

EXHIBIT "B"

STEWART FARM INCORPORATED
O.B. 184, PG. 329
690.375 ACRES (TRACT I)
PID: 15-00147.000

S 55°39'45" E 3983.88'

VERNE R. GREGG
REVOCABLE LIVING TRUST
O.R. 425, PG. 1186
345.77 ACRES (SECOND TRACT)
409.17 ACRES (TOTAL)
PID: 15-00062.000

N 38°43'39" E 2659.89'

MILEY FARMS, LLC
O.R.B. 387, PG. 848
341.876 ACRES (DEED)
PID: 15-00025.000

AREA BY SURVEY: 336.875± ACRES

- LEGEND**
- 5/8" REBAR W/PLASTIC CAP, STAMPED "McCARTY ASSOCIATES", FOUND
 - 3/4" I.D. IRON PIPE W/PLASTIC CAP, STAMPED "PRIDAY S-7277", FOUND
 - 5/8" REBAR, FOUND
 - 3/4" IRON PINCH PIPE, FOUND
 - RAILROAD SPIKE, FOUND
 - MAG NAIL, FOUND
- (A) AARON L. BOERGER & SHANNON M. BOERGER, TRUSTEES
O.R. 400, PG. 34
1.521 ACRES
PID: 15-00086.000
- (B) AARON L. BOERGER & SHANNON M. BOERGER, TRUSTEES
O.R. 392, PG. 681
5.001 ACRES
PID: 15-00025.002
- (C) RONALD E. BOLIN & LISA L. BOLIN
O.R. 407, PG. 126
2.081 ACRES
PID: 15-00025.001

SITUATE:
SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF PIKE, BEING A PART OF VIRGINIA MILITARY SURVEY NUMBERS 12131, AND BEING A PART OF A 341.876 ACRE TRACT OF LAND CONVEYED TO MILEY FARMS, LLC, AS RECORDED IN OFFICIAL RECORD BOOK 387, PAGE 2063, ALL REFERENCES CONTAINED HEREIN ARE TO THE MADISON COUNTY RECORDER'S RECORDS, LONDON, OHIO.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011), U.S. SURVEY FOOT, SHOWING A PORTION OF THE CENTERLINE OF ROSEDALE-PLAIN CITY ROAD NW, AS BEING N 61°19'28" W.

NOTES:
THIS DRAWING HAS BEEN COMPILED USING EXISTING PUBLIC RECORDS, ALONG WITH FIELD COLLECTED INFORMATION AND IS SUBJECT TO ALL LEGAL STREETS, HIGHWAYS, RIGHT-OF-WAYS, ALLEYS, EASEMENTS, SETBACKS, AGREEMENTS AND/OR CONDITIONS OF RECORD, IF ANY.

KELLER LEGACY FARM LLC
O.R. 435, PG. 597
346.3428 ACRES
PID: 15-00070.000



BY: *David A. Sanford* 2/19/26

DAVID A. SANFORD, P.S. 8721 DATE: 02/19/2026
THIS IS AN ACTUAL FIELD SURVEY PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION.

0' 200' 400' 600'
SCALE IN FEET
SCALE: 1 INCH = 200 FEET

Central Surveying Co., Ltd.

7563 East Main Street, Reynoldsburg, Ohio 43068
PH: (614) 864-1100 FAX: (614) 864-2011

FOR: AEP OHIO TRANSMISSION COMPANY, INC.
BOUNDARY SURVEY - 336.875± ACRES

Drawn By: DS	Checked By: WW
Scale: 1"=200'	Date: 01/27/2026
File Name: 20251214-PATINA	Drawing Number:
Revisions: -	2025-1214

VERNE R. GREGG
REVOCABLE LIVING TRUST
O.R. 425, PG. 1186
63.40 ACRES (FIRST TRACT)
409.17 ACRES (TOTAL)
PID: 15-00062.000

POINT OF BEGINNING
N: 759051.78
E: 1707514.73
(COUNTY MONUMENT 12-45
BEARS S 71°18'06" E, 7616.90')

POINT OF REFERENCE

WOODLAND FARMS, INC.
D.B. 154, PG. 45
164 ACRES, 2 RODS & 16 PERCHES (TRACT 12)
PID: 15-00172.000

KELLER LEGACY FARM LLC
O.R. 435, PG. 597
106.1664 ACRES
PID: 15-00070.001

**Description of a 336.875± Acre Tract
for
AEP OHIO TRANSMISSION COMPANY, INC.**

Situated in the State of Ohio, county of Madison, Township of Pike, being a part of Virginia Military Survey Numbers 12131, and being a part of a 341.876 acre tract (PID: 15-00025.000) of land conveyed to Miley Farms, LLC, as recorded in Official Record Book 387, Page 2063. All references contained herein are to the Madison County Recorder's records, London, Ohio, and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Commencing for reference at a 5/8 inch rebar found in the centerline extension of Rosedale-Plain City Road (45 feet wide) marking an easterly corner of V.M.S. No. 7917, a northwesterly corner of V.M.S. No. 6965, and a southwesterly corner of said V.M.S. No. 12131, said 5/8 inch rebar being an easterly corner of a 63.40 acre tract of land conveyed to Verne R. Gregg Revocable Living Trust, as recorded in Official Record Book 425, Page 1186 and a southerly corner of a 1.521 acre tract of land conveyed to Aaron L. Boerger and Shannon M. Boerger, Trustees, as recorded in Official Record Book 400, Page 34;

thence, **N 11°50'59" W, 311.72 feet** with an easterly line of said V.M.S. No. 7917, a southwesterly line of said V.M.S. No. 12131, an easterly line of said 63.40 acre tract, and the West line of said 1.521 acre tract to a 5/8 inch rebar with plastic cap stamped "McCARTY ASSOCIATES" found at a southwesterly corner of said 341.876 acre tract and the northwest corner of said 1.521 acre tract, said 5/8 inch rebar being the **True Point of Beginning** of the herein described 336.875 acre tract;

thence, with easterly lines of said V.M.S. No. 7917, southwesterly lines of said V.M.S. No. 12131, southwesterly lines of said 341.876 acres tract and easterly lines of said 63.40 acre tract the following two (2) courses and distances:

