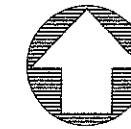
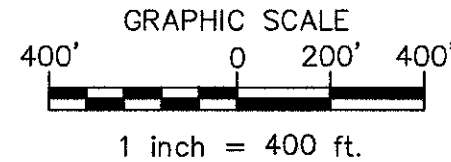


PLAT OF SURVEY



14.672 ACRES & 98.369 ACRES
 VMS 11012, 12708, 10981 & 12170
 DARBY TOWNSHIP
 MADISON COUNTY, OHIO



BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT),
 OHIO STATE PLANE - SOUTH ZONE

ACCORDING TO THE OHIO DEPARTMENT OF
 TRANSPORTATION'S VIRTUAL REFERENCE GPS
 SYSTEM A BEARING OF N 51°13'41" W WAS
 MEASURED FOR THE CENTERLINE OF BOYD
 ROAD.

OWNERSHIP:

BEING A RETRACEMENT SURVEY OF EXHIBIT
 B, TRACT 1 (14.74 ACRES) AND TRACT 2
 (98.78 ACRES) DESCRIBED IN A DEED TO
 ROGER L. HOSTETLER, ABRAHAM KRAMER,
 AND SARAH MILLER, CO-TRUSTEES OF THE
 KATIE ALBERTA YUTZY TRUST IN O.R. 438,
 P.G. 1354, RECORDER'S OFFICE.

14.672 ACRES:
 PART OF AUDITOR PARCEL 02-00303.000
 [ENG. # 457]

98.369 ACRES:
 PART OF AUDITOR PARCEL 02-00303.000
 [ENG. # 458]

- ▲ FOUND STEEL SPIKE
- REBAR OR PIPE FOUND AND DESCRIBED
- SET 5/8-INCH REBAR "POWER 7935" CAP
- ▲ SET STEEL SPIKE

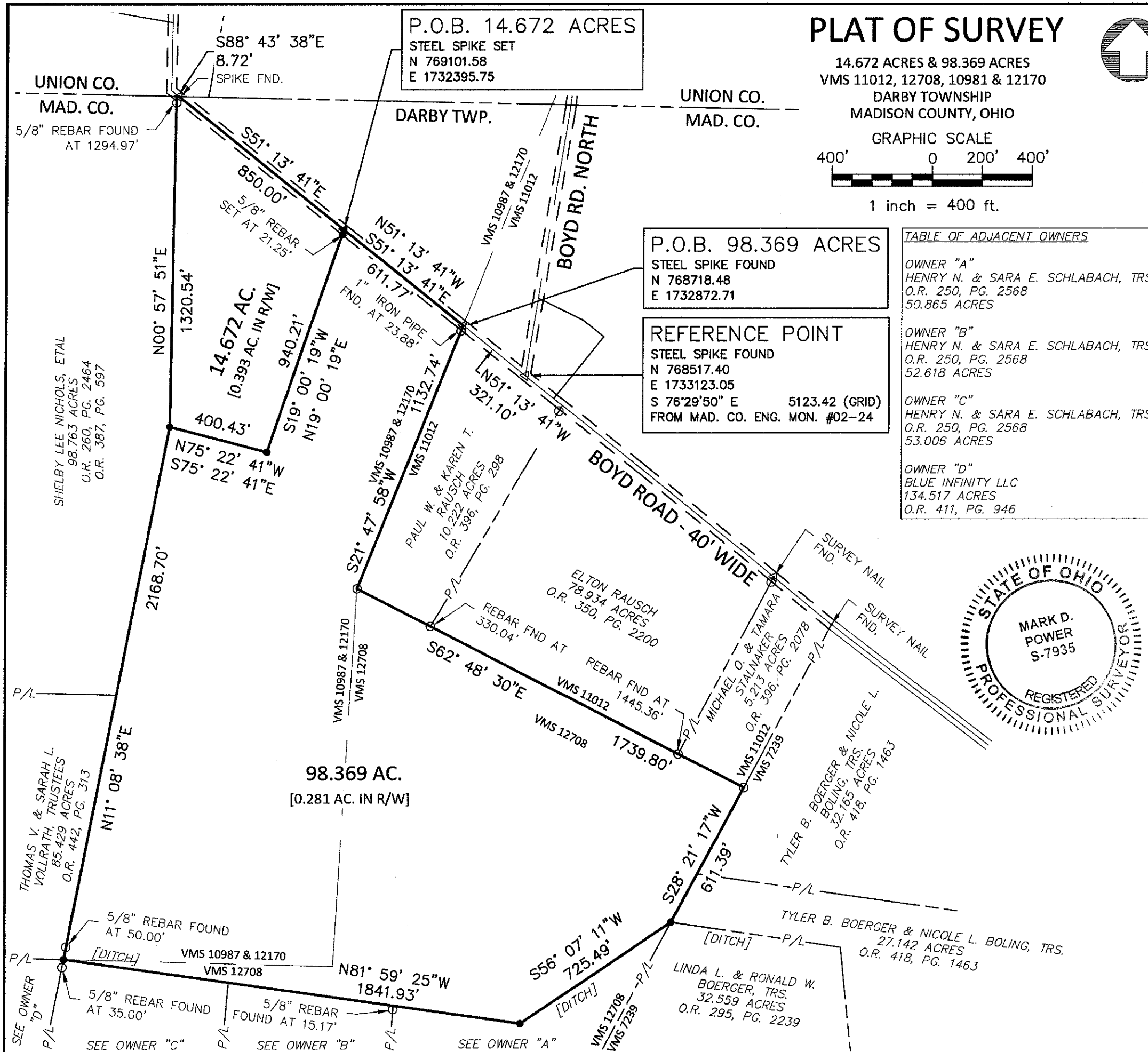
CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR
 PLAT AND THE SURVEY ON WHICH IT IS
 BASED WERE MADE IN ACCORDANCE WITH
 THE MINIMUM STANDARD DETAIL
 REQUIREMENTS FOR BOUNDARY SURVEYS,
 CHAPTER 4733-37, O.A.C. AND WAS
 PREPARED WITHOUT THE BENEFIT OF A TITLE
 REPORT AND IS SUBJECT TO ANY FACTS
 REVEALED BY SUCH.

