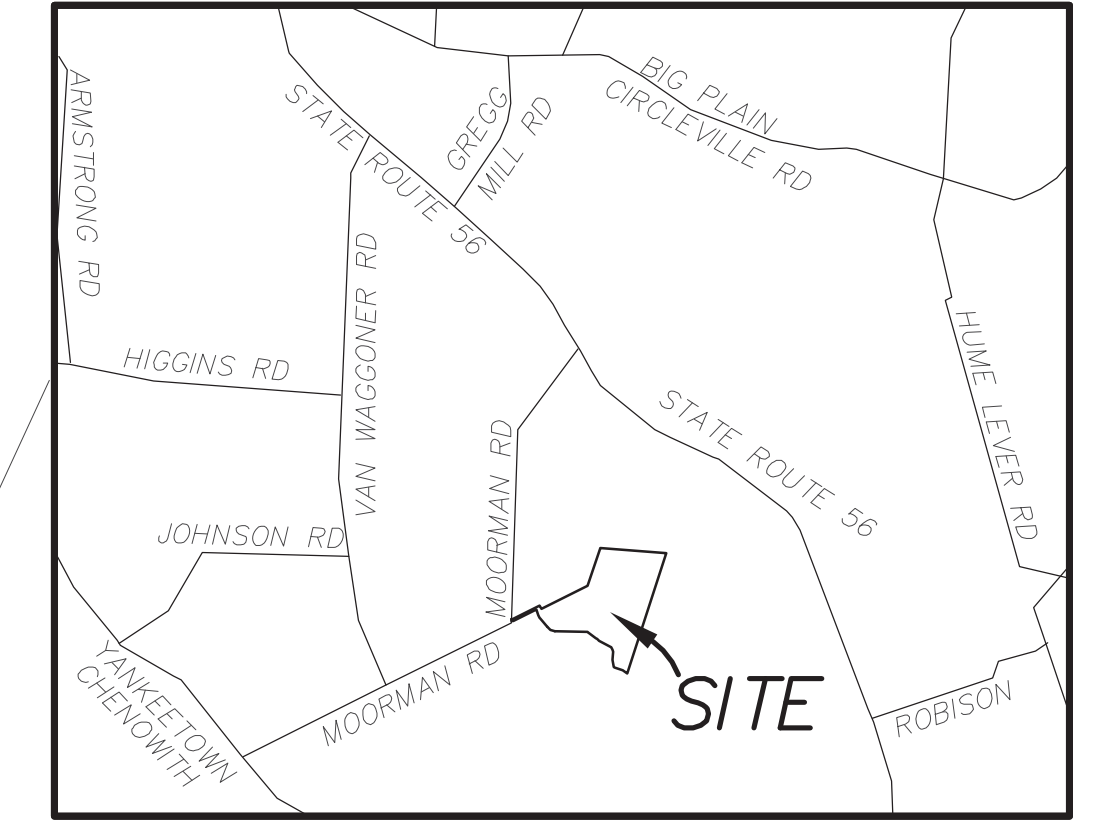


ALL BEARINGS ARE BASED UPON THE OHIO SOUTH ZONE COORDINATE SYSTEM  
 ALL DISTANCES ARE GROUND MEASUREMENTS  
 ALL COORDINATES ARE NAD 83 (2011) STATE PLANE COORDINATES  
 OHIO SOUTH ZONE  
 TO CONVERT COORDINATES TO GROUND DISTANCES MULTIPLY BY 1.000077551

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).

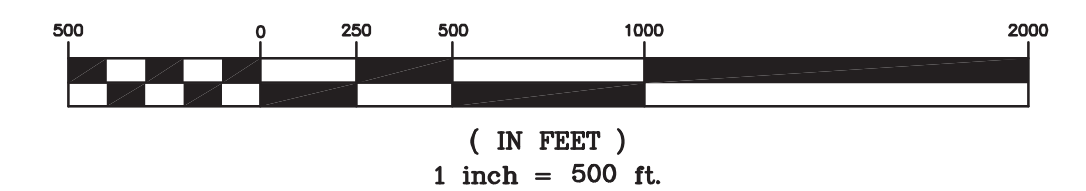
This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in March of 2025. All iron pipes set are 30" in length, and 1" outside diameter, with yellow plastic caps stamped PSS. All distances are ground measurements, all coordinates are Ohio South Zone - NAD83(2011).

