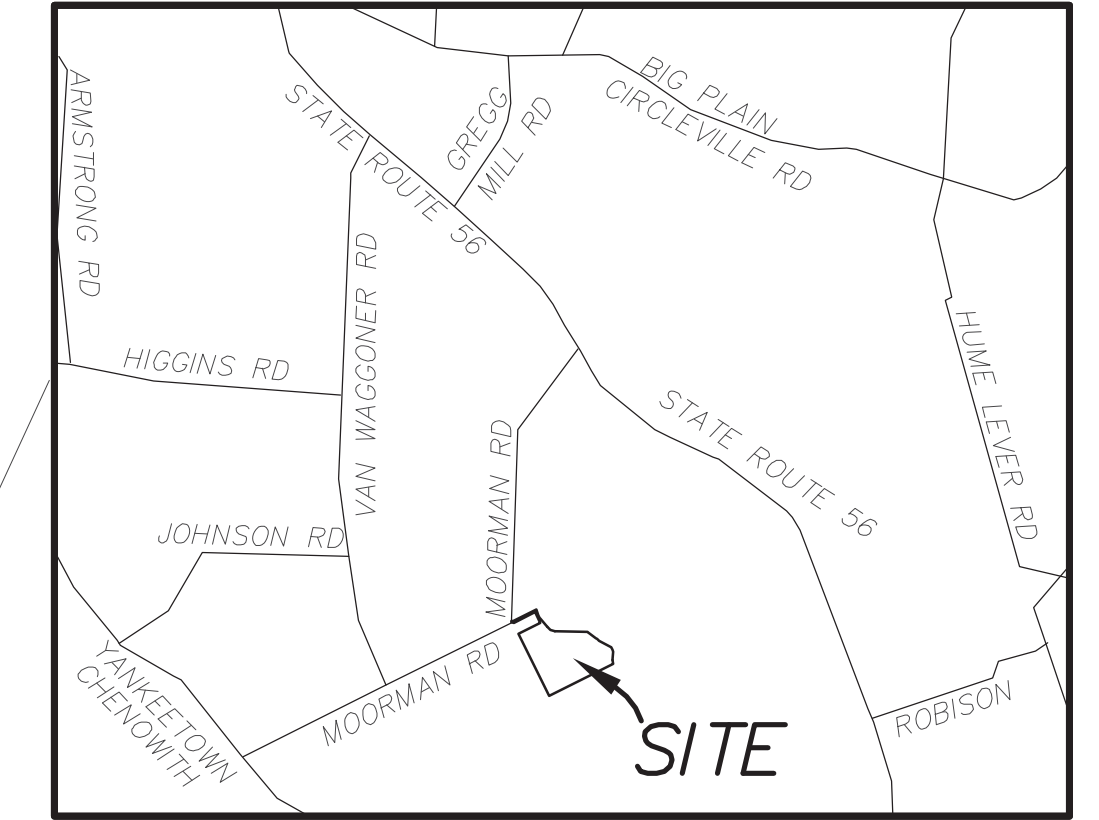


ALL BEARINGS ARE BASED UPON THE OHIO SOUTH ZONE COORDINATE SYSTEM
 ALL DISTANCES ARE GROUND MEASUREMENTS
 ALL COORDINATES ARE NAD 83 (2011) STATE PLANE COORDINATES
 OHIO SOUTH ZONE
 TO CONVERT COORDINATES TO GROUND DISTANCES MULTIPLY BY 1.000077551

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).

