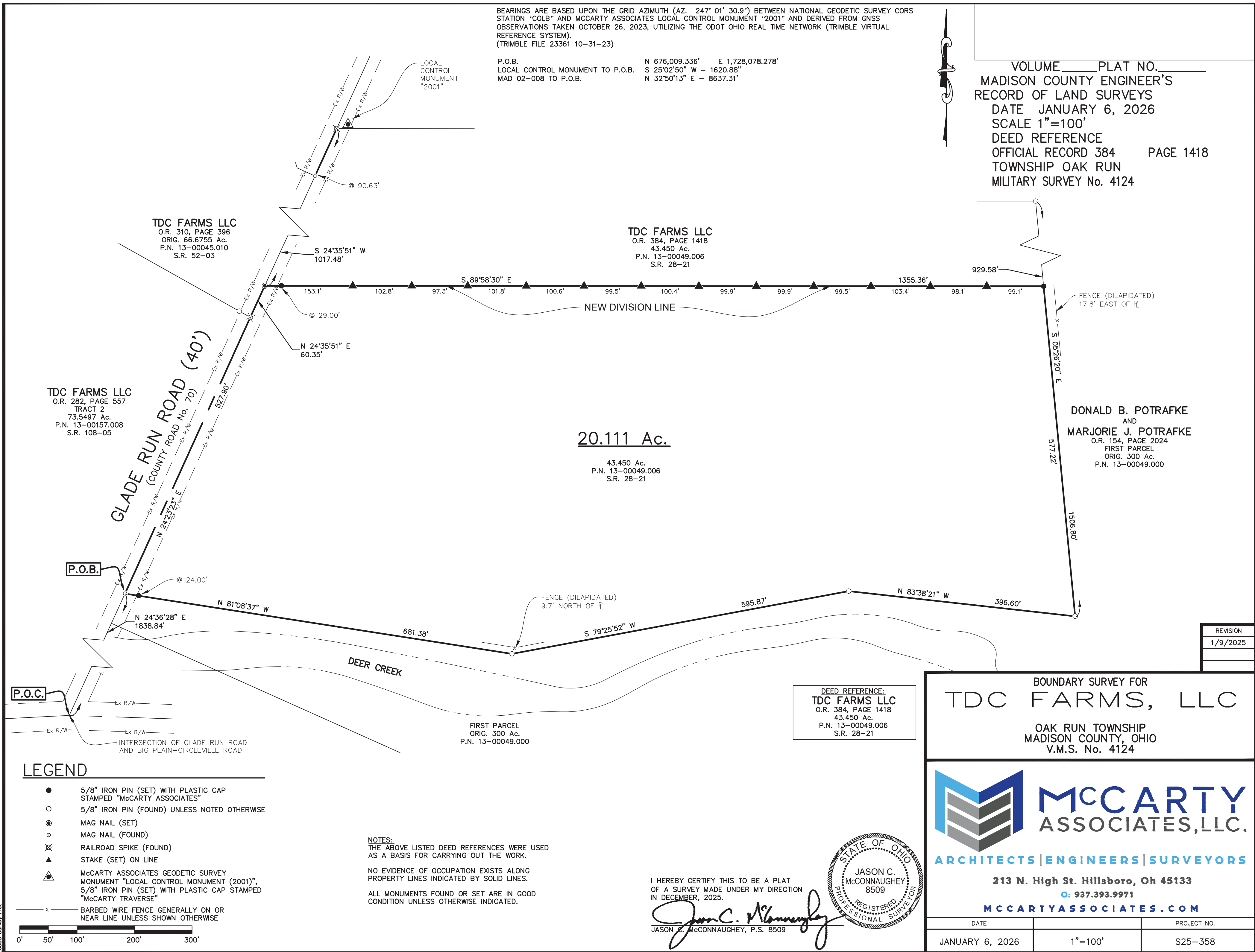


BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 247° 01' 30.9") BETWEEN NATIONAL GEODETIC SURVEY CORNS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN OCTOBER 26, 2023, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
(TRIMBLE FILE 23361 10-31-23)

P.O.B. LOCAL CONTROL MONUMENT TO P.O.B. MAD 02-008 TO P.O.B.
 N 676,009.336' E 1,728,078.278'
 S 25°02'50" W - 1620.88'
 N 32°50'13" E - 8637.31'

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE JANUARY 6, 2026
 SCALE 1"=100'
 DEED REFERENCE
 OFFICIAL RECORD 384 PAGE 1418
 TOWNSHIP OAK RUN
 MILITARY SURVEY No. 4124



