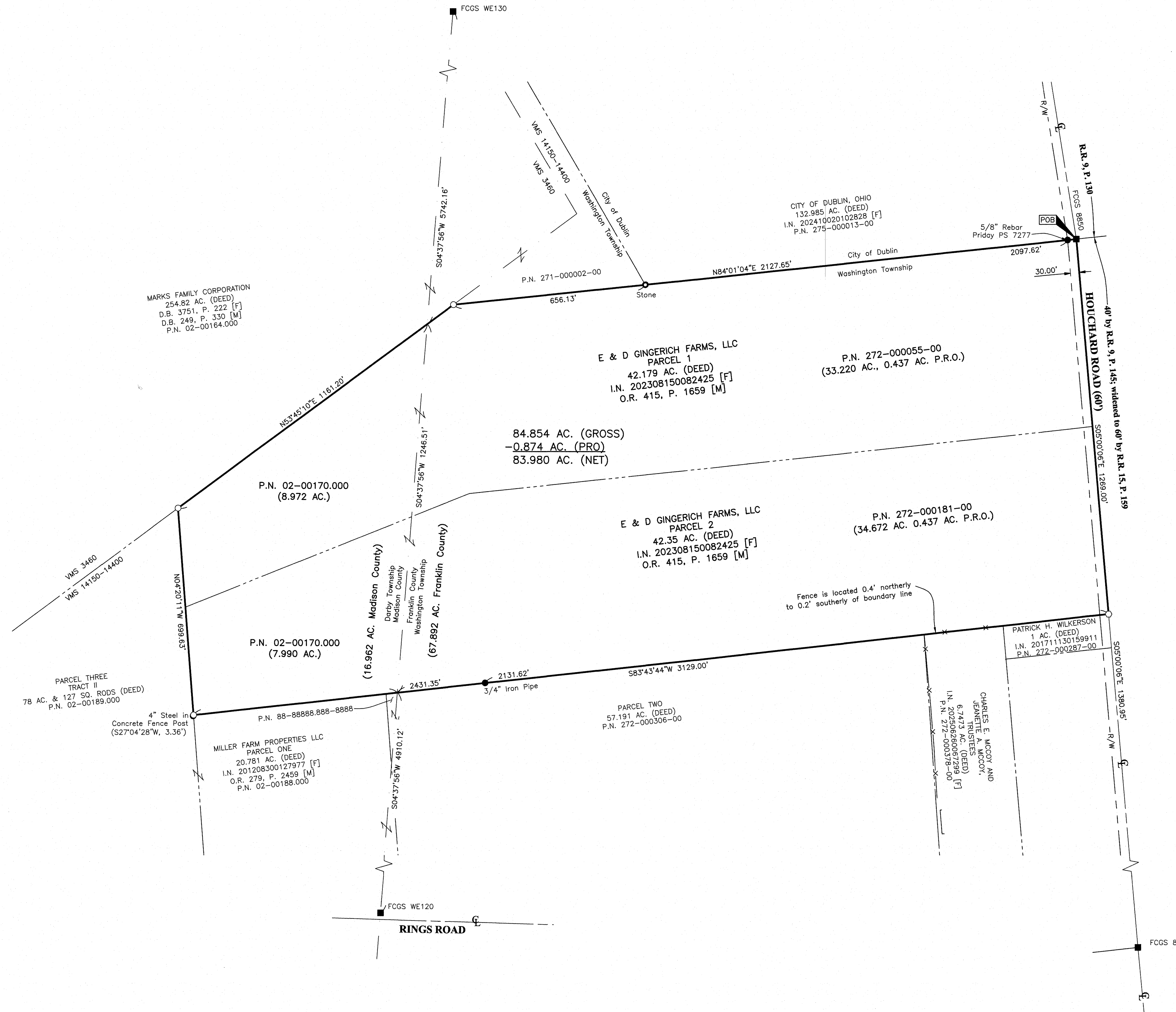


SURVEY OF ACREAGE PARCEL

SURVEY NUMBER 14150-14400

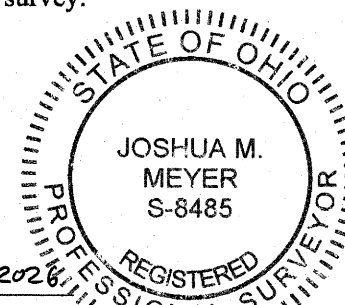
VIRGINIA MILITARY DISTRICT

TOWNSHIP OF WASHINGTON, COUNTY OF FRANKLIN AND TOWNSHIP OF DARBY, COUNTY OF MADISON, STATE OF OHIO



SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in January, 2026.

BASIS OF BEARINGS:
 The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011-Epoch 2010.0). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Real Time Network. The portion of the line common to Franklin County and Madison County between Franklin County Geodetic Survey Monuments "WE130" and "WE120", having a bearing of S04°37'56"W and monumented as shown hereon, is designated the "basis of bearing" for this survey.



