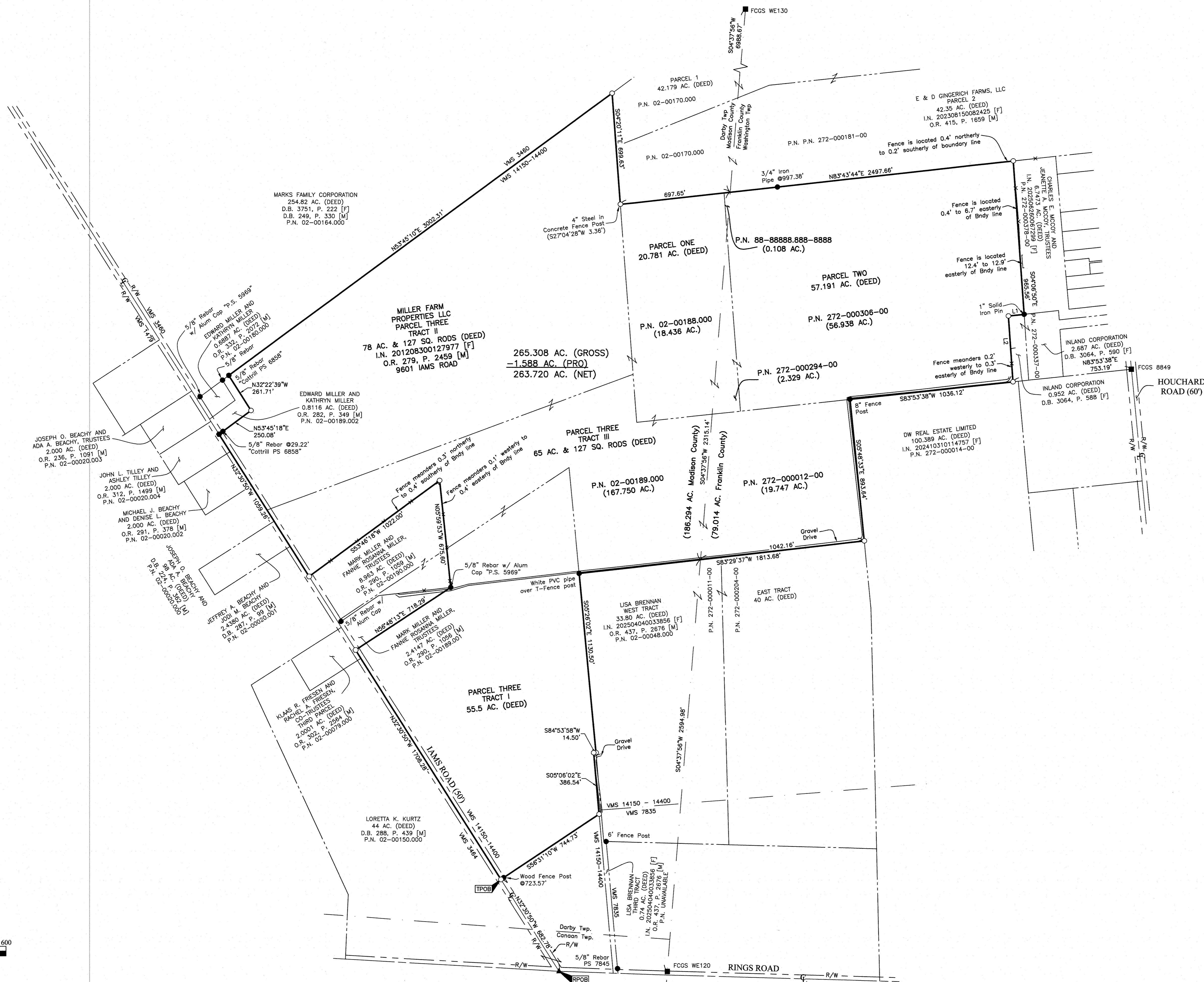


SURVEY OF ACREAGE PARCEL

SURVEY NUMBER 14150 - 14400

VIRGINIA MILITARY DISTRICT

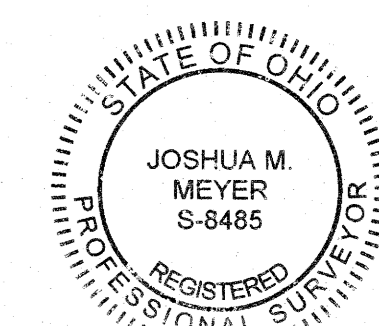
TOWNSHIP OF WASHINGTON, COUNTY OF FRANKLIN, TOWNSHIP OF DARBY, COUNTY OF MADISON, STATE OF OHIO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°08'07\"W	100.02'
L2	S04°02'54\"E	414.59'

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 S84°37'56\"W and monumented as shown hereon, is designated the "basis of bearing" for this survey.

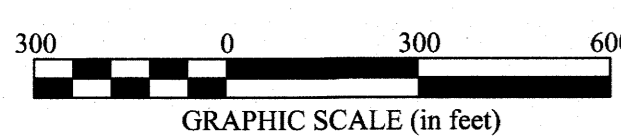


By *J. Meyer* 2-2-2026
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com Date

EMHT	Date: February 2, 2026
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com	Scale: 1" = 300'
	Job No: 2025-0879
	Sheet: 1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION
TNW	2/23/26	Revise county acreage breakdown

- 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.



I:\20250879-Dwg\04Subsets\Boundary\20250879-VS-BNDY-02_Miller.dwg plotted by Webb, Tiegans on 2/23/2026 8:50:34 AM. I:\20250879-Dwg\04Subsets\Boundary\20250879-VS-BNDY-02_Miller.dwg plotted by Webb, Tiegans on 2/23/2026 8:50:34 AM.

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Situated 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 20.781 acre tract conveyed as Parcel One, all of that 57.191 acre tract conveyed as Parcel Two, all of the remainder of that 55.5 acre tract conveyed as Parcel Three Tract I, all of the remainder of that 78 acre and 127 square rod tract conveyed as Parcel Three Tract II, and all of the remainder of that 65 acre and 127 square rod tract conveyed as Parcel Three Tract III by deeds of record in Instrument Number 201208300127977 [F], and Official Record 279, Page 2459 [M], (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, for reference, at a railroad spike found in the centerline intersection of Iams Road (50 feet wide) and Rings Road;

