ZONE
 TO CONVERT COORDINATES TO GROUND DISTANCES MULTIPLY BY 1.000077551

For the purpose of this exhibit, a bearing of South 01°55'33" West was used on the westerly line of that 337.043 acre tract of land owned by Realand Farms, Ltd. of record in OR 415, Page 908, on file in the Office of the Recorder, Madison County, Ohio, and being a portion of the centerline of Moorman Road. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83 (2011).

This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in March of 2025. All iron pipes set are 30" in length, and 3/4" inside diameter, with yellow plastic caps stamped PSS. All distances are ground measurements, all coordinates are Ohio South Zone - NAD83(2011).



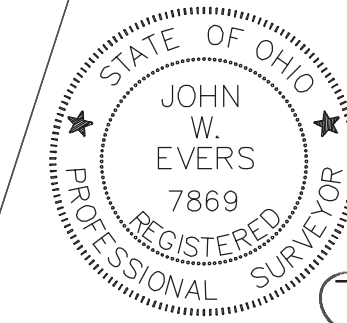
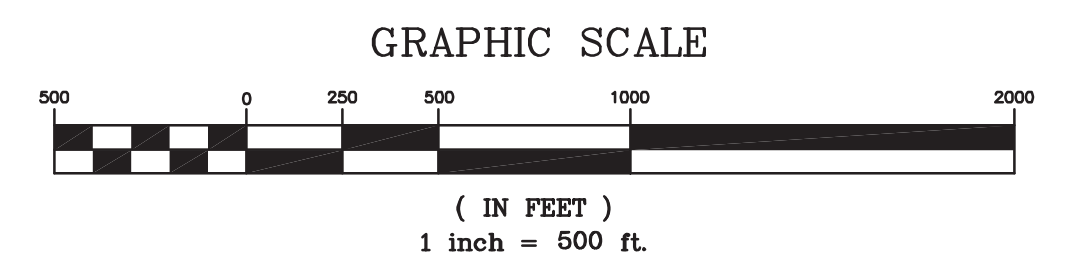
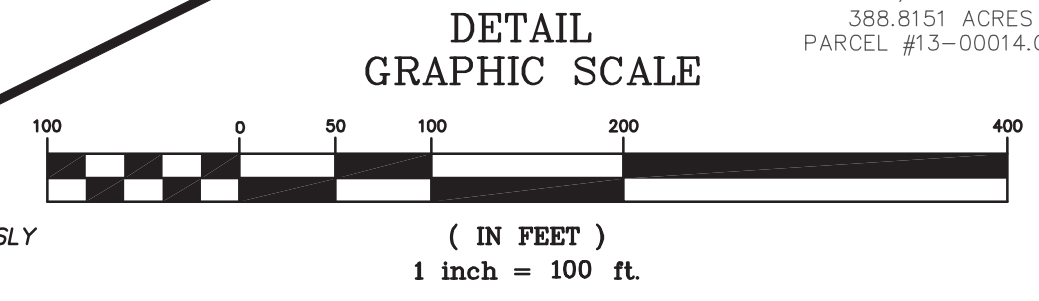
SECONDARY POINT OF REFERENCE FOR 2.950 ACRE TRACT
 MADISON COUNTY ENGINEER
 REFERENCE MONUMENT # 12-038
 NAD83 (2011) EPOCH JAN. 01, 2010
 N 660117.1735
 E 1732129.8436
 SUPERCEDED 1996 COORDINATE
 N 660117.1837
 E 1732129.7345

