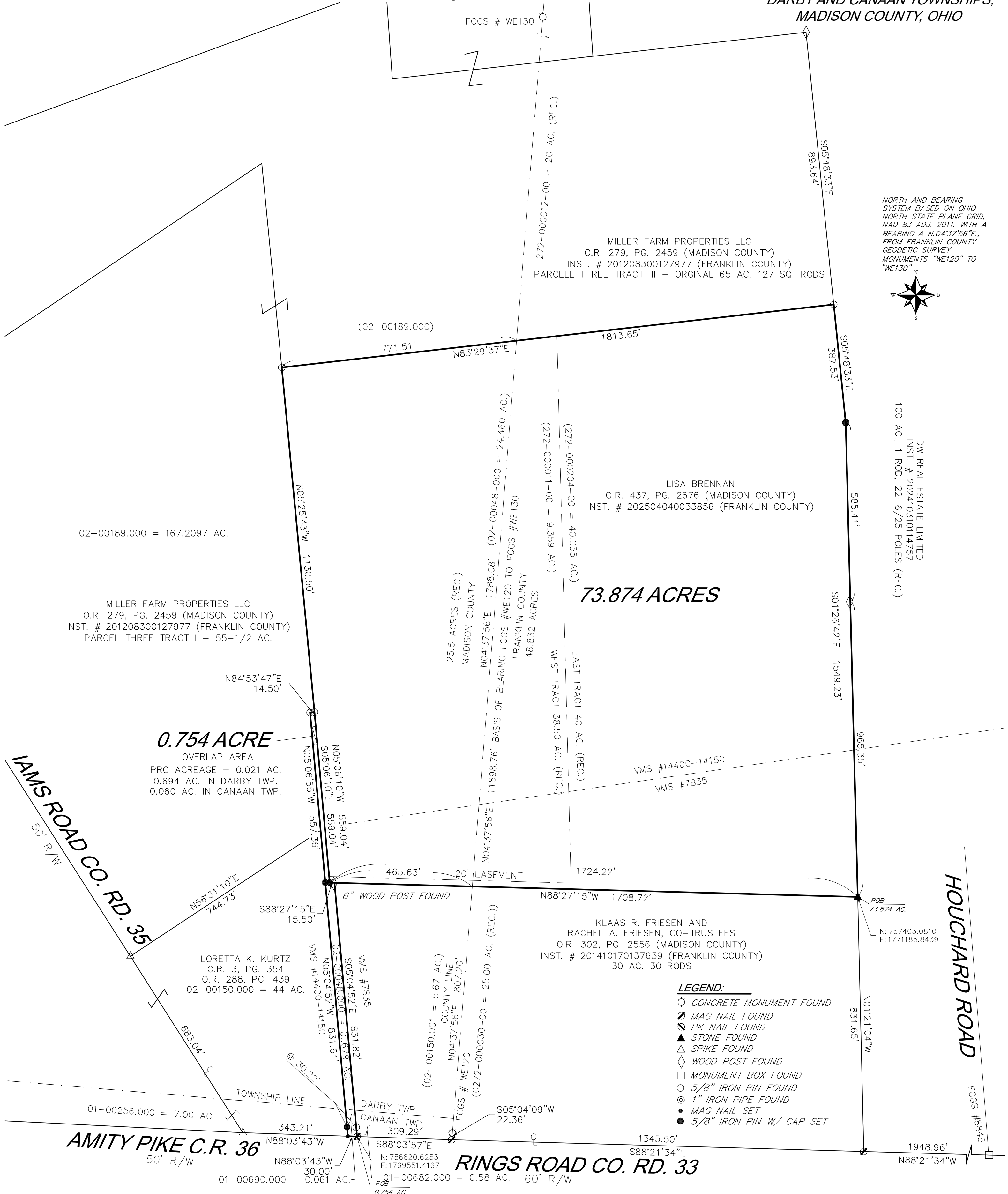


PLAT OF SURVEY FOR LISA BRENNAN

SITUATED IN:
VIRGINIA MILITARY SURVEYS # 7835
AND # 14400-14150
WASHINGTON TOWNSHIP
FRANKLIN COUNTY,
DARBY AND CANAAN TOWNSHIPS,
MADISON COUNTY, OHIO

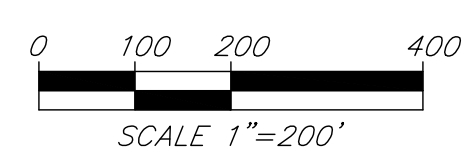


HOWBERT SURVEYING LLC
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
419-863-0289

DATE: 2/14/26
CLIENT: L. BRENNAN
JOB #: 018-02-26

REV.:
SCALE: 1" = 200'
CHK:

