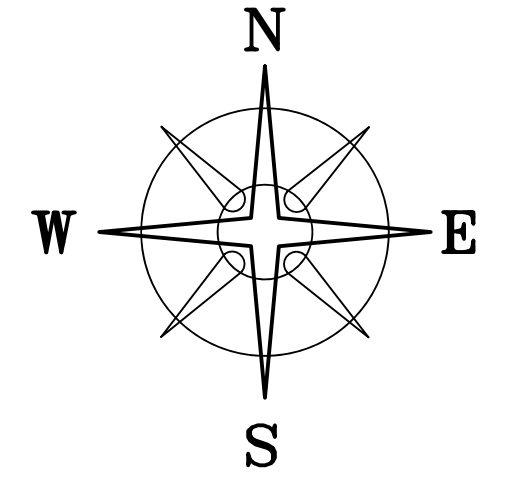


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/22/18
WGS 1984 GEODETIC NORTH.



GRAFRIAR FARMS

DEED REFERENCE
GRAFRIAR FARMS LLC
 OR 173 PG 2557
 (A) 75.467 ACRES
 PARCEL No. 24-00446.000
 OR 256 PG 1492
 (B) 1.1606 ACRES
 PARCEL No. 24-00446.001

RALPH BRENTON &
ANGELA A ZIMMERMAN
OR 290 PG 2335
88.66 ACRES
24-01541.000

GRAFRIAR FARMS LLC
OR 228 PG 359
36.363 ACRES
24-01499.008

GRAFRIAR FARMS LLC
OR 217 PG 1495
25.427 ACRES
24-01499.006

KIMES FARMING LTD
OR 406 PG 2393
73.0619 ACRES
24-01561.001

N=724168.61'
E=1690993.28'

14.2333± ACRES

62.3658± ACRES

61.0404± ACRES

IDA QUINLISK TOD INTERVIVOS
TRUST OF IDA MARGARET QUINLISK
OR 392 PG 1804
19.012 ACRES
24-00446.002

IDA QUINLISK TOD INTERVIVOS
TRUST OF IDA MARGARET QUINLISK
OR 392 PG 1804
5.988 ACRES
24-00446.003

KIMES FARMING LTD
OR 406 PG 2393
73.0619 ACRES
24-01561.001

IRON PIPE BEARS
S 53°43'59" E 3234.31'
FROM MONUMENT BOX
FOUND AT CENTERLINE
INTERSECTION OF ARBUCKLE RD
WITH STATE ROUTE 187

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ▲ RECORDED STONE (FOUND)
- ⊕ 8" WOOD FENCE POST (FOUND)
- ⊕ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "R.I BAKER 5539" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE R.S. 6140" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

LINE	BEARING	DISTANCE
L1	S 33°07'24" E	53.04'
L2	S 56°40'34" W	314.45'
L3	S 29°52'11" W	88.73'
L4	S 60°24'47" W	301.53'
L5	S 76°35'53" W	280.01'
L6	S 30°24'13" W	293.64'
L7	S 12°23'24" W	126.11'
L8	S 65°10'10" W	189.04'
L9	S 85°40'51" W	142.71'
L10	S 71°55'20" W	100.41'
L11	S 70°09'03" W	4.24'
L12	N 37°30'54" W	59.75'
L13	N 52°38'08" E	240.61'
L14	S 37°11'03" E	204.65'
L15	N 56°40'29" E	514.37'
L16	N 60°24'47" E	301.53'
L17	N 29°52'11" E	88.73'
L18	N 56°40'34" E	314.45'
L19	N 33°07'24" W	53.04'
L20	S 56°32'06" W	455.79'
L21	N 37°13'50" W	201.81'
L22	S 52°41'14" W	180.16'
L23	N 37°09'09" W	277.66'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 DATE: 08/07/25

COTTRILL SURVEYING, INC
 James R Cottrill, PS Nathan Cottrill, PE PS
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com

14.2333± & 62.3658± ACRES,
VMS 5198, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GRAFRIAR FARMS

SCALE : 1" = 200'	JOB No. S250609	CREW: MW
200' 100' 0 200'	SURVEYED 07/2025	DWN BY: NC
	DRAWN 08/01/25	CHECK: MW

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

14.2333 Acre Tract *Surveyed for Grafriar Farms*

The following described 14.2333 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 5198, being part of a 75.467 acre tract (Parcel 24-00446.000) as conveyed to Grafriar Farms LLC by Official Record 173 page 2557, and being more particularly described as follows:

Commencing at a 3/4-inch diameter iron pipe found at an angle point in the centerline of Arbuckle Road (County Road 110, 40 feet right-of-way), in the line between VMS 4125 and VMS 5198, being a corner to a 19.012 acre tract conveyed to Ida Quinlisk TOD Intervivos Trust of Ida Margaret Quinlisk by Official Record 392 page 1804, said iron pipe bears South 53° 43' 59" East a distance of 3234.31 feet from a monument box found at the centerline intersection of Arbuckle Road and State Route 187;

Thence, with said VMS line and across said 19.012 acre tract, North 37° 09' 09" West a distance of 277.66 feet to an iron pin and cap set at a corner to a 25.427 acre tract conveyed to Grafriar Farms LLC by Official Record 217 page 1495 and a corner to said 75.467 acre tract and being the **True Point of Beginning**;

Thence, continuing with said VMS line and with said 25.427 acre tract with the following two courses:

- 1) **North 37° 09' 09" West** a distance of **576.11 feet** to an iron pin and cap set at a corner to VMS 5198, VMS 12916 and VMS 4125;
- 2) Leaving said VMS line, **North 56° 52' 36" East**, passing the South corner of a 36.363 acre tract conveyed to Grafriar Farms LLC by Official Record 228 page 359 at 613.32 feet, continuing with the Southeast line of said 36.363 acre tract, a total distance of **1618.76 feet** to an iron pin and cap set;

Thence, across said 75.467 acre tract with the following five new courses:

- 1) **South 33° 07' 24" East** a distance of **53.04 feet** to an iron pin and cap set;
- 2) **South 56° 40' 34" West** a distance of **314.45 feet** to an iron pin and cap set;
- 3) **South 29° 52' 11" West** a distance of **88.73 feet** to an iron pin and cap set;
- 4) **South 60° 24' 47" West** a distance of **301.53 feet** to an iron pin and cap set;
- 5) **South 49° 28' 02" East** a distance of **518.08 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at the North corner of said Quinlisk's 19.012 acre tract;

Thence, with the Northwest line of said 19.012 acre tract with the following seven courses:

- 1) **South 76° 35' 53" West** a distance of **280.01 feet** a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 2) **South 30° 24' 13" West** a distance of **293.64 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 3) **South 12° 23' 24" West** a distance of **126.11 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 4) **South 65° 10' 10" West** a distance of **189.04 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 5) **South 85° 40' 51" West** a distance of **142.71 feet** to a 5/8 inch diameter rebar found;
- 6) **South 71° 55' 20" West** a distance of **100.41 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 7) **South 70° 09' 03" West** a distance of **4.24 feet** returning to the **True Point of Beginning**, containing **14.2333 Acres** more or less.

Bearings are based on a GPS observation on June 22, 2018, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed July of 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250609-14.2333)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

62.3658 Acre Tract *Surveyed for Grafriar Farms*

The following described 62.3658 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 5198, being part of a 75.467 acre tract (Parcel 24-00446.000) conveyed to Grafriar Farms LLC by Official Record 173 page 2557 and all of a 1.1606 acre tract (Parcel 24-00446.001) conveyed to Grafriar Farms LLC by Official Record 256 page 1492, and being more particularly described as follows:

Commencing at a 3/4-inch diameter iron pipe found at an angle point in the centerline of Arbuckle Road (County Road 110, 40 feet right-of-way), in the line between VMS 4125 and VMS 5198, being a corner to a 19.012 acre tract conveyed to Ida Quinlisk TOD Intervivos Trust of Ida Margaret Quinlisk by Official Record 392 page 1804, said iron pipe bears South 53° 43' 59" East a distance of 3234.31 feet from a monument box found at the centerline intersection of Arbuckle Road and State Route 187;

Thence, with the centerline of Arbuckle Road and with said VMS line with the following two courses:

- 1) South 37° 35' 29" East a distance of 411.79 feet to a mag nail found;
- 2) South 37° 29' 09" East a distance of 389.41 feet to a mag nail found at a corner to a 5.988 acre tract conveyed to Ida Quinlisk TOD Intervivos Trust of Ida Margaret Quinlisk by Official Record 392 page 1804 and a corner to said 75.467 acre tract and being the **True Point of Beginning**;