**LOCATION MAP**

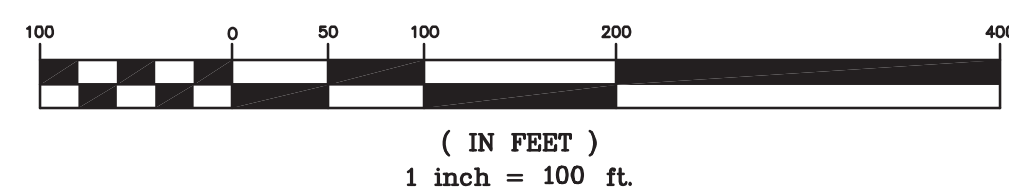


**SECONDARY POINT OF REFERENCE FOR 196.623 ACRE TRACT**  
 MADISON COUNTY ENGINEER  
 REFERENCE MONUMENT # 12-038  
 NAD83 (2011) EPOCH JAN. 01, 2010  
 N 660117.1735  
 E 1732129.8436  
 SUPERCEDED 1996 COORDINATE  
 N 660117.1837  
 E 1732129.7345

**GRAPHIC SCALE**



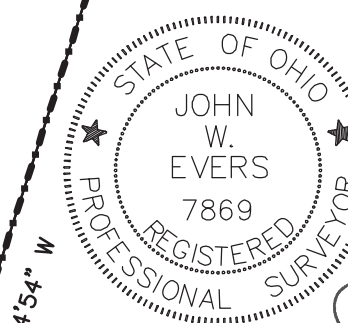