Thence North $32^{\circ} 30' 50''$ West, with the centerline of said Iams Road, a distance of 682.78 feet to a magnetic nail set at a common corner of said Parcel Three Tract I and that 44 acre tract conveyed to Loretta K. Kurtz by deed of record in Deed Book 288, Page 439 [M], in the line common to said Survey Number 14150-14400, and Survey Number 3464, Virginia Military District, being the TRUE POINT OF BEGINNING;

Thence North $32^{\circ} 30' 50''$ West, continuing with said centerline, with the westerly line of said Parcel Three Tract I, with the easterly line of said 44 acre tract and with the easterly line of that 2.0001 acre tract conveyed to as Third Parcel to Klaas R. Friesen and Rachel A. Friesen, Co-Trustees by deed of record in Official Record 302, Page 2564 [M], the line common to said Survey Number 14150-14400, and said Survey Number 3464, a distance of 1708.28 feet to a magnetic nail set at the southwesterly corner of that 2.4147 acre tract conveyed to Mark Miller and Fannie Rosanna Miller, Trustees by deed of record in Official Record 290, Page 1056 [M];

Thence North $56^{\circ} 48' 13''$ East, with the line common to said 2.4147 acre tract and the remainder of said Parcel Three Tract I, a distance of 718.29 feet to a 5/8 inch rebar capped "P.S. 5969" found at a common corner of said 2.4147 acre tract and that 8.963 acre tract conveyed to Mark Miller and Fannie Rosanna Miller, Trustees by deed of record in Official Record 290, Page 1059 [M];