FILE: LRENNAN02.DWG





**Description
For
73.874 Acres**

- Situated in the Virginia Military Surveys # 7835 and #14400-14150, Washington Township, Franklin County and Darby Township, Madison County, Ohio, being all of a 33.80 acre tract and a 40.00 acre tract as heretofore conveyed to Lisa Brennan as recorded in Official Record 437, Page 2676, Office of the Madison County Recorder (MCR) and Instrument # 202504040033856, Office of the Franklin County Recorder (FCR) and being more particularly described as follows;
- Commencing at Franklin County Geodetic Survey monument FCGS 8848 found at the intersection of the centerline of Houchard Road with the centerline of Rings Road;
- Thence along the centerline of Rings Road, N.88°21'34"W., a distance of 1948.96 feet to a mag nail found at the southeast corner of a 30 acre, 30 rod tract as described in deed conveyed to Klass R. Friesen and Rachel A. Friesen, Co-Trustees, recorded in Official Record 302, Page 2556 (MCR), Instrument #201410170137639 (FRC);
- Thence along the east line of said 30 acre, 30 rod tract, N.01°21'04"W., a distance of 831.65 feet to a stone found, being the *Principal Point of Beginning*;
- Thence along the north line of said 30 acre, 30 rod tract, N.88°27'15"W., a distance of 1724.22 feet to a 5/8" iron pin set in the east line of a 0.74 acre tract conveyed by affidavit to Lisa Brennan recorded in Official Record 437, Page 2376 (MCR) and Instrument # 202504040033856 (FCR) being the southwest corner of said 33.80 acre tract;
- Thence in the east line of said 0.74 acre tract and on the west line of said 33.80 tract, N.05°06'10"W., a distance of 559.04 feet to a 5/8" iron pin found in the east line of a 55-1/2 acre tract (Parcel Three Tract I) conveyed by deed to Miller Farm Properties, LLC, recorded in Official Record 279, Page 2459 (MCR) and Instrument # 201208300127977 (FCR);
- Thence continuing along said west line of a 55-1/2 acre tract, N.05°25'43"W., a distance of 1130.50 feet to a 5/8" iron pin found in the south line of an original 65 acre 127 sq. rod tract (Parcel Three Tract I) as described in said Miller Farm Properties, LLC, deed;
- Thence on the south line said original 65 acre 127 sq. rod tract, N.83°29'37"E., a distance of 1813.65 feet to a 5/8" iron pin found in the west line of a 100 acre 1 rod, 2-6/25 poles tract as described in a deed conveyed to DW Real Estate Limited recorded in Instrument # 202410310114757 (FCR);

Thence running along the west line of said 100 acre, 1 rod, 22-6/25 poles tract on the following two (2) courses and distances:
1. S.05°48'33"E., a distance of 387.53 feet to a 5/8" iron pin set;
2. S.01°26'42"E., a distance of 1549.23 feet to the Point of Beginning, passing a 8" wood post found at 585.41 feet;

Containing 73.874 acres, more or less with 40.055 acres lying in parcel 272-000204-00, 9.359 acres lying in parcel 272-000011-00, 24.460 acres lying in parcel 02-00048-000 of which 24.460 acres lie in Madison County and 49.414 acres lie in Franklin County and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in February of 2026. All iron pins set are 30" long 5/8" diameter rebar capped "Howbert Surveying L.L.C. P.S. #7959. The basis of bearing is based on Ohio South State Plane Grid, NAD 83, Adjustment 2011 with a bearing of N.04°37'56"E. from Franklin County Geodetic Survey Monuments "WE120" to "WE130"

Madison County: 02-00048.000 26.18 Ac. (Rec.)



Michael L. Howbert, P.S.





**Description
For
0.754 Acre**

- Situated in the Virginia Military Surveys # 7835 and #14400-14150, Darby Township and Canaan Township, Madison County, Ohio, being all of a 0.74 acre tract as heretofore conveyed to Lisa Brennan as recorded in Official Record 437, Page 2676 of said County Deed Records and being more particularly described as follows;
- Commencing at Franklin County Geodetic Survey monument FCGS 8848 found at the intersection of the centerline of Houchard Road with the centerline of Rings Road;
- Thence along the centerline of Rings Road, N.88°21'34"W., a distance of 3294.46 feet to a mag nail found at the intersection of said centerline line with the county line between Madison County and Franklin County;
- Thence along the centerline of Amity Pike, N.88°03'57"W., a distance of 309.29 feet to a mag nail found, being the *Principal Point of Beginning*;
- Thence continuing along said centerline of Amity Pike, N.88°03'43"W., a distance of 30.00 feet to a mag nail set;
- Thence running along said 0.74 acre tract on the following three (3) courses and distances:
1. The east line of a 44 acre tract conveyed to Loretta K. Kurtz by Official Record 3, Page 354, N.05°04'52"W., a distance of 831.61 feet to a 5/8" iron pin set;
 2. And the east line of Parcel Three Tract I, conveyed to Miller Farm Property LLC by Official Record 279, Page 2459, N.05°06'55"W., a distance of 557.36 feet to a 5/8" iron pin set;
 3. N.84°53'47"E., a distance of 14.50 feet to a 5/8" iron pin set in the west line of a 33.80 acre tract as described in Official Record 437, Page 2676;
- Thence on the west line of said 33.80 tract, S.05°06'10"E., a distance of 559.04 feet to a 5/8" iron pin set;
- Thence on the south line of said 33.80 tract, S.88°27'15"E., a distance of 15.50 feet to a 8" wood post found at the northwest corner of a tract as described in Official Record 302, Page 2556;
- Thence along the west line of said tract, S.05°04'52"E., a distance of 831.82 feet to the Point of Beginning, passing a 5/8" iron pin found at 801.60 feet;

Containing 0.754 acre, more or less with 0.694 acre lying in Darby Township and 0.060 acre lying in Canaan Township and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description and bearing system is based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in February of 2026. All iron pins set are 30" long 5/8" diameter rebar capped "Howbert Surveying L.L.C. P.S. #7959. The basis of bearing is based on Ohio South State Plane Grid, NAD 83, Adjustment 2011 with a bearing of N.04°37'56"E. from Franklin County Geodetic Survey Monuments "WE120" to "WE130"

02-00048.000 0.679 Ac. (Rec.)

01-00690.000 0.061 Ac. (Rec.)




Michael L. Howbert, P.S.
4/28/26