**GRAPHIC SCALE**



**196.623 ACRES**  
 SEE SHEET 2 OF 2

**TRUE PLACE OF BEGINNING FOR 196.623 ACRES RAILROAD SPIKE SET**  
 SEE DETAIL TO LEFT

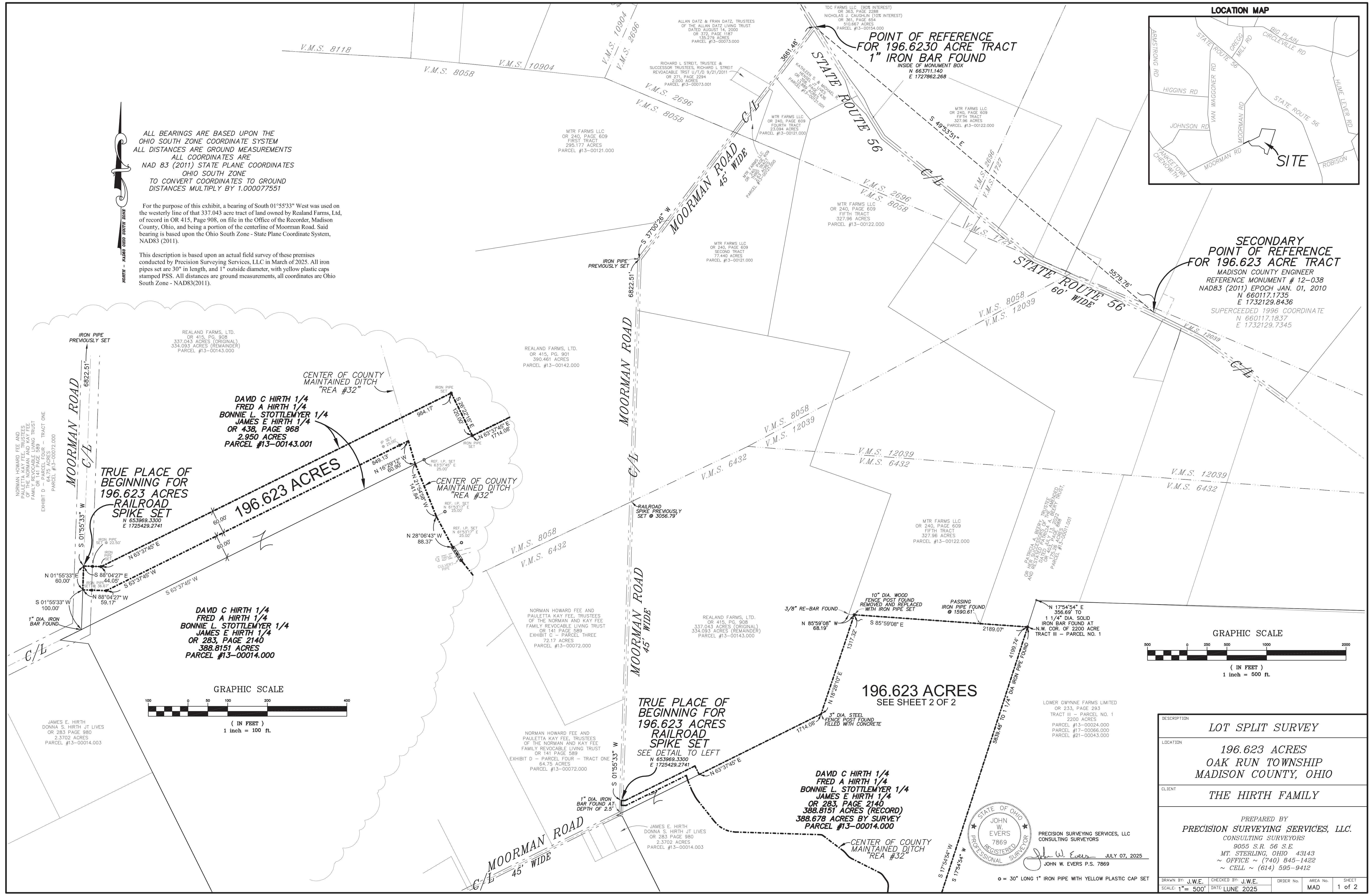
DAVID C HIRTH 1/4  
 FRED A HIRTH 1/4  
 BONNIE L. STOTTELMYER 1/4  
 JAMES E HIRTH 1/4  
 OR 283, PAGE 2140  
 388.8151 ACRES (RECORD)  
 388.678 ACRES BY SURVEY  
 PARCEL #13-00014.000

