

PLAT OF SURVEY

VMS SURVEY NO. 12142-12153
DEERCREEK TOWNSHIP
MADISON COUNTY, OHIO

ROBERT M. HIGGINS AND LISA L. HIGGINS
O.R. 370, PAGE 2614
83.085 ACRES
PARCEL #05-00349.001

**1.529
ACRES**

ROBERT M. HIGGINS AND LISA L. HIGGINS
O.R. 290, PAGE 228
SECOND TRACT
12 ACRES (ORIGINAL)
PARCEL #05-00046.000

ROBERT M. HIGGINS AND LISA L. HIGGINS
O.R. 290, PAGE 228
FIRST TRACT
51 ACRES (ORIGINAL)
PARCEL #05-00046.000

KIRK L. NICHOLS AND TONYA NICHOLS
OR 444, PG. 1142
0.499 ACRE
PARCEL #05-00046.003

KIRK L. NICHOLS AND TONYA NICHOLS
OR 371, PG. 422
2.124 ACRES
PARCEL #05-00046.001

BECK'S SUPERIOR HYBRIDS, INC.
OR 278, PG. 57
285.605 ACRES (ORIGINAL)
PARCEL #05-00419.001

MAD. CO. CONTROL MON. "IVY"
N 709925.1176
E 1709588.0000

TRUE PLACE OF BEGINNING FOR
1.529 ACRES
RAILROAD SPIKE SET
ODOT STA: 15+00
N 709813.4560
E 1712358.5030

2432.29' TO 5/8" SOLID IRON BAR SET ON THE
WESTERLY SIDE OF LAYFAYETTE-PLAIN CITY ROAD
25.28' FROM N.E. CORNER OF 12.00 ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ALL BEARINGS ARE BASED UPON THE
OHIO SOUTH ZONE COORDINATE SYSTEM
ALL DISTANCES ARE GROUND MEASUREMENTS
ALL COORDINATES ARE
NAD 83 (2011) STATE PLANE COORDINATES
OHIO SOUTH ZONE
TO CONVERT COORDINATES TO GROUND
DISTANCES MULTIPLY BY 1.000058974

For the purpose of this exhibit, a bearing of South 26°47'47" East was used on the Centerline of LaFayette-Mechanicsburg Road, as depicted upon the Highway Plans prepared for the State of Ohio for Interstate Route 70 Section 6.25, of record in Book 2, Page 87, on file in the Office of the Recorder, Madison County Ohio. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83 (2011).

This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in March of 2026. All 5/8" diameter solid iron bars set are 30" in length, with yellow plastic caps stamped PSS. All distances are ground measurements, all coordinates are Ohio State Plane South Zone - NAD83(2011).



PRECISION SURVEYING SERVICES, LLC
CONSULTING SURVEYORS

John W. Evers
JOHN W. EVERS P.S. 7869

MARCH 30, 2026

SYMBOL LEGEND

- 5/8" DIA. SOLID IRON BAR SET
- 1" DIA. IRON PIPE FOUND
- △ RAILROAD SPIKE SET
- ⊕ COUNTY MONUMENT FOUND

NORTH - NAD83 OHIO SOUTH ZONE

DESCRIPTION OF 1.529 ACRES
DEERCREEK TOWNSHIP, MADISON COUNTY, OHIO

Situated in Virginia Military Survey No. 12142-12153, Township of Deercreek, County of Madison, State of Ohio, and being **1.529 acres** of land, comprised of 1.244 acres out of the remainder of that original 12 acre tract of land owned by Robert M. Higgins and Lisa L. Higgins, of record in OR 290, Page 228, and described therein as "Second Tract", and 0.285 acre out of the remainder of that original 51 acre tract of land also owned by Robert M. Higgins and Lisa L. Higgins, of record in said OR 290, Page 228, and described therein as "First Tract", both being identified as Madison County Auditor Parcel #05-00046.000. All references to records being on file in the Office of the Recorder, Madison County, Ohio, said 1.529 acre tract of land being further described as follows:

