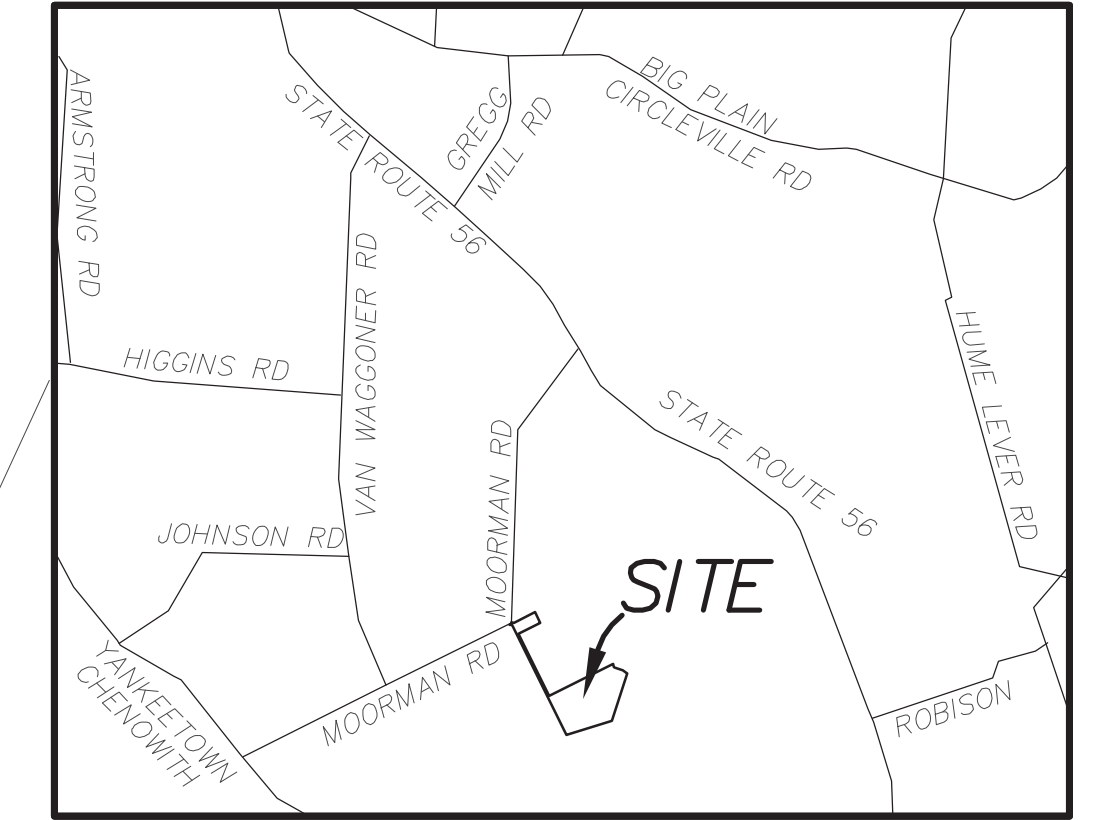


ALL BEARINGS ARE BASED UPON THE OHIO SOUTH ZONE COORDINATE SYSTEM
 ALL DISTANCES ARE GROUND MEASUREMENTS
 ALL COORDINATES ARE NAD 83 (2011) STATE PLANE COORDINATES
 OHIO SOUTH ZONE
 TO CONVERT COORDINATES TO GROUND DISTANCES MULTIPLY BY 1.000077551

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).

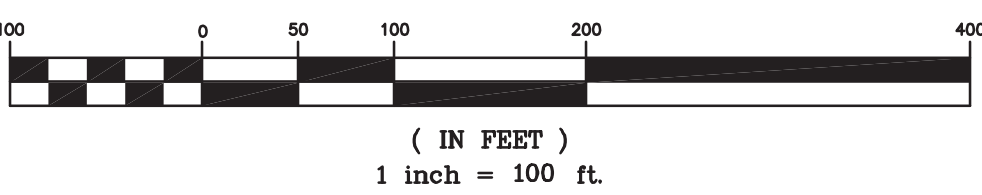
This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in March of 2025. All iron pipes set are 30" in length, and 1" outside diameter, with yellow plastic caps stamped PSS. All distances are ground measurements, all coordinates are Ohio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