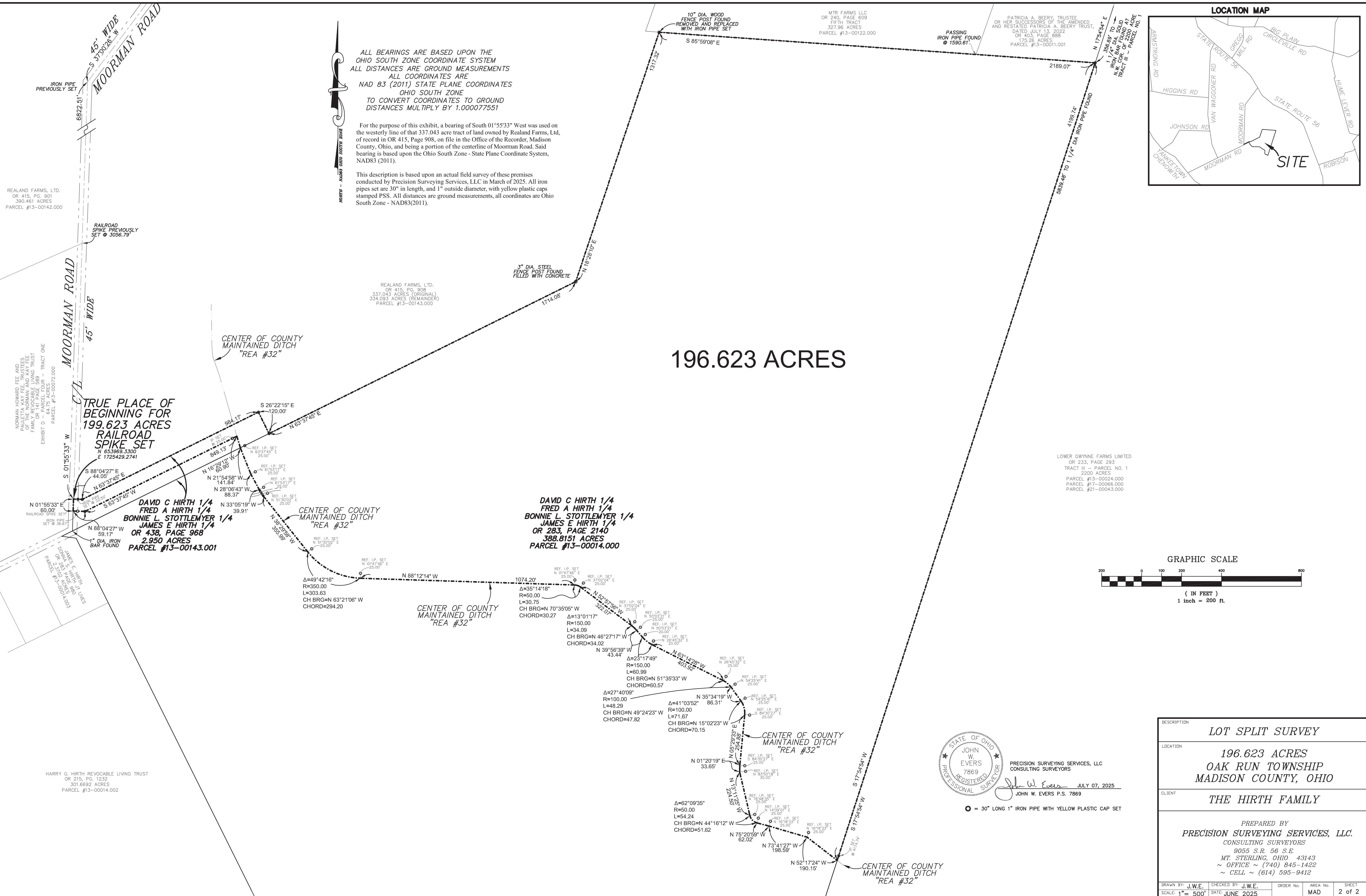


PRECISION SURVEYING SERVICES, LLC  
 CONSULTING SURVEYORS

JOHN W. EVERS P.S. 7869  
 JULY 07, 2025

DESCRIPTION	<b>LOT SPLIT SURVEY</b>		
LOCATION	196.623 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:	J.W.E.	CHECKED BY:	J.W.E.
SCALE:	1" = 500'	DATE:	LUNE 2025
ORDER NO.		AREA NO.	
	MAD		1 of 2





REALAND FARMS, LTD.  
OR 415, PG. 901  
390.461 ACRES  
PARCEL #13-00142.000

NORMAN HOWARD FEE AND  
PAULETTA KAY FEE, TRUSTEES  
OF THE NORMAN AND KAY FEE  
FAMILY TRUST  
OR 141, PAGE 589  
EXHIBIT D - PARCEL FOUR - TRACT ONE  
PARCEL #13-00072.000

JAMES E. HIRTH 1/4  
OR 283, PAGE 2140  
PARCEL #13-00014.000

HARRY G. HIRTH REVOCABLE LIVING TRUST  
OR 215, PG. 1232  
301.662 ACRES  
PARCEL #13-00014.002

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OHIO SOUTH ZONE  
TO CONVERT COORDINATES TO GROUND DISTANCES MULTIPLY BY 1.000077551