The **Point of Reference** being the intersection of Centerline of Interstate Route 70 (Section 6.25) (width varies) of record in Plat Book 2, Page 87, with the centerline of LaFayette-Mechanicsburg Road (60' wide original); Thence from said **Point of Reference, South 26°47'47" East**, along the Centerline of LaFayette-Mechanicsburg Road, being the westerly line of that 1.115 acre tract of land owned by the State of Ohio, identified as ODOT Parcel 29-WD, of record in OR 182, Page 348, and that 0.284 acre tract of land also owned by the State of Ohio, identified as ODOT Parcel 30-WD, of record in OR 181, Page 420, a distance of **1000.00** feet to a railroad spike set and being the **True Place of Beginning**, of the herein described 1.529 acres, being on a westerly line of said Virginia Military Survey No.12142-12153, an easterly line of Virginia Military Survey No.3901, being on the westerly line of said original 51 acre "First Tract", being an easterly line that original 285.605 acre tract of land owned by Beck's Superior Hybrids, Inc., of record in OR 278, Page 57, and having a State Plane Coordinate of North: 709813.4560, East: 1712358.5030 (and from which Madison County Control Monument "IVY" bears North 87°41'31 West, at a distance of 2772.91');

Thence **North 63°12'13" East**, along the southerly line of said Parcel 30-WD, being a northerly line of the remainder of said original 51 acre tract, a distance of **30.00** feet to a 1 inch diameter iron pipe found at the southeasterly corner of said Parcel 30-WD, and being on the easterly right of way line of said LaFayette-Mechanicsburg Road;

Thence **North 20°08'33" West**, along the easterly line of said Parcel 30-WD, being a westerly line of the remainder of said original 51 acre tract, and passing into said 12 acre tract and along the westerly line of the remainder of said 12 acre tract, a distance of **252.82** feet to a 1" diameter iron pipe found at the northwesterly corner of the remainder of said 12 acre tract, being the northeasterly corner of said ODOT Parcel 30-WD, being the southeasterly corner of said ODOT Parcel 29-WD, and being the southwest corner of that 83.085 acre tract of land owned by Robert M. Higgins, and Lisa L. Higgins, of record in OR 370, Page 2614;

Thence **South 83°16'39" East**, along the southerly line of said 83.085 acre tract, being the northerly line of said 12 acre tract, a distance of **336.63** feet to a 5/8" diameter solid iron bar set, (from which a 5/8" solid iron bar was set for reference on the southerly line of said 83.085 acre tract, being the northerly line of said 12 acre tract, bearing South 83°16'39" East, at a distance of 2432.29 feet, being 25.28 feet westerly from the centerline of LaFayette-Plain City Road)

Thence **South 06°43'21" West**, perpendicular to the previous line, across the remainder of said 12 acre tract, and into the remainder of said original 51 acre tract, a distance of **205.23** feet to a 5/8" diameter solid iron bar set;

Thence **South 80°02'16" West**, a distance of **236.75** feet to a railroad spike set on the centerline of LaFayette-Mechanicsburg Road, being a westerly line of said Virginia Military Survey No.12142-12153, an easterly line of Virginia Military Survey No. 3901, being on the westerly line of the remainder of said original 51 acre "First Tract", being an easterly line said original 285.605 acre tract, passing a 5/8" diameter solid iron bar set on

the easterly right of way line of said of LaFayette-Mechanicsburg Road, at a distance of 205.40 feet;

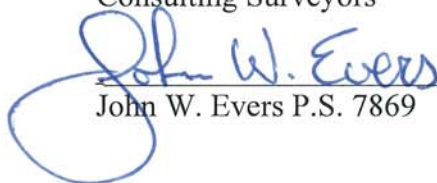
Thence **North 26°48'40" West**, along a westerly line of said Virginia Military Survey No.12142-12153, an easterly line of Virginia Military Survey No. 3901, being the westerly line of the remainder of said original 51 acre "First Tract", being an easterly line said original 285.605 acre tract, a distance of **37.31** feet to the **True Place of Beginning**, containing 1.529 acres, of which 1.500 acres lies outside of the public right of way of LaFayette-Mechanicsburg Road, and 0.029 acre lies within the public right of way of LaFayette-Mechanicsburg Road.

For the purpose of this description, a bearing of South 26°47'47" East was used on the Centerline of LaFayette-Mechanicsburg Road, as depicted upon the Highway Plans prepared for the State of Ohio for Interstate Route 70, Section 6.25, of record in Book 2, Page 87, on file in the Office of the Recorder, Madison County Ohio. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83 (2011).

This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in March of 2026. All 5/8" diameter solid iron bars set are 30" in length, with yellow plastic caps stamped EVERS. All distances are ground measurements, all coordinates are Ohio State Plane South Zone - NAD83(2011).



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors


John W. Evers P.S. 7869

03-30-2026