LOCATION MAP

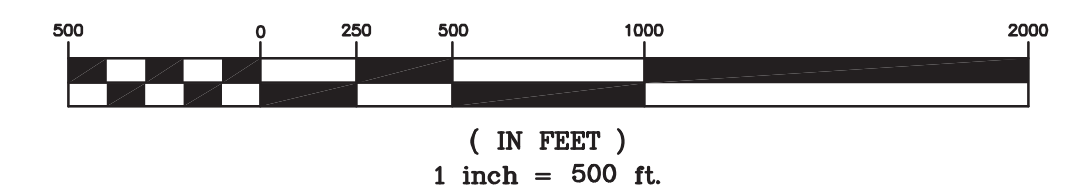


SECONDARY POINT OF REFERENCE FOR 92.190 ACRE TRACT
 MADISON COUNTY ENGINEER
 REFERENCE MONUMENT # 12-038
 NAD83 (2011) EPOCH JAN. 01, 2010
 N 660117.1735
 E 1732129.8436
 SUPERCEDED 1996 COORDINATE
 N 660117.1837
 E 1732129.7345

GRAPHIC SCALE



GRAPHIC SCALE



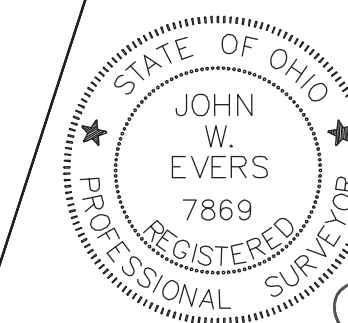
92.190 ACRES

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

TRUE PLACE OF BEGINNING FOR 92.190 ACRES RAILROAD SPIKE SET
 SEE DETAIL TO LEFT
 N 653849.4071
 E 1725425.2416

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

92.190 ACRES
 SEE SHEET 2 OF 2



PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS

John W. Evers P.S. 7869
 JULY 07, 2025

DESCRIPTION	LOT SPLIT SURVEY		
LOCATION	92.190 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.
SCALE: 1" = 500'	DATE: JUNE 2025	MAD	1 of 2

NORMAN HOWARD FEE AND PAULETTA KAY FEE, TRUSTEES OF THE NORMAN AND KAY FEE FAMILY REVOCABLE LIVING TRUST OR 141 PAGE 589 EXHIBIT D - PARCEL FOUR - TRACT ONE 64.75 ACRES PARCEL #13-00072.000

JAMES E. HIRTH DONNA S. HIRTH JT LIVES OR 283 PAGE 980 2.3702 ACRES PARCEL #13-00014.003

PASSING 1 INCH DIAMETER SOLID IRON BAR FOUND W/ COTTRILL CAP @ 36.44'

REALAND FARMS, LTD. OR 415, PG. 901 390.461 ACRES (ORIGINAL) 334.093 ACRES (REMAINDER) PARCEL #13-00142.000

NORMAN HOWARD FEE AND PAULETTA KAY FEE, TRUSTEES OF THE NORMAN AND KAY FEE FAMILY REVOCABLE LIVING TRUST OR 141 PAGE 589 EXHIBIT C - PARCEL THREE 72.17 ACRES PARCEL #13-00072.000

NORMAN HOWARD FEE AND PAULETTA KAY FEE, TRUSTEES OF THE NORMAN AND KAY FEE FAMILY REVOCABLE LIVING TRUST OR 141 PAGE 589 EXHIBIT D - PARCEL FOUR - TRACT ONE 64.75 ACRES PARCEL #13-00072.000