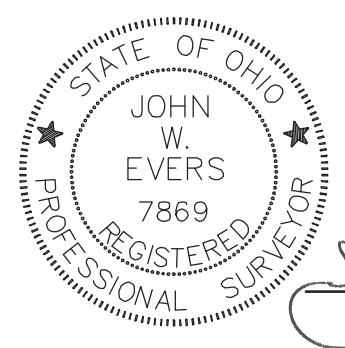
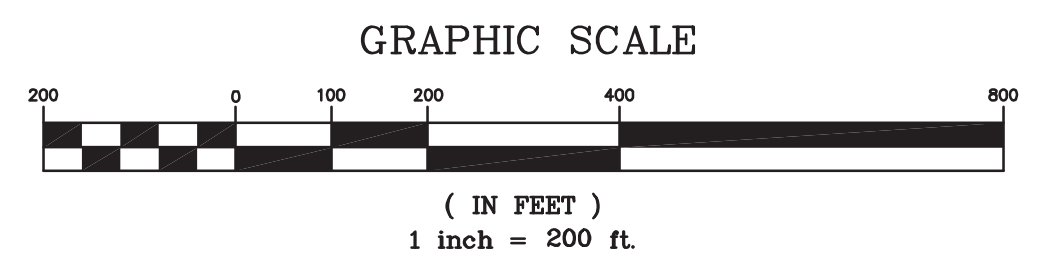
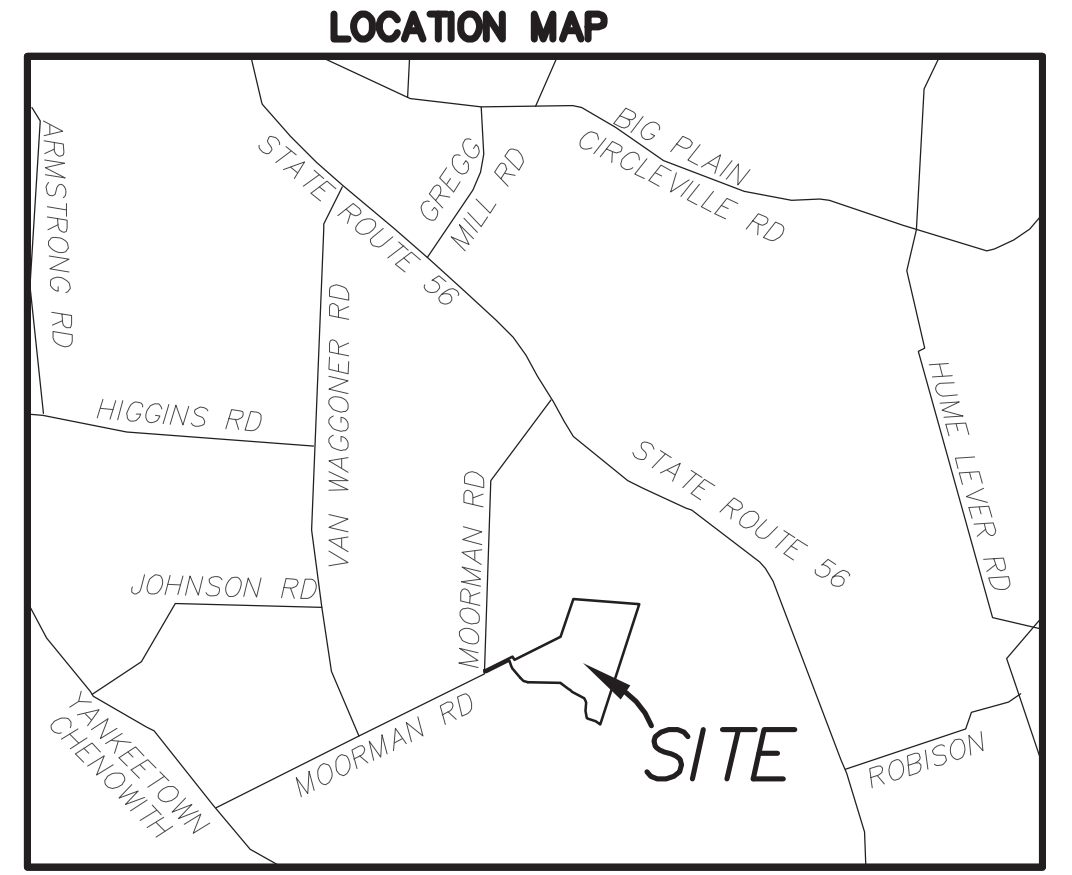
For the purpose of this exhibit, a bearing of South 01°55'33" West was used on the westerly line of that 337.043 acre tract of land owned by Realand Farms, Ltd, of record in OR 415, Page 908, on file in the Office of the Recorder, Madison County, Ohio, and being a portion of the centerline of Moorman 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 1" outside diameter, with yellow plastic caps stamped PSS. All distances are ground measurements, all coordinates are Ohio South Zone - NAD83(2011).