Thence with the line common to the remainder of said Parcel Three, Tracts I & III and said 8.963 acre tract, the following courses and distances:

North $05^{\circ} 59' 53''$ West, a distance of 675.60 feet to an iron pin set; and

South $53^{\circ} 46' 18''$ West, a distance of 1022.00 feet to a magnetic nail set in the centerline of said Iams Road, in the easterly line of that 98 acre tract conveyed to Joseph O. Beachy and Ada A. Beachy by deed of record in Deed Book 224, Page 362 [M], the line common to said Survey Number 14150-14400, and said Survey Number 3464;

Thence North $32^{\circ} 30' 50''$ West, with said centerline, the line common to said Survey Number 14150-14400, and said Survey Number 3464, with the westerly lines of said Parcel Three, Tracts III & II, the easterly lines of said 98 acre tract, the easterly line of that 2.4380 acre tract conveyed to Jeffrey A. Beachy and Jodi M. Beachy by deed of record in Deed Book 287, Page 99 [M], the easterly line of that 2.000 acre tract conveyed to Michael J. Beachy and Denise L. Beachy by deed of record in Official Record 291, Page 378 [M], the easterly line of that 2.000 acre tract conveyed to John L. Tilley and Ashley Tilley by deed of record in Official Record 312, Page 1499 [M], a distance of 1059.26 feet to a magnetic nail found at the southwesterly corner of that 0.8116 acre tract conveyed to Edward Miller and Kathryn Miller by deed of record in Official Record 282, Page 349 [M];

Thence with the line common to the remainder of said Parcel Three, Tract II and said 0.8116 acre tract the following courses and distances:

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North 53° 45' 18" East, (passing a 5/8 inch rebar found capped "Cottrill PS 6858" at a distance of 29.22 feet), a total distance of 250.08 feet to an iron pin set; and

North 32° 22' 39" West, a distance of 261.71 feet to a 5/8 inch rebar found capped "Cottrill PS 6858" in a southerly line of 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, Virginia Military District;

Thence North 53° 45' 10" East, with the line common to said Parcel Three, Tract II and said 254.82 acre tract, the line common to said Survey Number 14150-14400 and said Survey Number 3460, a distance of 3002.31 feet to an iron pin set at the common corner of said Parcel Three, Tract II and that 42.179 acre tract conveyed as Parcel 1 to E & D Gingerich Farms, LLC by deeds of record in Instrument Number 202308150082425 [F], and Official Record 415, Page 1659 [M];

Thence South 04° 20' 11" East, with the easterly line of said Parcel Three, Tract II and with the westerly lines of said 42.179 acre tract, and that 42.35 acre tract conveyed as Parcel 2 to E & D Gingerich Farms, LLC by deeds of record in Instrument Number 202308150082425 [F], and Official Record 415, Page 1659 [M], a distance of 699.63 feet to an iron pin set at a common corner of said Parcel One and said 42.35 acre tract (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 83° 43' 44" East, with the northerly lines of said Parcels One and Two, the southerly line of said 42.35 acre tract (passing a 3/4 inch iron pipe found at a distance of 997.38 feet), a total distance of 2497.66 feet to an iron pin set at the northeast corner of said Parcel Two and the northwest corner of that 6.7473 acre tract conveyed to Charles E. McCoy and Jeanette A. McCoy, Trustees by deed of record in Instrument Number 202506260067299 [F];

Thence South 04° 06' 50" East, with the line common to said Parcel Two and said 6.7473 acre tract, a distance of 965.56 feet to a 1 inch solid iron pin found at a southwest corner of said 6.7473 acre tract, the northeast corner of that 0.952 acre tract conveyed to Inland Corporation by deed of record in Deed Book 3064, Page 588 [F] and the northwest corner of that 2.687 acre tract conveyed to Inland Corporation by deed of record in Deed Book 3064, Page 590 [F];