JAMES E. HIRTH DONNA S. HIRTH JT LIVES OR 283 PAGE 980 2.3702 ACRES PARCEL #13-00014.003

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

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

ANGELICA BERRY, TRUSTEE OF THE ANGELICA BERRY TRUST OR 173 PAGE 882 PARCEL #13-00011.001

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

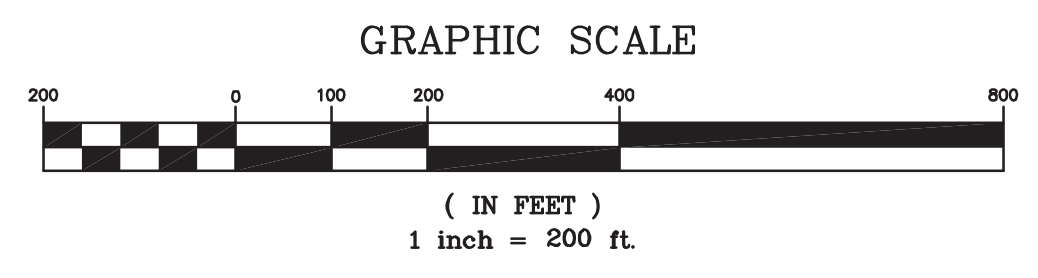
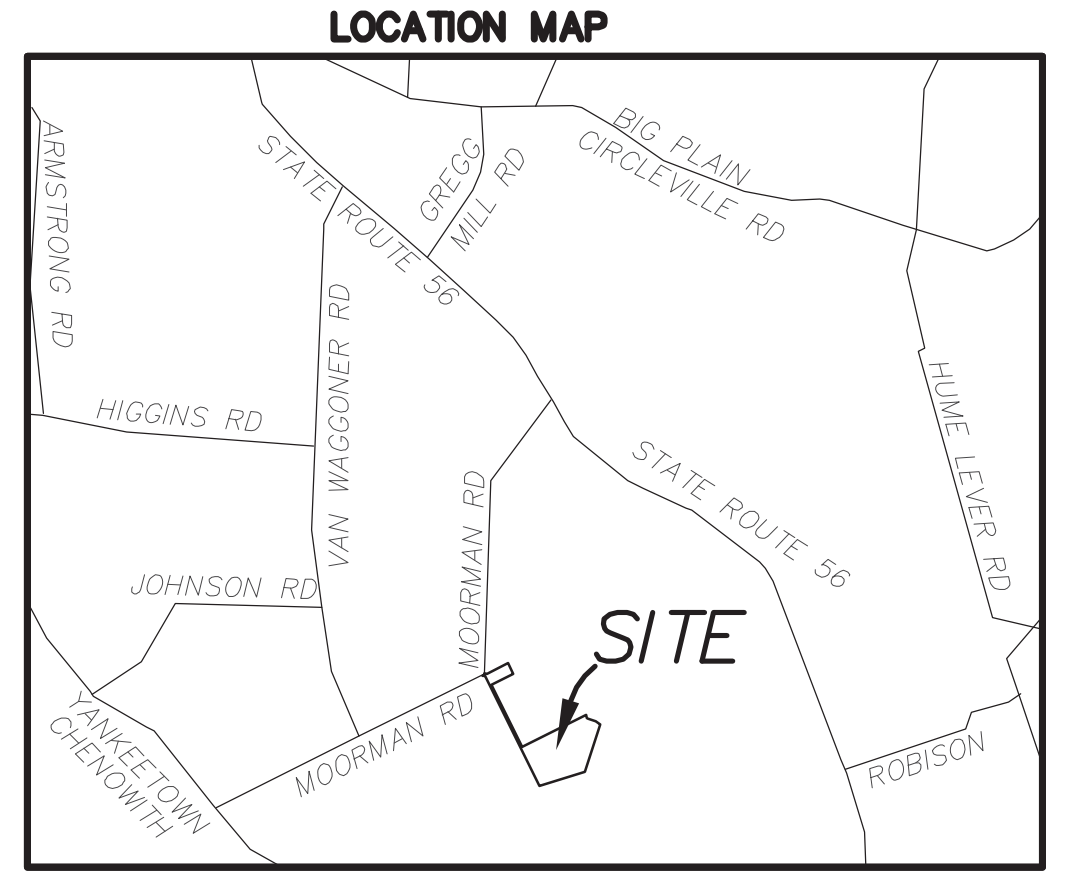
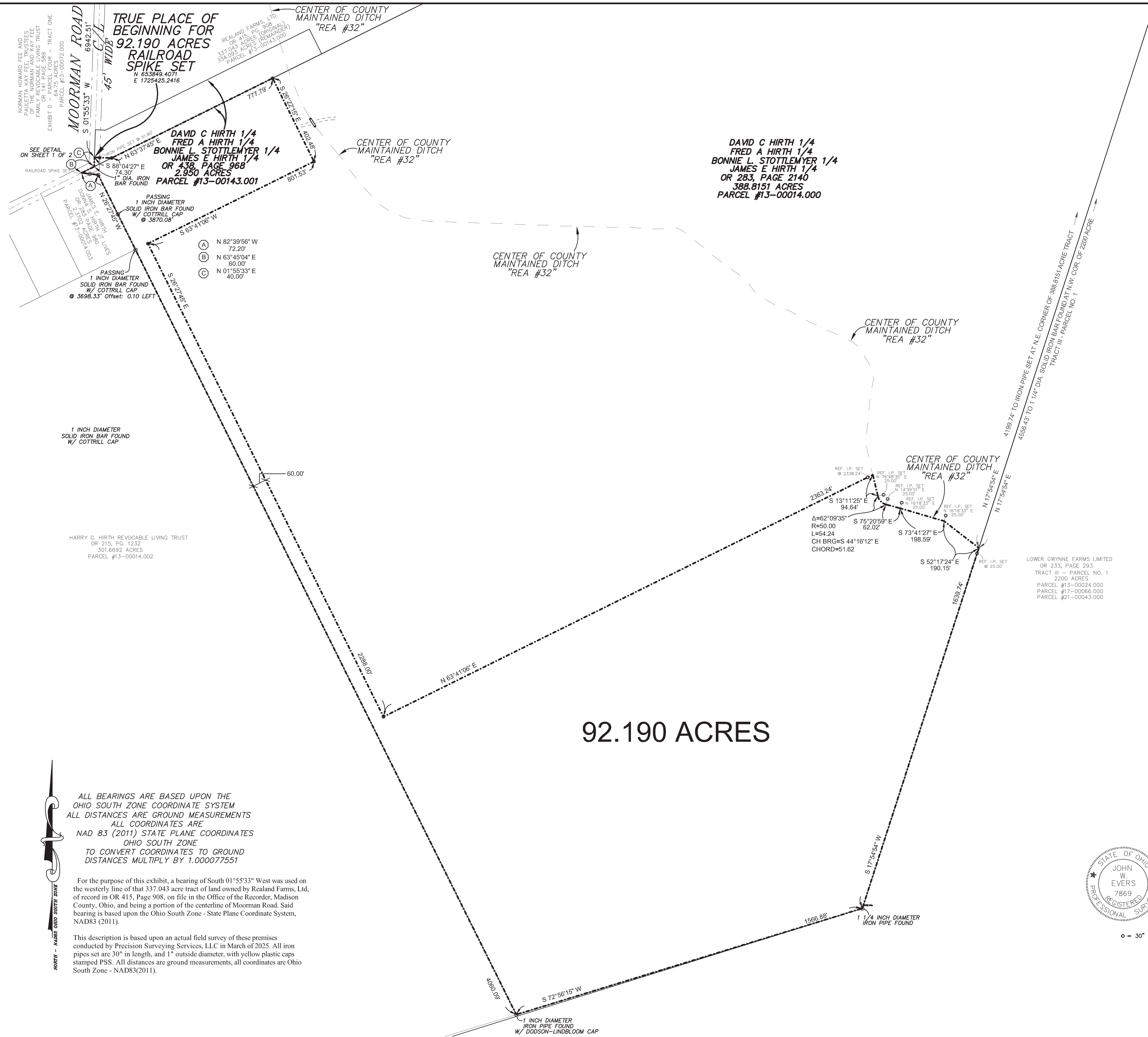
MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FARMS LLC OR 240, PAGE 609 FIFTH TRACT 327.96 ACRES PARCEL #13-00122.000