REALAND FARMS, LTD.  
OR 415, PG. 908  
337.043 ACRES (ORIGINAL)  
334.093 ACRES (REMAINDER)  
PARCEL #13-00143.000

196.623 ACRES

LOWER GWYNNE FARMS LIMITED  
OR 233, PAGE 293  
TRACT III - PARCEL NO. 1  
2200 ACRES  
PARCEL #13-00024.000  
PARCEL #17-00066.000  
PARCEL #21-00043.000



PRECISION SURVEYING SERVICES, LLC  
CONSULTING SURVEYORS  
JOHN W. EVERSON P.S. 7869  
JULY 07, 2025

DESCRIPTION	LOT SPLIT SURVEY			
LOCATION	196.623 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: J.W.E.	CHECKED BY: J.W.E.	ORDER NO.:	AREA NO.:	SHEET
SCALE: 1" = 500'	DATE: JUNE 2025	MAD		2 of 2

DESCRIPTION OF 196.623 ACRES  
OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situated in Virginia Military Survey No. 6432, Township of Oak Run, County of Madison, State of Ohio, and being **196.623 acres** of land, comprised of 1.651 acre out of that 2.950 acre tract of land owned by David C. Hirth (1/4 interest), Fred A. Hirth (1/4 interest), Bonnie L. Stottlemeyer (1/4 interest), and James E. Hirth (1/4 interest), of record in OR 438, Page 968, and further identified as Madison County Auditor Parcel #13-00143.001, and 194.972 acres out of that 388.8151 acre tract of land owned by David C. Hirth (1/4 interest), Fred A. Hirth (1/4 interest), Bonnie L. Stottlemeyer (1/4 interest), and James E. Hirth (1/4 interest), of record in OR 283, Page 2140, and further identified as Madison County Auditor Parcel #13-00014.000. Said 388.8151 acre tract found to contain 388.678 acres by actual field survey. All references to records being on file in the Office of the Recorder, Madison County, Ohio, said 196.623 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 196.623 acres, and having a State Plane Coordinate of North: 653969.3300, East: 1725429.2741, being the northwesterly corner of said 2.950 acre tract, and being the southwesterly corner of the 334.093 acre remainder of that 337.043 acre tract of land tract owned by Realand Farms, Ltd, of record in OR 415, Page 908, being in the easterly line 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, 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 the remainder of said 337.043 acre tract, and being on a northerly line of said Virginia Military Survey No. 6432;

Thence **South 88°04'27" East**, along a northerly line of said 2.950 acre tract, being a southerly line of the 334.093 acre remainder of said 337.043 acre tract, a distance of **44.05** feet to an iron pipe set, passing an iron pipe set on the easterly right of way line of said Moorman Road at a distance of 22.50 feet;

Thence **North 63°37'45" East**, along a northerly line of said 2.950 acre tract, being a southerly line of the 334.093 acre remainder of said 337.043 acre tract, a distance of **984.17** feet to an iron pipe set at the northeasterly corner of said 2.950 acre tract;

Thence **South 26°22'15" East**, along the easterly line of said 2.950 acre tract, and the 334.093 acre remainder of said 337.043 acre tract, a distance of **120.00** feet to an iron pipe set on a northwesterly line of said 388.8151 acre tract, being a southerly corner of the 334.093 acre remainder of said 337.043 acre tract, and a northeasterly corner of said 2.950 acre tract;

Thence **North 63°37'45" East**, along a northwesterly line of said 388.8151 acre tract, being the southerly line of the 334.093 acre remainder of said 337.043 acre tract, a distance of **1714.08** feet to a three inch diameter steel post filled with concrete, at a

common corner to said 388.8151 acre and said 334.093 acre remainder of said 337.043 acre tract tracts;

Thence **North 18°28'10" East**, along a northwesterly line of said 388.8151 acre tract, being a southeasterly line of the 334.093 acre remainder of said 337.043 acre tract, a distance of **1317.32** feet to an iron pipe set at the center of a removed 10 inch diameter wood fence post found, being at a common corner to said 388.8151 acre and said 334.093 acre remainder of said 337.043 acre tract tracts, and being in the south line of that 327.96 acre tract of land owned by MTR FARMS LLC, of record in OR 240, Page 609, and identified therein as Fifth Tract;