Mark D. Power 9-30-25
 MARK D. POWER
 PROFESSIONAL SURVEYOR S-7935

POWER **GEO SPATIAL, LTD.**

P.O. BOX 581, LONDON, OH 43140
 POWERGEO SPATIAL@GMAIL.COM
 614-546-8337

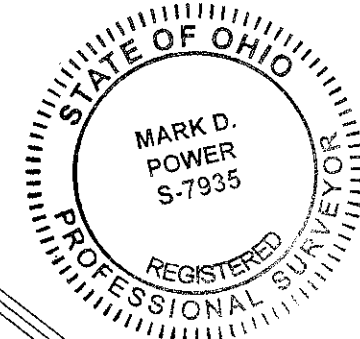


P.O.B. 14.672 ACRES
 STEEL SPIKE SET
 N 769101.58
 E 1732395.75

P.O.B. 98.369 ACRES
 STEEL SPIKE FOUND
 N 768718.48
 E 1732872.71

REFERENCE POINT
 STEEL SPIKE FOUND
 N 768517.40
 E 1733123.05
 S 76°29'50" E 5123.42 (GRID)
 FROM MAD. CO. ENG. MON. #02-24

TABLE OF ADJACENT OWNERS	
OWNER "A"	HENRY N. & SARA E. SCHLABACH, TRS. O.R. 250, PG. 2568 50.865 ACRES
OWNER "B"	HENRY N. & SARA E. SCHLABACH, TRS. O.R. 250, PG. 2568 52.618 ACRES
OWNER "C"	HENRY N. & SARA E. SCHLABACH, TRS. O.R. 250, PG. 2568 53.006 ACRES
OWNER "D"	BLUE INFINITY LLC 134.517 ACRES O.R. 411, PG. 946



DESCRIPTION OF 14.672 ACRES
SOUTH SIDE OF BOYD ROAD
DARBY TOWNSHIP, MADISON COUNTY, OHIO

Situate in the State of Ohio, Madison County, Darby Township, Virginia Military Surveys 19807 & 12170, and being a retracement of a 14.74 acre tract described in a deed to Roger L. Hostetler, Abraham Kramer, and Sarah Miller, Co-Trustees in Official Record 438, Page 1354, Recorder's Office, part of Auditor's Parcel 02-00303.000 and more particularly described as follows:

Beginning for reference at a steel spike found at the centerline intersection of Boyd Road and Boyd Road North;

Thence North $51^{\circ}13'41''$ West, along the centerline of Boyd Road (40' wide), 321.10 feet to a steel spike found at the northwest corner of a 10.222 acre tract described in a deed to Paul W. & Karen T. Rausch in Official Record 396, Page 298;

Thence continuing along the centerline of Boyd Road North $51^{\circ}13'41''$ West, 611.77 feet to a steel spike set and the True Point of Beginning;

Thence South $19^{\circ}00'19''$ West, along a westerly line of a 98.78 acre tract described in a deed to Roger L. Hostetler, Abraham Kramer, and Sarah Miller, Co-Trustees in Official Record 438, Page 1354, passing a rebar set at 21.25 feet, a distance of 940.21 feet to a rebar set;

Thence North $75^{\circ}22'41''$ West, along a northerly line of said 98.78 acres, a distance of 400.43 feet to a rebar set;

Thence North $00^{\circ}57'51''$ East, along an easterly line of a 98.763 acre tract described in a deed to Shelby Lee Nichols in Official Record 260, Page 2464, passing a 5/8 inch rebar found at 1294.97 feet, a distance of 1320.54 feet to a steel post found, purported to be on the Madison County, Union County line;

Thence South 88°43'38" East, along said County line, 8.72 feet to a steel spike found in Boyd Road;

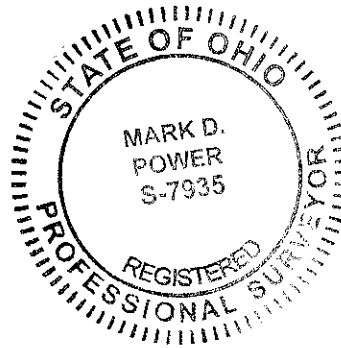
Thence South 51°13'41" East, along the centerline of Boyd Road, 850.00 feet to the True Point of Beginning. Containing 14.672 acres, of which 0.393 acres in is the existing right of way of Boyd Road (40 feet wide).