Thence, around said 5.988 acre tract with the following three courses:

- 1) **North 52° 38' 08" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at 19.95 feet, a total distance of **240.61 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 2) **South 37° 11' 03" East** a distance of **204.65 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 3) **North 56° 40' 29" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at a corner to said 19.012 acre tract at 394.81 feet, a total distance of **514.37 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;

Thence, around said 19.012 acre tract with the following three courses:

- 1) **North 37° 52' 34" West** a distance of **768.17 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 2) **North 54° 42' 43" East** a distance of **384.95 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 3) **North 49° 28' 41" West** a distance of **502.29 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at the North corner of said 19.012 acre tract;

Thence, across said 75.467 acre tract with the following five new courses:

- 1) **North 49° 28' 02" West** a distance of **518.08 feet** to an iron pin and cap set;
- 2) **North 60° 24' 47" East** a distance of **301.53 feet** to an iron pin and cap set;
- 3) **North 29° 52' 11" East** a distance of **88.73 feet** to an iron pin and cap set;
- 4) **North 56° 40' 34" East** a distance of **314.45 feet** to an iron pin and cap set;
- 5) **North 33° 07' 24" West** a distance of **53.04 feet** to an iron pin and cap set in the southeast line of a 36.363 acre tract conveyed to Grafriar Farms LLC by Official Record 228 page 359;

Thence, with the Southeast line of said 36.363 acre tract, **North 56° 52' 36" East** a distance of **819.89 feet** to a 1/2-inch diameter rebar and yellow plastic cap stamped "R.I. Baker 5539" found

at a corner to an 88.66 acre tract conveyed to Ralph Brenton and Angela A Zimmerman by Official Record 290 page 2335;

Thence, around said 88.66 acre tract with the following three courses:

- 1) **South 32° 38' 37" East** a distance of **623.69 feet** to a stone found, from which a 1/2-inch diameter rebar and yellow plastic cap stamped "R.I. Baker 5539" found bears North 69° 53' 22" West a distance of 0.77 feet;
- 2) **South 57° 26' 11" West** a distance of **214.17 feet** to a stone found from which a 1/2-inch diameter rebar and yellow plastic cap stamped "R.I. Baker 5539" found bears North 68° 53' 05" East a distance of 1.43 feet;
- 3) **South 35° 39' 15" East**, passing a stone found at a corner to a 73.0619 acre tract conveyed to Kimes Farming LTD by Official Record 406 page 2393 at 206.41 feet, a total distance of **408.62 feet** to a 1/2-inch diameter rebar and yellow plastic cap stamped "R.I. Baker 5539" found;

Thence, around said 73.0619 acre tract with the following four courses:

- 1) **North 47° 41' 43" East** a distance of **210.51 feet** to a 1/2-inch diameter rebar and yellow plastic cap stamped "R.I. Baker 5539" found;
- 2) **South 34° 31' 40" East** a distance of **893.53 feet** to an 8 inch diameter wood fence post found;
- 3) **South 56° 40' 23" West** a distance of **1690.86 feet** to a 1/2-inch diameter rebar and yellow plastic cap stamped "R.I. Baker 5539" found;
- 4) **South 56° 32' 06" West**, passing a 3/4-inch diameter iron pipe found at the North corner of a 2.3568 acre tract conveyed to Kimes Farming LTD by Official Record 406 page 2393 at 281.21 feet, a total distance of **455.79 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at the East corner of a 0.81 acre tract conveyed to Ethan Z Kimes by Official Record 383 page 877;

Thence, around said 0.81 acre tract with the following two courses:

- 1) **North 37° 13' 50" West** a distance of **201.81 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 2) **South 52° 41' 14" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at 149.54 feet, a total distance of **180.16 feet** to a mag nail set in the centerline of Arbuckle Road and in the line between VMS 4125 and VMS 5198;

Thence, with the centerline of Arbuckle Road and said VMS line, **North 37° 30' 54" West** a distance of **59.75 feet** returning to the **True Point of Beginning**, containing **62.3658 Acres** more or less.

Bearings are based on a GPS observation on June 22, 2018, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed July of 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250609-62.3658)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821