Thence **South 85°59'08" East**, along the northerly line of said 388.8151 acre tract, being the southerly line of said 327.96 acre tract, and passing along a southerly line of that 175.26 acre tract of land owned by Patricia A. Beery, Trustee, or her successor(s), of the Amended and Restated Patricia A. Beery Trust, dated July 13, 2022, of record in OR 403, Page 888, a distance of **2189.07** feet to an iron pipe set at the northeasterly corner of said 388.8151 acre tract, being a southerly corner of said 175.26 acre tract, and being in a westerly line of that 2200 acre tract of land owned by LOWER GWYNNE FARMS LIMITED, of record in OR 233, Page 293, and identified therein as Tract III – Parcel No. 1, (and from which a 1 ¼ inch diameter solid iron bar was found marking the northwest corner of said 2200 acre tract, being a corner of said 175.26 acre tract, which bears North 17°54'54 East, at a distance of 356.69 feet), passing an iron pipe found at a distance of 1590.61 feet marking the southeasterly corner of said 327.96 acre tract, being the southwesterly corner of said 175.26 acre tract;

Thence **South 17°54'54" West**, along an easterly line of said 388.8151 acre tract, being a westerly line of said 2200 acre tract, a distance of **4199.74** feet to a point on the center of a County Maintained Ditch known as Rea Ditch #32, passing an iron pipe set for reference at a distance of 4174.74 feet, with a 1 ¼ inch diameter iron pipe found at a total distance of 5839.48 feet marking a common corner of said 388.8151 acre tract, and said 2200 acre tract;

Thence the following twenty two (22) courses along the general center of said Rea Ditch #32, and passing across said 388.8151 acre tract, **North 52°17'24" West**, a distance of **190.15** feet to a point, from which an iron pipe set for reference bears North 16°18'33" East, at a distance of 25.00 feet;

Thence **North 73°41'27" West**, a distance of **198.59** feet to a point, from which an iron pipe set for reference bears North 16°18'33" East, at a distance of 25.00 feet;

Thence **North 75°20'59" West**, a distance of **62.02** feet to a point of tangent curvature, from which an iron pipe set for reference bears North 14°39'01" East, at a distance of 25.00 feet;

Thence 54.24 feet along the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 62°09'35", the chord of which bears North 44°16'12" West, a chord distance of 51.62 feet to a point of tangency, from which an iron pipe set for reference bears North 76°48'35" East, at a distance of 25.00 feet;

Thence **North 13°11'25" West**, a distance of **224.50** feet to a point, from which an iron pipe set for reference bears North 83°50'18" East, at a distance of 30.00 feet;

Thence **North 01°20'19" East**, a distance of **33.65** feet to a point, from which an iron pipe set for reference bears South 84°30'27" East, at a distance of 25.00 feet;

Thence **North 05°29'33" East**, a distance of **254.88** feet to a point of tangent curvature, from which an iron pipe set for reference bears South 84°30'27" East, at a distance of 25.00 feet;

Thence 71.67 feet along the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 41°03'52", the chord of which bears North 15°02'23" West, a

chord distance of 70.15 feet to a point of tangency, from which an iron pipe set for reference bears North 54°25'41" East, at a distance of 25.00 feet;

Thence **North 35°34'19" West**, a distance of **86.31** feet to a point of tangent curvature, from which an iron pipe set for reference bears North 54°25'41" East, at a distance of 25.00 feet;

Thence 48.29 feet along the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 27°40'09", the chord of which bears North 49°24'23" West, a chord distance of 47.82 feet to a point of tangency, from which an iron pipe set for reference bears North 26°45'32" East, at a distance of 25.00 feet;

Thence **North 63°14'28" West**, a distance of **403.92** feet to a point of tangent curvature, from which an iron pipe set for reference bears North 26°45'32" East, at a distance of 20.00 feet;

Thence 60.99 feet along the arc of a curve to the right, having a radius of 150.00 feet, a central angle of 23°17'49", the chord of which bears North 51°35'33" West, a chord distance of 60.57 feet to a point of tangency, from which an iron pipe set for reference bears North 50°03'21" East, at a distance of 20.00 feet;