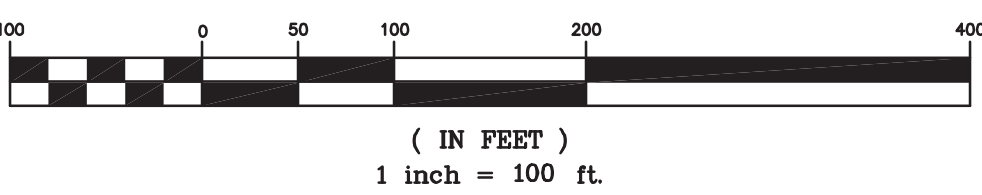
LOCATION MAP



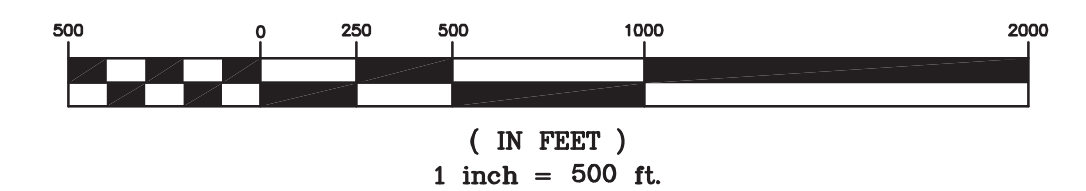
SECONDARY POINT OF REFERENCE FOR 102.814 ACRE TRACT

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 SUPERCEDED 1996 COORDINATE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