DONALD B. POTRAFKE
 AND
 MARJORIE J. POTRAFKE
 O.R. 154, PAGE 2024
 FIRST PARCEL
 ORIG. 300 Ac.
 P.N. 13-00049.000

20.111 Ac.
 43,450 Ac.
 P.N. 13-00049.006
 S.R. 28-21

TDC FARMS LLC
 O.R. 282, PAGE 557
 TRACT 2
 73.5497 Ac.
 P.N. 13-00157.008
 S.R. 108-05

TDC FARMS LLC
 O.R. 310, PAGE 396
 ORIG. 66.6755 Ac.
 P.N. 13-00045.010
 S.R. 52-03

TDC FARMS LLC
 O.R. 384, PAGE 1418
 43,450 Ac.
 P.N. 13-00049.006
 S.R. 28-21

DEED REFERENCE:
 TDC FARMS LLC
 O.R. 384, PAGE 1418
 43,450 Ac.
 P.N. 13-00049.006
 S.R. 28-21

BOUNDARY SURVEY FOR
TDC FARMS, LLC
 OAK RUN TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 4124



ARCHITECTS | ENGINEERS | SURVEYORS
 213 N. High St. Hillsboro, Oh 45133
 937.393.9971
 MCCARTYASSOCIATES.COM

DATE	PROJECT NO.
JANUARY 6, 2026	S25-358

REVISION
1/9/2025

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
- ⊙ MAG NAIL (SET)
- MAG NAIL (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ▲ STAKE (SET) ON LINE
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "LOCAL CONTROL MONUMENT (2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
- x- BARBED WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE

NOTES:
 THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
 NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
 ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 2025.

JASON C. McCONNAUGHEY, P.S. 8509



L:\2025\25-358 TDC Farms, LLC\AutoCAD\DWG_Survey\25358_Survey_Plot.dwg, Survey Plot.dwg, 1/9/2026 8:31:02 AM, rym, DWG To PDF.pc3



MCCARTY ASSOCIATES, LLC.

ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133

937.393.9971

McCartyAssociates.com

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Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-358

January 6, 2026

LEGAL DESCRIPTION

TDC Farms LLC
20.111 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. No. 4124, and being part of the 43.450 acres tract (Parcel No. 13-00049.006) as conveyed to TDC Farms LLC and recorded in Official Record 384, Page 1418 of the Madison County Recorder's Office and found in Survey Record 28-21 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at the intersection of Glade Run Road (County Road No. 70) and Big Plain-Circleville Road;

thence with the centerline of Glade Run Road N 24°36'28" E, a distance of 1838.84 feet to a mag nail (found) marking a westerly corner of an original 300 acres "First Parcel" as conveyed to Donald B. Potrafke and Marjorie J. Potrafke (O.R. 154, Page 2024) and marking the southwesterly corner of the 43.450 acres tract of which this is a part, said mag nail being the true point of beginning of the tract of land herein described;

thence with the centerline of Glade Run Road N 24°23'23" E, a distance of 527.90 feet to a railroad spike (found);

thence continuing with the centerline of Glade Run Road N 24°35'51" E, a distance of 60.35 feet to a mag nail (set);

thence with a new division line S 89°58'30" E passing a 5/8" iron pin (set) at 29.00 feet, a total distance of 1355.36 feet to a 5/8" iron pin (set) in a westerly line of what remains of the aforementioned

original 300 acres "First Parcel" as conveyed to Donald B. Potrafke and Marjorie J. Potrafke (O.R. 154, Page 2024);

thence with the lines of what remains of the aforesaid original 300 acres "First Parcel" for the next 4 calls:

- 1) S 05°26'20" E, a distance of 577.22 feet to a 5/8" iron pin (found);
- 2) N 83°38'21" W, a distance of 396.60 feet to a 5/8" iron pin (found);
- 3) S 79°25'52" W, a distance of 595.87 feet to a 5/8" iron pin (found);
- 4) N 81°08'37" W passing a 5/8" iron pin (set) at 657.38 feet, a total distance of 681.38 feet to the true point of beginning, **containing 20.111 acres of land.**

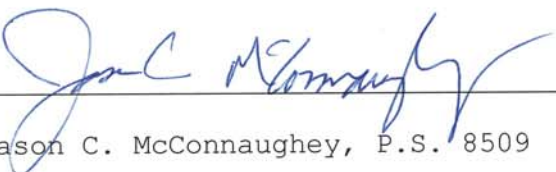
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 247° 01' 30.9") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GNSS observations taken October 26, 2023, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in December 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S25-358 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".




Jason C. McConnaughey, P.S. 8509