Thence **North 39°56'39" West**, a distance of **43.44** feet to a point of tangent curvature, from which an iron pipe set for reference bears North 50°03'21" East, at a distance of 25.00 feet;

Thence 34.09 feet along the arc of a curve to the left, having a radius of 150.00 feet, a central angle of 13°01'17", the chord of which bears North 46°27'17" West, a chord distance of 34.02 feet to a point of tangency, from which an iron pipe set for reference bears North 37°02'04" East, at a distance of 25.00 feet;

Thence **North 52°57'56" West**, a distance of **322.07** feet to a point of tangent curvature, from which an iron pipe set for reference bears North 37°02'04" East, at a distance of 25.00 feet;

Thence 30.75 feet along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 35°14'18", the chord of which bears North 70°35'05" West, a chord distance of 30.27 feet to a point of tangency, from which an iron pipe set for reference bears North 01°47'46" East, at a distance of 25.00 feet;

Thence **North 88°12'14" West**, a distance of **1074.20** feet to a point of tangent curvature, from which an iron pipe set for reference bears North 01°47'46" East, at a distance of 25.00 feet;

Thence 303.63 feet along the arc of a curve to the right, having a radius of 350.00 feet, a central angle of 49°42'16", the chord of which bears North 63°21'06" West, a chord distance of 294.20 feet to a point of tangency, from which an iron pipe set for reference bears North 51°30'02" East, at a distance of 25.00 feet;

Thence **North 38°29'58" West**, a distance of **355.99** feet to a point, from which an iron pipe set for reference bears North 51°30'02" East, at a distance of 25.00 feet;

Thence **North 33°05'19" West**, a distance of **39.91** feet to a point, from which an iron pipe set for reference bears North 61°53'17" East, at a distance of 25.00 feet;

Thence **North 28°06'43" West**, a distance of **88.37** feet to a point, from which an iron pipe set for reference bears North 61°53'17" East, at a distance of 25.00 feet;

Thence **North 21°54'58" West**, a distance of **141.84** feet to a point where the general center of said Rea Ditch #32 intersects with a northwesterly line of said 388.8151 acre tract, and the southerly line of said 2.950 acre tract, from which an iron pipe set for reference bears North 63°37'45" East, at a distance of 25.00 feet;

Thence **North 16°29'12" West**, into said 2.950 acre tract, and along the general center of said Rea Ditch #32, a distance of **60.90** feet to a point;

Thence **South 63°37'45" West**, leaving said Rea Ditch #32, and passing through said 2.950 acre tract, a distance of **849.13** feet to an iron pipe set, passing an iron pipe set for reference at 25.00 feet;

Thence **North 88°04'27" West**, a distance of **59.17** feet to a railroad spike set on the centerline of Moorman Road, being on the westerly line of said 2.950 acre tract, being the easterly line of said 64.75 acre tract, and from which a 1 inch diameter solid iron bar was found to bear South 01°55'33" West, at a distance of 100.00 feet marking an angle point in Moorman Road;

Thence **North 01°55'33" East**, along the westerly line of said 2.950 acre tract, being the easterly line of said 64.75 acre tract, being the centerline of Moorman Road, a distance of **60.00 feet** to the **True Place of Beginning** and containing 196.623 acres.

Acres Breakdown:

1.651 acre out that 2.950 acre tract of land owned by David C. Hirth (1/4 interest), Fred A. Hirth (1/4 interest), Bonnie L. Stottlemeyer (1/4 interest), and James E. Hirth (1/4 interest), of record in OR 438, Page 968, and further identified as Madison County Auditor Parcel #13-00143.001.

194.972 acres out of that 388.8151 acre tract of land owned by David C. Hirth (1/4 interest), Fred A. Hirth (1/4 interest), Bonnie L. Stottlemeyer (1/4 interest), and James E. Hirth (1/4 interest), of record in OR 283, Page 2140, and further identified as Madison County Auditor Parcel #13-00014.000

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PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors

  
John W. Evers P.S. 7869

08-31-2025