REALAND FARMS, LTD.
 OR 415, PG. 908
 337.65 ACRES
 PARCEL #13-00143.000

REALAND FARMS, LTD.
 OR 415, PG. 908
 337.043 ACRES
 PARCEL #13-00143.000

TRUE PLACE OF BEGINNING FOR 2.950 ACRES RAILROAD SPIKE SET
 N 653969.3300
 E 1725429.2741

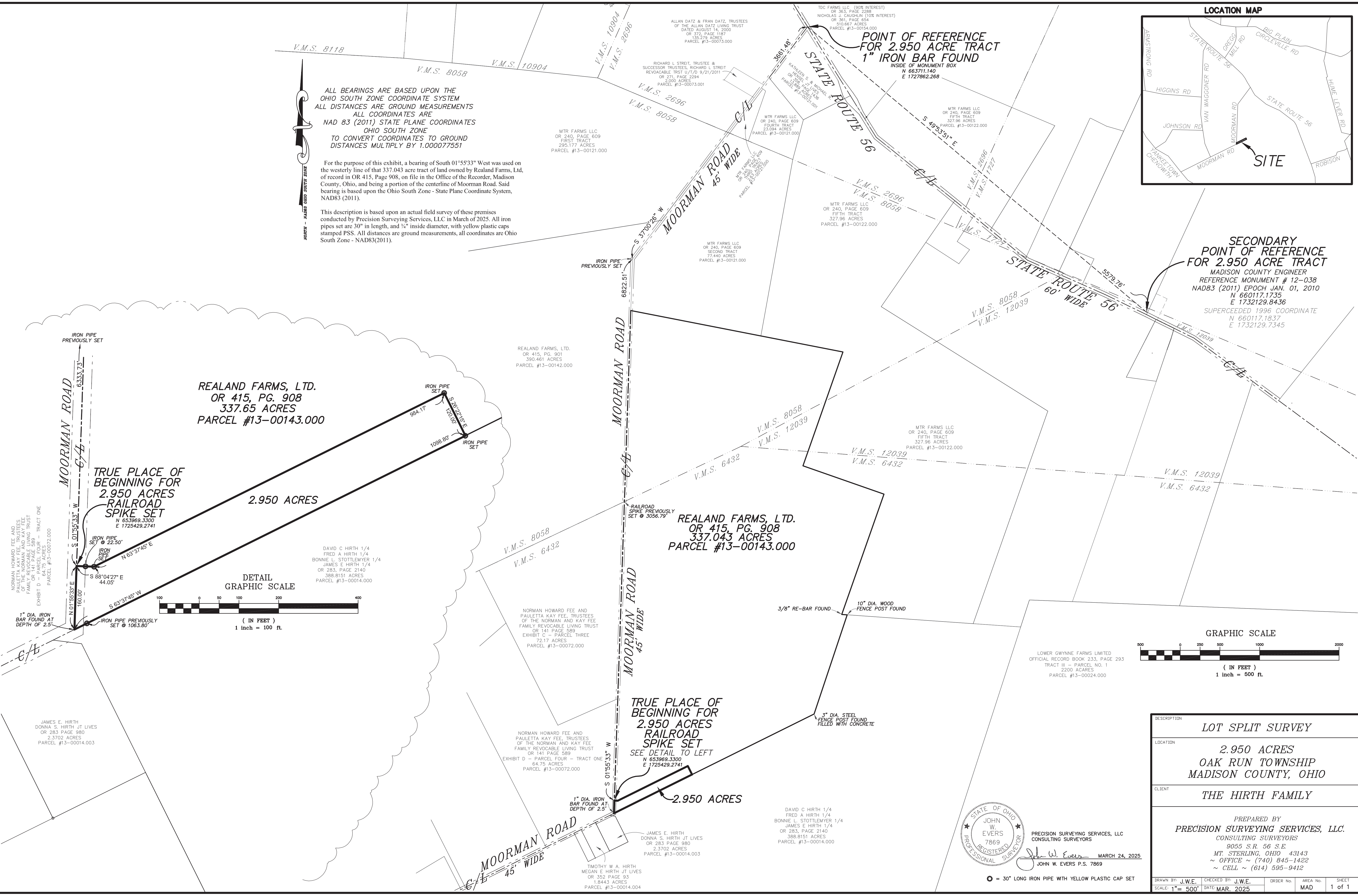
TRUE PLACE OF BEGINNING FOR 2.950 ACRES RAILROAD SPIKE SET
 SEE DETAIL TO LEFT
 N 653969.3300
 E 1725429.2741



PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS
 JOHN W. EVERS
 MARCH 24, 2025
 JOHN W. EVERS P.S. 7869

| | | | |
|------------------|---|-----------|--------|
| DESCRIPTION | LOT SPLIT SURVEY | | |
| LOCATION | 2.950 ACRES OAK RUN TOWNSHIP MADISON COUNTY, OHIO | | |
| CLIENT | THE HIRTH FAMILY | | |
| PREPARED BY | PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ CELL ~ (614) 595-9412 | | |
| DRAWN BY | CHECKED BY | ORDER NO. | SHEET |
| J.W.E. | J.W.E. | MAD | 1 of 1 |
| SCALE: 1" = 500' | DATE: MAR. 2025 | | |