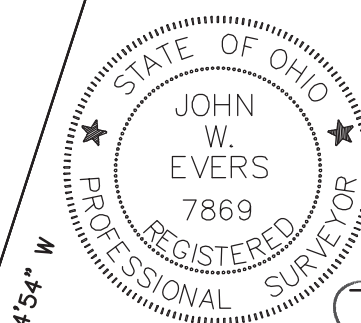
GRAPHIC SCALE



102.814 ACRES

TRUE PLACE OF BEGINNING FOR 102.814 ACRES RAILROAD SPIKE SET
 SEE DETAIL TO LEFT

102.814 ACRES
 SEE SHEET 2 OF 2

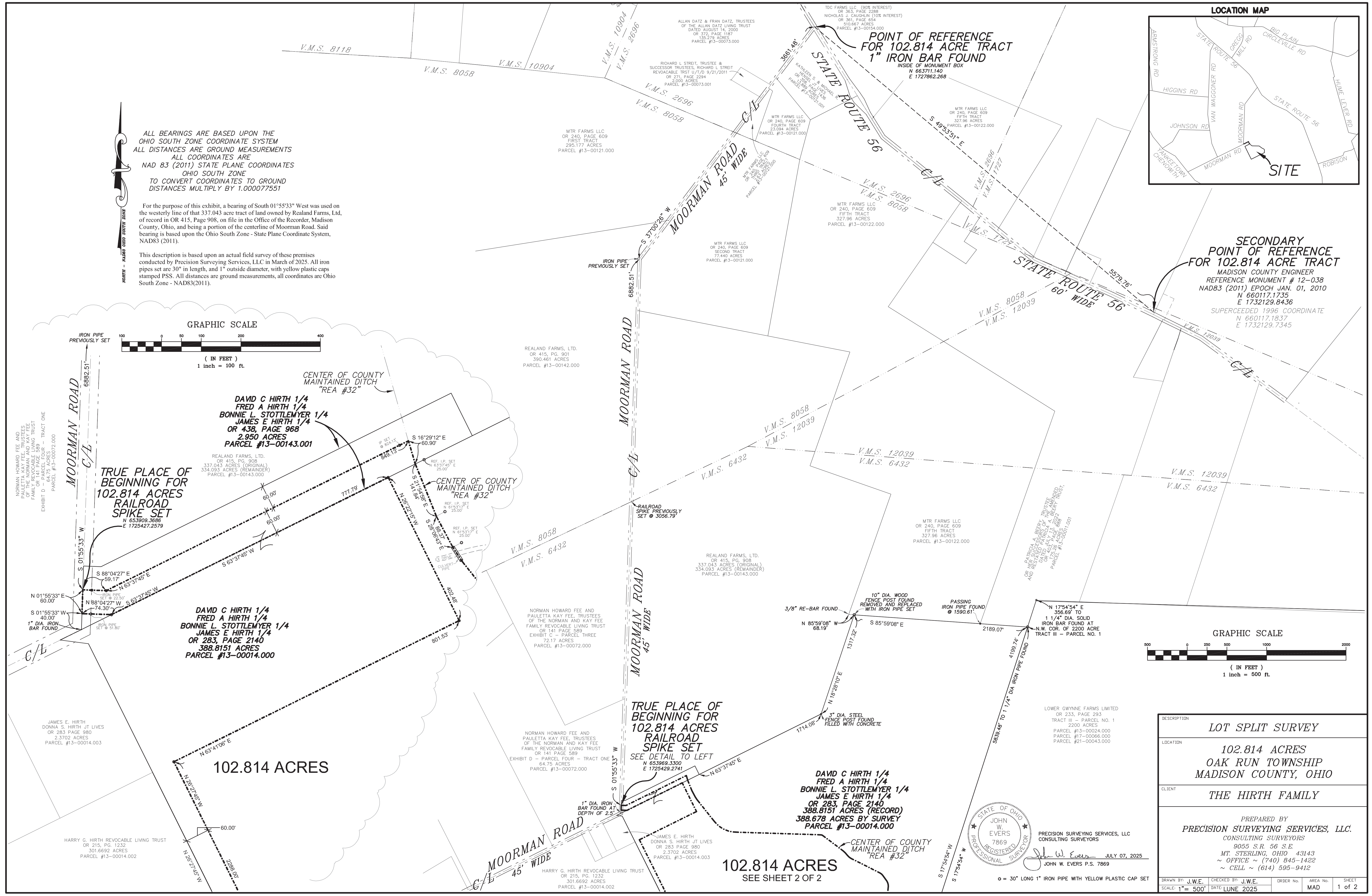


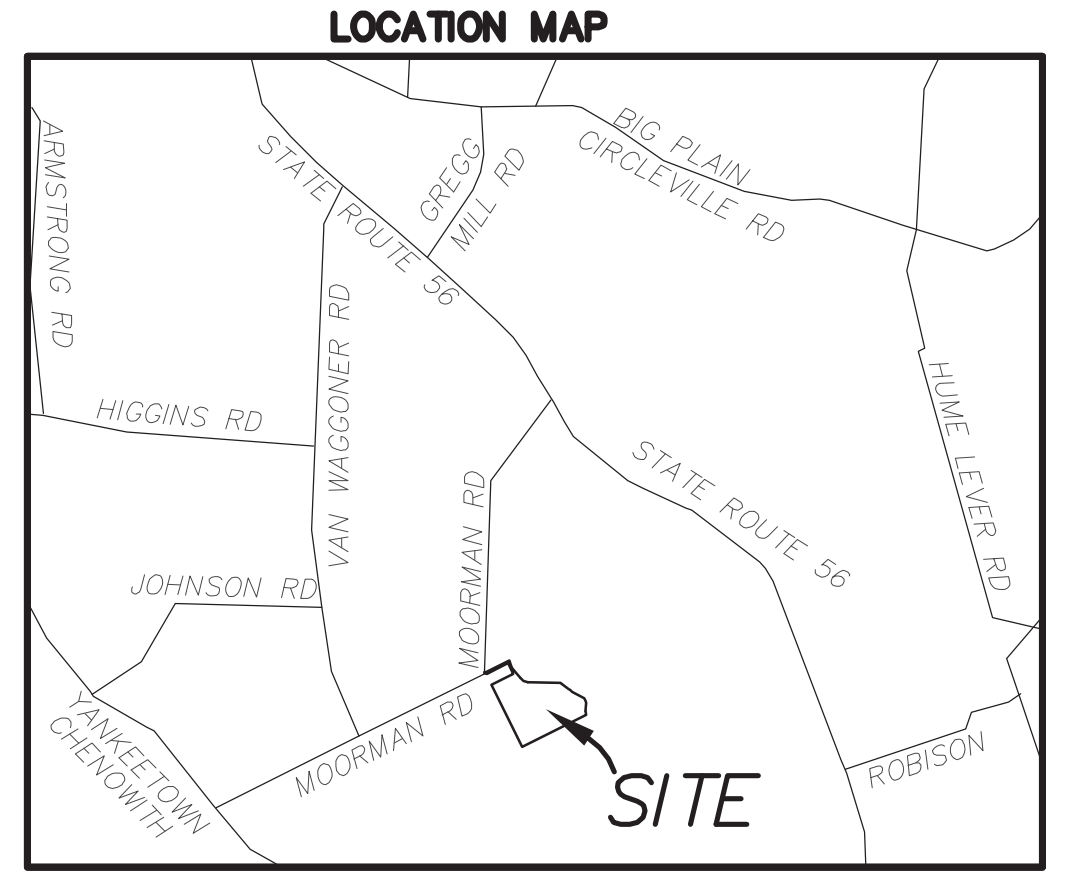
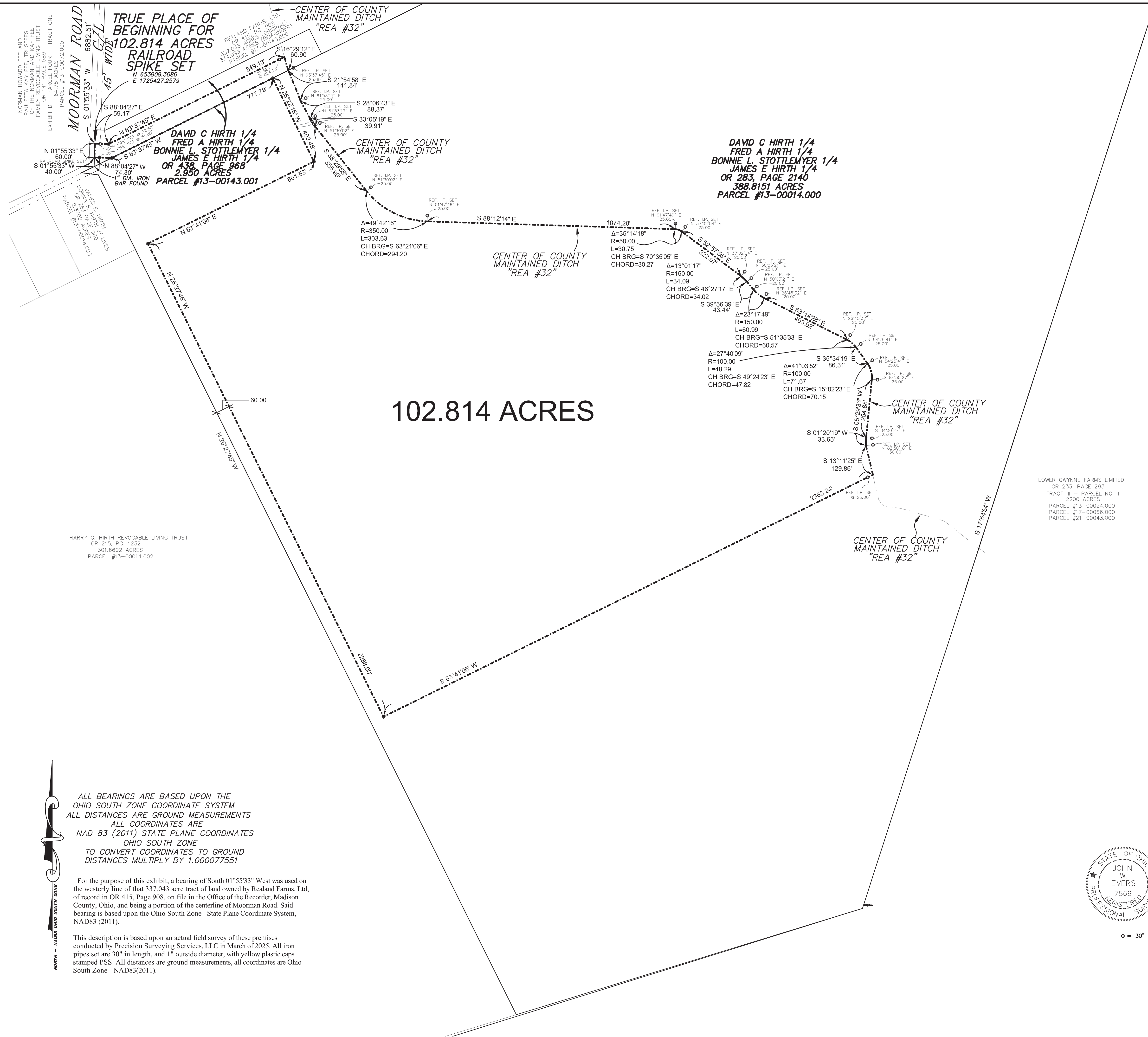
PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS

John W. Evers
 JOHN W. EVERS P.S. 7869

○ = 30" LONG 1" IRON PIPE WITH YELLOW PLASTIC CAP SET

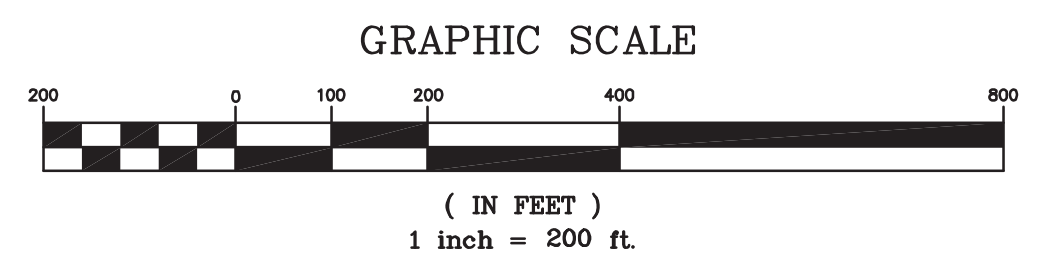
DESCRIPTION	LOT SPLIT SURVEY		
LOCATION	102.814 ACRES OAK RUN TOWNSHIP MADISON COUNTY, OHIO		
CLIENT	THE HIRTH FAMILY		
PREPARED BY	PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ CELL ~ (614) 595-9412		
DRAWN BY	J.W.E.	CHECKED BY	J.W.E.
SCALE	1" = 500'	DATE	LUNE 2025
ORDER NO.		AREA NO.	
	MAD		1 of 2





102.814 ACRES

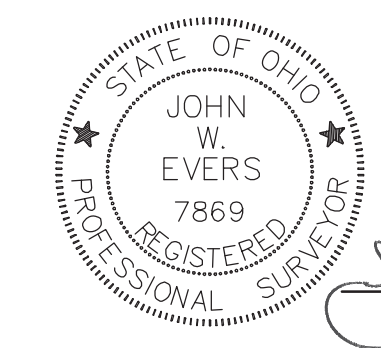
LOWER GWYNNE FARMS LIMITED
OR 233, PAGE 293
TRACT III - PARCEL NO. 1
2200 ACRES
PARCEL #13-00024.000
PARCEL #17-00066.000
PARCEL #21-00043.000



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 Mooreman 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).



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

o = 30" LONG 1" IRON PIPE WITH YELLOW PLASTIC CAP SET

DESCRIPTION	LOT SPLIT SURVEY		
LOCATION	102.814 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	JUNE 2025
ORDER NO.	MAD	AREA NO.	2 of 2

DESCRIPTION OF 102.814 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 **102.814 acres** of land, comprised of 1.265 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, and 99.919 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 102.814 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 **6882.51** feet to a railroad spike set and being the **True Place of Beginning**, of the herein described 102.814 acres, and having a State Plane Coordinate of North: 653909.3686, East: 1725427.2579, being in the westerly line of said 2.950 acre tract, 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 334.093 acre remainder of that 337.043 acre tract of land tract also owned by Realand Farms, Ltd, of record in OR 415, Page 908, and being on a northerly line of said Virginia Military Survey No. 6432;