MTR FAR

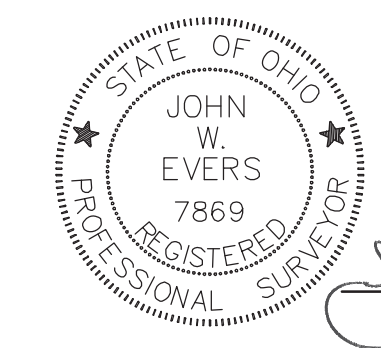


92.190 ACRES

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).



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

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

DESCRIPTION	LOT SPLIT SURVEY		
LOCATION	92.190 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.	SHEET
SCALE: 1" = 500'	DATE: JUNE 2025	MAD	2 of 2

DESCRIPTION OF 92.190 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 **92.190 acres** of land, comprised of 0.034 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 92.156 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 92.190 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 **6942.51** feet to a railroad spike set and being the **True Place of Beginning**, of the herein described 92.190 acres, and having a State Plane Coordinate of North: 653849.4071, East: 1725425.2416, 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**, across said 2.950 acre tract, a distance of **74.30** feet to an iron pipe set in the southerly line of said 2.950 acre tract, being a northwesterly line of said 388.8151 acre tract, 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 the southerly line of said 2.950 acre tract, being a northwesterly line of said 388.8151 acre tract, a distance of **777.79** feet to an iron pipe set;