By *Joshua M. Meyer*
 Joshua M. Meyer
 Professional Surveyor No. 8485
 jmeyer@emht.com

2-2-2026
 Date

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.
 GRAPHIC SCALE (in feet)

[M]=MADISON COUNTY
 [F]=FRANKLIN COUNTY

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com		Date: February 2, 2026
		Scale: 1" = 200'
		Job No: 2025-0879
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

84.854 ACRE

Situate in the State of Ohio, County of Franklin, Township of Washington and County of Madison, Township of Darby, lying in Survey Number 14150-14400, Virginia Military District, being all of that 42.179 acre tract conveyed as Parcel 1 to E & D Gingerich Farms, LLC by deed of record in Instrument Number 202308150082425, and all of that 42.35 acre tract conveyed as Parcel 2 to E & D Gingerich Farms, LLC by deed of record in Instrument Number 202308150082425 (all references are to the records of the Recorder's Office, Franklin County, Ohio [F] and Madison County, Ohio [M]) and being more particularly described as follows:

BEGINNING at Franklin County Geodetic Survey monument 8850, being the northeasterly corner of said 42.179 acre tract, the southeasterly corner of that 132.985 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 202410020102828 [F], being in the centerline of Houchard Road (60 feet wide, southerly line of the portion established by Road Record 9, Page 130, northerly line of the portion established as 40 feet wide by Road Record 9, Page 145 and widened to 60 feet by Road Record 15, Page 159);

Thence South 05° 00' 06" East, with said centerline line, the easterly line of said 42.179 and 42.35 acre tracts, a distance of 1269.00 feet to a magnetic nail set at the southeasterly corner of said 42.35 acre tract, the northeasterly corner of that 1 acre tract conveyed to Patrick H. Wilkerson by deed of record in Instrument Number 201711130159911, (reference Franklin County Geodetic Survey monument 8849 found South 05° 00' 06" East, at a distance of 1380.95 feet);

Thence South 83° 43' 44" West, with the southerly line of said 42.35 acre tract, the northerly line of said 1 acre tract, the northerly line of that 6.7473 acre tract conveyed to Charles E. McCoy and Jeanette A. McCoy, Trustees by deed of record in Instrument Number 202506260067299, the northerly line of that 57.191 acre tract conveyed as Parcel Two and that 20.781 acre tract conveyed as Parcel One to Miller Farm Properties LLC by deeds of record in Instrument Number 201208300127977 [F] and Official Record 279, Page 2459 [M], (passing a 3/4 inch iron pipe found at a distance of 2131.62 feet) a total distance of 3129.00 feet to an iron pin set in the easterly line of that 78 acre and 127 square rods tract conveyed as Parcel Three Tract II to said Miller Farm Properties LLC (reference a 4 inch steel pipe in a concrete fence post found South 27° 04' 28" West at a distance of 3.36 feet);

Thence North 04° 20' 11" West, with the westerly lines of said 42.35 and 42.179 acre tracts, the easterly line of and said Parcel Three Tract II, a distance of 699.63 feet to an iron pin set in the line common to said 42.179 acre tract and that 254.82 acre tract conveyed to Marks Family Corporation by deeds of record in Deed Book 3751, Page 222 [F] and Deed Book 249, Page 330 [M], the line common to said Survey Number 14150-14400 and Survey Number 3460 of the Virginia Military District;

Thence North 53° 45' 10" East, with the line common to said 42.179 and 254.82 acre tracts, the line common to said Survey Number 14150-14400 and said Survey Number 3460, a distance of 1161.20 feet to an iron pin set;

Thence North 84° 01' 04" East, with the northerly line of said 42.179 acre tract, the southerly line of said 254.82 and 132.985 acre tracts, (passing a stone found at a distance of 656.13 feet and passing a 5/8 inch rebar found capped "Friday PS 7277" at a distance of 2097.62 feet) a total distance of 2127.65 feet to the POINT OF BEGINNING, containing 84.854 acre, more or less, of which 0.874 acre is located in the present roadway occupied. Of said 84.854 acres, 33.220 acres is located within Franklin County Auditors Parcel Number 272-000055-00 (of which 0.437 acre is located in the present roadway occupied), 34.672 acres is located within Franklin County Auditors Parcel Number 272-000181-00 (of which 0.437 acre is located in the present roadway occupied), 7.990 acres is located within Madison County Auditors Parcel Number 02-00170.000, and 8.972 acres is located within Madison County Auditors Parcel Number 02-00170.000;

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

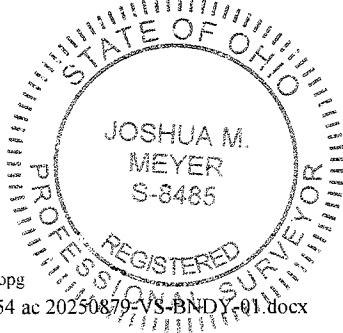
84.854 ACRE

- 2 -

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011-Epoch 2010.0). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Real Time Network. The portion of the line common to Franklin County and Madison County between Franklin County Geodetic Survey Monuments "WE130" and "WE120", having a bearing of South 04°37'56" West, is designated the "basis of bearing" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485, in January, 2026.



JMM:opg
84_854 ac 20250879-VS-BNDY-01.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

February 2, 2026

Joshua M. Meyer
Professional Surveyor No. 8485

Date

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

gantonini

02/03/2026 10:01:22 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.