Thence **South 88°04'27" East**, into said 2.950 acre tract, a distance of **59.17** 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**, parallel with the northerly and southerly lines of said 2.950 acre tract, and distant 60.00 feet from each, a distance of **849.13** 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 842.13 feet;

Thence **South 16°29'12" East**, along the general center of said Rea Ditch #32, a distance of **60.90** feet to the point where said ditch intersects the southerly line of said 2.950 acre tract, being a northerly line of said 388.8151 acre tract, from which an iron pipe set for reference bears North 63°37'45" East, at a distance of 25.00 feet;

Thence the following eighteen (18) courses along the general center of said Rea Ditch #32, and passing across said 388.8151 acre tract, **South 21°54'58" East**, a distance of **141.84** 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 **South 28°06'43" East**, 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 **South 33°05'19" East**, a distance of **39.91** 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 **South 38°29'58" East**, a distance of **355.99** feet to a point of tangent curvature from which an iron pipe set for reference bears North 51°30'02" East, at a distance of 25.00 feet;

Thence 303.63 feet along the arc of a curve to the left, having a radius of 350.00 feet, a central angle of 49°42'16", the chord of which bears South 63°21'06" East, a chord distance of 294.20 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 **South 88°12'14" East**, 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 30.75 feet along the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 35°14'18", the chord of which bears South 70°35'05" East, a chord distance of 30.27 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 **South 52°57'56" East**, 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 34.09 feet along the arc of a curve to the right, having a radius of 150.00 feet, a central angle of 13°01'17", the chord of which bears South 46°27'17" East, a chord distance of 34.02 feet to a point of tangency, from which an iron pipe set for reference bears North 50°03'21" East, at a distance of 25.00 feet;

Thence **South 39°56'39" East**, 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 20.00 feet;

Thence 60.99 feet along the arc of a curve to the left, having a radius of 150.00 feet, a central angle of 23°17'49", the chord of which bears South 51°35'33" East, a chord distance of 60.57 feet to a point of tangency, from which an iron pipe set for reference bears North 26°45'32" East, at a distance of 20.00 feet;

Thence **South 63°14'28" East**, 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 25.00 feet;

Thence 48.29 feet along the arc of a curve to the right, having a radius of 100.00 feet, a central angle of 27°40'09", the chord of which bears South 49°24'23" East, a chord distance of 47.82 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 **South 35°34'19" East**, 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 71.67 feet along the arc of a curve to the right, having a radius of 100.00 feet, a central angle of 41°03'52", the chord of which bears South 15°02'23" East, a chord distance of 70.15 feet to a point of tangency, from which an iron pipe set for reference bears South 84°30'27" East, at a distance of 25.00 feet;

Thence **South 05°29'33" West**, 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 **South 01°20'19" West**, a distance of **33.65** 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 **South 13°11'25" East**, a distance of **129.86** feet to a point;

Thence **South 63°41'06" West**, leaving said ditch, a distance of **2363.24** feet to an iron pipe set, and passing an iron pipe set for reference at a distance of 25.00 feet;

Thence **North 26°27'45" West**, a distance of **2288.00** feet to an iron pipe set;

Thence **North 63°41'06" East**, a distance of **801.53** feet to an iron pipe set;

Thence **North 26°22'15" West**, a distance of **402.48** feet to an iron pipe set in a northerly line of said 388.8151 acre tract, being the southerly line of said 2.950 acre tract;

Thence **South 63°37'45" West**, along the northerly line of said 388.8151 acre tract, being the southerly line of said 2.950 acre tract, a distance of **777.79** feet to an iron pipe set;

Thence **North 88°04'27" West**, across said 2.950 acre tract, a distance of **74.30** 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 40.00 feet marking an angle point in Moorman Road, and passing an iron pipe set at a distance of 51.80 feet on the easterly right of way line of said 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 102.814 acres.

Acreage Breakdown:

1.265 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.

101.549 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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This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in May and June 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).



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors

A handwritten signature in blue ink that reads "John W. Evers".

John W. Evers P.S. 7869

09-01-2025