Thence with the line common to the remainder of said Parcel Two and said 0.952 acre tract, the following courses and distances:

South 84° 08' 07" West, a distance of 100.02 feet to an iron pin set; and

South 04° 02' 54" East, a distance of 414.59 feet to an iron pin set in the northerly line of that 100.389 acre tract conveyed to DW Real Estate Limited by deed of record in Instrument Number 202410310114757 [F] (reference Franklin County Geodetic Survey monument 8849 found North 83° 53' 38" East, at a distance of 753.19 feet);

Thence South 83° 53' 38" West, with the southerly line of said Parcel Two and the northerly line of said 100.389 acre tract, a distance of 1036.12 feet to an 8 inch fence post found at a northeast corner of said Parcel Three, Tract III, the northwest corner of said 100.389 acre tract;

Thence South 05° 48' 33" East, with the easterly line of said Parcel Three, Tract III and the westerly line of said 100.389 acre tract, a distance of 893.64 feet to an iron pin set at the southeast corner of said Parcel Three, Tract III and the northeast corner of that 40 acre tract conveyed as East Tract to Lisa Brennan by deeds of record in Instrument Number 202504040033856 [F] and Official Record 437, Page 2676 [M];

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Thence South 83° 29' 37" West, with the southerly line of said Parcel Three, Tract III and the northerly lines of said 40 acre tract, and that 33.80 acre tract conveyed as West Tract to Lisa Brennan by deeds of record in Instrument Number 202504040033856 [F] and Official Record 437, Page 2676 [M], distance of 1813.68 feet to a white PVC pipe over a T-fence post found in the easterly line of said Parcel Three, Tract I;

Thence South 05° 26' 02" East, with the easterly line of said Parcel Three, Tract I and the westerly line of said 33.80 acre tract, a distance of 1130.50 feet to an iron pin set at the northeasterly corner of that 0.74 acre tract conveyed as Third Tract to Lisa Brennan by deeds of record in Instrument Number 202504040033856 [F] and Official Record 437, Page 2676 [M];

Thence with the line common to the remainder of said Parcel Three, Tract I and said 0.74 acre tract, the following courses and distances:

South 84° 53' 58" West, a distance of 14.50 feet to an iron pin set; and

South 05° 06' 02" East, a distance of 386.54 feet to an iron pin set at the common corner of the remainder of said Parcel Three, Tract I and the remainder of said 44 acre tract;

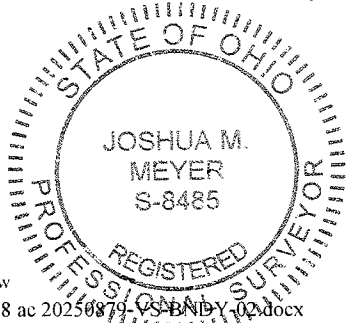
Thence South 56° 31' 10" West, with the line common to said Parcel Three, Tract I and said 44 acre tract, (passing a wood fence post found at a distance of 723.57 feet) a total distance of 744.73 feet to the TRUE POINT OF BEGINNING, containing 265.308 acres, more or less, of which 1.588 acres are located in the present roadway occupied. Of said 265.308 acres, 167.750 acres are located within Madison County Auditors Parcel Number 02-00189.000, 18.436 acres are located within Madison County Auditors Parcel Number 02-00188.000, 0.108 acres is located within Madison County Auditors Parcel Number 88-88888.888-88888, 19.747 acres are located within Franklin County Auditors Parcel Number 272-000012-00, 2.329 acres are located within Franklin County Auditors Parcel Number 272-000294-00 and 56.938 acres are located within Franklin County Auditors Parcel Number 272-000306-00;

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

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:mw
265_308 ac 20250879-VS-BNDY-02.docx

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

gantonini
02/03/2026 9:51:41 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.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

February 2, 2026

Date