● = 30" LONG IRON PIPE WITH YELLOW PLASTIC CAP SET



DESCRIPTION OF 2.950 ACRES
FROM LANDS OWNED BY
REALAND FARMS, LTD.
OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 6432, Township of Oak Run, County of Madison, State of Ohio, and being **2.950 acres** of land out of that 337.043 acre tract of land owned by Realand Farms, Ltd, of record in OR 415, Page 908, and further identified as Madison County Auditor Parcel #13-00143.000, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 2.950 acre tract of land being further described as follows:

The **Point of Reference** being a 1" diameter iron bar found in a monument box located at the intersection of State Route 56 (R/W width varies) with the centerline of Moorman Road (45' wide) having a State Plane Coordinate of North: 663711.140, East: 1727862.268, being the northwesterly corner of a 13.889 acre tract of land owned by Kathleen S. Hensel, and Michael R. Hensel, of record in OR 358, Page 1436, being the northeasterly corner of that 135.279 acre tract of land owned by Allan Datz and Fran Datz, Trustees of the Allan Datz Living Trust, Dated August 14, 2000; The **Secondary Point of Reference** being Madison County Engineer Monument 12-038, having a State Plane Coordinate of North: 660117.1735, East: 1732129.8436, which bears **South 49°53'51" East**, at a distance of **5579.76 feet**; Thence from said **Point of Reference, South 37°00'26" West**, along the centerline of said Moorman Road, a distance of **3661.48 feet** to an iron pipe set at an angle point in Moorman Road; Thence **South 01°55'33" West**, continuing along the centerline of said Moorman Road, a distance of **6822.51 feet** to a railroad spike set and being the **True Place of Beginning**, of the herein described 2.950 acres, and having a State Plane Coordinate of North: 653969.3300, East: 1725429.2741, passing a railroad spike previously set at a distance of 3056.79 feet marking the southeasterly corner of that 390.461 acre tract of land owned by Realand Farms, Ltd, of record in OR 415, Page 901, being in the westerly line of said 337.043 acre tract, and being on a northerly line of said Virginia Military Survey No. 6432;

Thence **Souzth 88°04'27" East**, into said 337.043 acre tract, a distance of **44.05 feet** to an iron pipe set, passing an iron pipe set at a distance of 22.50 feet marking the easterly right of way line of said Moorman Road;

Thence **North 63°37'45" East**, a distance of **984.17 feet** to an iron pipe set;

Thence **South 26°22'15" East**, a distance of **120.00 feet** to an iron pipe set in a northerly line of that 388.8151 acre tract of land owned by David C. Hirth (1/4 interest), Fred A. Hirth (1/4 interest), Bonnie L. Strottemeyer (1/4 interest), and James E. Hirth (1/4 interest), of record in OR 283, Page 2140, being the southerly line of said 337.043 acre tract;

Thence **South 63°37'45" West**, along the northerly line of said 388.8151 acre tract, being the southerly line of said 337.043 acre tract, a distance of **1098.80 feet** to a 1 inch iron bar found at a depth of 2.5 feet, being the southwesterly corner of said 337.043 acre tract, being the southeasterly corner of that 64.75 acre tract of land owned by Norman Howard Fee and Pauletta Fee, Trustees of the Norman and Kay Fee Family Revocable Living Trust, of record in OR 141, Page 589, and identified therein as Exhibit D, Parcel Four, Tract One, and marking an angle point in the centerline of Moorman Road, passing an iron pipe previously set at a distance of 1063.80, and being in a northerly line of said 388.8151 acre tract;

Thence **North 01°55'33" East**, along the westerly line of said 337.043 acre tract, being the easterly line of said 64.75 acre tract, being the centerline of Moorman Road, a distance of **160.00 feet** to the **True Place of Beginning** and containing 2.950 acres.

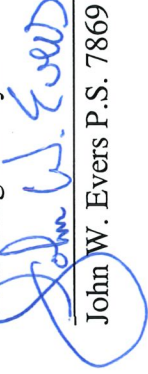
For the purpose of this description, a bearing of South 01°55'33" West was used on the westerly line of that 337.043 acre tract of land owned by Realand Farms, Ltd, of record in OR 415, Page 908, on file in the Office of the Recorder, Madison County, Ohio,

and being a portion of the centerline of Moorman Road. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83 (2011).

This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in March of 2025. All iron pipes set are 30" in length, and 3/4" inside diameter, with yellow plastic caps stamped PSS. All distances are ground measurements, all coordinates are Ohio South Zone - NAD83(2011).



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors


John W. Evers P.S. 7869

03-24-2025