Thence **South 26°22'15" East**, a distance of **402.48** feet to an iron pipe set;

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

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

Thence **North 63°41'06" East**, a distance of **2363.24** feet to a point on the general center of a County Maintained Ditch known as Rea Ditch #32, passing an iron pipe set for reference at a distance of 2338.24 feet;

Thence the following five (5) courses along the on the general center of said Rea Ditch #32, **South 13°11'25" East**, a distance of **94.64** feet to a point of tangent curvature from which an iron pipe set for reference bears North 76°48'35" East, at a distance of 25.00 feet;

Thence 54.24 feet along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 62°09'35", the chord of which bears South 44°16'12" East, a chord distance of 51.62 feet to a point of tangency from which an iron pipe set for reference bears North 14°39'01" East, at a distance of 25.00 feet;

Thence **South 75°20'59" East**, a distance of **62.02** 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 **South 73°41'27" East**, 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 **South 52°17'24" East**, a distance of **190.15** feet to a point in the easterly line of said 388.8151 acre tract, 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 which bears North 17°54'54" East, at a distance of 4556.43 feet, with an iron pipe set at the northeast corner of said 388.8151 acre tract, which bears North 17°54'54" East, at a distance of 4199.74 feet;

Thence **South 17°54'54" West**, along the easterly line of said 388.8151 acre tract, being a westerly line of said 2200 acre tract, a distance of **1639.74** feet to a 1 ¼ inch diameter iron pipe found with no cap;

Thence **South 72°56'15" West**, along the southerly line of said 388.8151 acre tract, being a northwesterly line of said 2200 acre tract, a distance of **1566.88** feet to a one inch diameter iron pipe found with a "Dodson-Lindbloom" cap at the southwesterly corner of said 388.8151 acre tract, being the southeasterly corner of that 301.6692 acre tract of land owned by the Harry G. Hirth Revocable Living Trust, of record in OR 215, Page 1232;

Thence **North 26°27'45" West**, along the westerly line of said 388.8151 acre tract, being the easterly line of said 301.6692 acre tract, and along the easterly line of that 2.3702 acre tract of land owned by James E. Hirth and Donna S. Hirth, of record in OR 283, Page 980, a distance of **4060.09** feet to a 5/8" inch diameter solid iron bar found with a "Cottrill" cap at a northeasterly corner of said 2.3702 acre tract, being a corner of said 388.8151 acre tract, passing a 1 inch diameter solid iron bar with a "Cottrill" cap found at a distance of 3698.33 feet, 0.10 feet left of line near the southeasterly corner of said 2.3702 acre tract, the northeasterly corner of said 301.6692 acre tract, and passing a 1 inch diameter solid iron bar with a "Cottrill" cap found at a distance of 3870.08 feet;

Thence **North 82°39'56" West**, along a line of said 388.8151 acre tract, being a northerly line of said 2.3702 acre tract, a distance of **72.20** feet to a railroad spike set on the center of Moorman Road and which marks the most westerly corner of said 388.8151 acre tract, being a corner of said 2.3702 acre tract, and being in the southerly line of said 64.75 acre tract, and passing a 1 inch diameter solid iron bar with a "Cottrill" cap found at a distance of 36.44 feet;

Thence **North 63°45'04" East**, along the center of Moorman Road, and along a northwesterly line of said 388.8151 acre tract, being a southerly line of said 64.75 acre tract, a distance of **60.00** feet to a one inch diameter solid iron bar found, which is set above a one inch diameter solid iron bar previously recovered at a depth of 2.5 feet;

Thence **North 01°55'33" East**, along the centerline of Moorman Road, being a line of said 388.8151 acre tract, being the easterly line of said 64.75 acre tract, a distance of **40.00** feet to the **True Place of Beginning** and containing 92.190 acres.

Acreage Breakdown:

0.034 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.

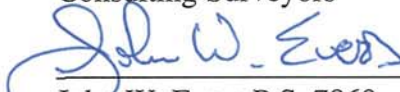
92.156 acres out of that 388.8151 acre tract of land owned by David C. Hirth (1/4 interest), Fred A. Hirth (1/4 interest), Bonnie L. Stottlemeyer (1/4 interest), and James E. Hirth (1/4 interest), of record in OR 283, Page 2140, and further identified as Madison County Auditor Parcel #13-00014.000

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 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


John W. Evers P.S. 7869

07-07-2025