An Ohio State Plane – South Zone (NAD83 – 2011) bearing of North 51°13'41" West was measured for the centerline of Boyd Road according to monumentation found. Rebar set are 5/8 inch diameter with an orange cap stamped "POWER 7935". The field work was completed on September 28, 2025.

POWER GEOSPATIAL, LTD.

Mark D. Power 9-30-25

Mark D. Power, Professional Surveyor 7935



DESCRIPTION OF 98.369 ACRES
SOUTH SIDE OF BOYD ROAD
DARBY TOWNSHIP, MADISON COUNTY, OHIO

Situate in the State of Ohio, Madison County, Darby Township, Virginia Military Surveys 12708 and 19807 & 12170 and being a retracement of a 98.78 acre tract described in a deed to Roger L. Hostetler, Abraham Kramer, and Sarah Miller, Co-Trustees in Official Record 438, Page 1354, Recorder's Office, part of Auditor's Parcel 02-00303.000 and more particularly described as follows:

Beginning for reference at a steel spike found at the centerline intersection of Boyd Road and Boyd Road North;

Thence North $51^{\circ}13'41''$ West, along the centerline of Boyd Road (40' wide), 321.10 feet to a steel spike found at the northwest corner of a 10.222 acre tract described in a deed to Paul W. & Karen T. Rausch in Official Record 396, Page 298 and being the True Point of Beginning;

Thence South $21^{\circ}47'58''$ West, along the west line of a 10.222 acre tract described in a deed to Paul W. & Karen T. Rausch in Official Record 396, Page 298, passing a 1 inch iron pipe found at 23.88 feet, a distance of 1132.74 feet to a 5/8 inch rebar found;

Thence South $62^{\circ}48'30''$ East, along the south line of said 10.222 acres, along the south line of a 78.934 acre tract described in a deed to Elton Rausch in Official Record 350, Page 2200, and along the south line of a 5.213 acre tract described in a deed to Michael O. & Tamara Stalnaker in Official Record 396, Page 2078, passing 5/8 inch rebar found at 330.04 feet and 1445.36 feet, a distance of 1739.80 feet to a 5/8 inch rebar found;

Thence South $28^{\circ}21'17''$ West, along the westerly lines of a 32.165 acre tract and 27.142 acre tract described in a deed to Tyler B. Boerger and Nicole L. Boling, Trustees in Official Record 418, Page 1463, a distance of 611.39 feet to a 5/8 inch rebar set;

Thence South 56°07'11" West, along a north line of a 50.865 acre tract described in a deed to Henry N. & Sara E. Schlabach, Trustees in Official Record 250, Page 2568, a distance of 725.49 feet to a 5/8 inch rebar set;

Thence North 81°59'25" West, along the north line of said 50.865 acres and along the north line of a 52.618 acre and a 53.006 acre tract described in a deed to Henry N. & Sara E. Schlabach, Trustees in Official Record 250, Page 2568, a distance of 1841.93 feet to a 5/8 inch rebar set;

Thence North 11°08'38" East, along the east line of an 85.429 acre tract described in a deed to Thomas V. & Sarah L. Vollrath, Trustees in Official Record 442, Page 313 and along an easterly line 98.763 acre tract described in a deed to Shelby Lee Nichols, etal in Official Record 260, Page 2464, passing a 5/8 inch rebar found at 50.00 feet, a distance of 2168.70 feet to a 5/8 inch rebar set;


Thence South 75°22'41" East, along the south line of a 14.74 acre tract described in a deed to Roger L. Hostetler, Abraham Kramer, and Sarah Miller, Trustees in Official Record 438, Page 1354, a distance of 400.43 feet to a 5/8 inch rebar set;

Thence North 19°00'19" East, along the east line of said 14.74 acre tract, passing a 5/8 inch rebar set at 918.96 feet, a distance of 940.21 feet to a steel spike set in the center of Boyd Road;

Thence South 51°13'41" East, along the center of Boyd Road, 611.77 feet to the True Point of Beginning. Containing 98.369 acres, of which 0.281 acres is the existing right of way of Boyd Road (40 feet wide).

An Ohio State Plane – South Zone (NAD83 – 2011) bearing of North 51°13'41" West was measured for the centerline of Boyd Road according to monumentation found. Rebar set are 5/8 inch diameter with an orange cap stamped "POWER 7935". The field work was completed on September 28, 2025.

POWER GEOSPATIAL, LTD.

 9-30-25

Mark D. Power, Professional Surveyor 7935