1. **N 11°50'59" W, 603.58 feet** to a 5/8 inch rebar with plastic cap stamped "McCARTY ASSOCIATES" found;
2. **N 34°00'43" W, 602.91 feet** to a 5/8 inch rebar with plastic cap stamped "McCARTY ASSOCIATES" found at an easterly corner of a 345.77 acre tract of land conveyed to Verne R. Gregg Revocable Living Trust, as recorded in Official Record Book 425, Page 1186;

ASSOCIATES" found at a northwest corner of said 341.876 acre tract and a northeasterly corner of said 347.77 acre tract, said 5/8 inch rebar being in the South line of a 690.375 acre tract of land conveyed to Stewart Farm Incorporated, as recorded in Deed Book 184, Page 329;

thence, **S 55°39'45" E, 3983.88 feet** with the North line of said 341.876 acre tract and the South line of said 690.375 acre tract to a 5/8 inch rebar with plastic cap stamped "McCARTY ASSOCIATES" found at the northwest corner of said 341.876 acre tract and the southeast corner of said 690.375 acre tract, said 5/8 inch rebar being in the West line of a 346.3428 acre tract of land conveyed to Keller Legacy Farm LLC, as recorded in Official Record Book 435, Page 597;

thence, **S 11°54'24" W, 2755.33 feet** with the East line of said 341.876 acre tract and the West line of said 346.3428 acre tract, passing at 2725.33 feet a 5/8 inch rebar with plastic cap stamped "McCARTY ASSOCIATES" found to a railroad spike found at the southeast corner of said 341.876 acre tract and the southwest corner of said 346.3428 acre tract, said railroad spike being in the centerline of said Rosedale-Plain City Road NW and a northerly line of a 106.1664 acre tract of land conveyed to Keller Legacy Farm LLC, as recorded in Official Record Book 435, Page 597;

thence, with southeasterly lines of said 341.876 acre tract and the centerline of said Rosedale-Plain City Road NW the following three (3) courses and distances:

1. **S 84°39'20" W, 478.44 feet** to a 5/8 inch rebar with plastic cap stamped "McCARTY ASSOCIATES" found;
2. **N 78°36'56" W, 980.52 feet**, passing at 445.79 feet a MAG nail found at a northeasterly corner of a 164 acre, 2 rods and 16 perches tract of land conveyed to Woodland Farms, Inc., as recorded in Deed Book 154, Page 45 to a 5/8 inch rebar with plastic cap stamped "McCARTY ASSOCIATES" found;
3. **N 61°19'28" W, 1169.68 feet** to a railroad spike found at the southeast corner of a 2.081 acre tract of land conveyed to Ronald E. Bolin and Lisa I. Bolin, as recorded in Official Record Book 407, Page 126;

thence, with the common lines of said 341.876 acre tract and said 2.081 acre tract the following three (3) courses and distances:

1. **N 29°30'13" E, 362.67 feet**, passing at 25.17 feet a 3/4 inch iron pinch pipe found to a 5/8 inch rebar with plastic cap stamped "McCARTY ASSOCIATES" found;
2. **N 61°19'12" W, 250.00 feet** to a 3/4 inch I.D. iron pipe with plastic cap stamped "PRIDAY S-7277" found;
3. **S 29°30'04" W, 362.69 feet**, passing at 337.59 feet a 3/4 inch I.D. iron pipe with plastic cap stamped "PRIDAY S-7277" found to a railroad spike found in the centerline of said Rosedale-Plain City Road NW;

thence, **N 61°19'28" W, 244.37 feet** with a southerly line of said 341.876 acre tract and the centerline of said Rosedale-Plain City Road NW to a railroad spike found at the southeast corner of a 5.001 acre tract of land conveyed to Aaron L. Boerger and Shannon M. Boerger, Trustees, as recorded in Official Record Book 392, Page 681;

thence, leaving the centerline of said Rosedale-Plain City Road NW with the lines of said 5.001 acre tract the following three (3) courses and distances:

1. **N 29°24'52" E, 627.21 feet**, passing at 11.21 feet a 5/8 inch rebar with plastic cap stamped "McCARTY ASSOCIATES" found to a 5/8 inch rebar found;
2. **N 60°35'08" W, 346.09 feet** to a 5/8 inch rebar found;

3. **S 29°24'52" W, 631.67 feet**, passing at 620.46 feet 5/8 inch rebar with plastic cap stamped "McCARTY ASSOCIATES" found to a railroad spike found in the centerline of said Rosedale-Plain City Road NW;

thence, **N 61°19'28" W, 571.21 feet** with a southerly line of said 341.876 acre tract and the centerline of said Rosedale-Plain City Road NW to a railroad spike found at the southeast corner of said 1.521 acre tract;

thence, leaving the centerline of said Rosedale-Plain City Road NW with the common lines of said 341.876 acre tract and said 1.521 acre tract the following two (2) courses and distances:

1. **N 28°36'02" E, 235.98 feet**, passing at 22.37 feet a 3/4 inch pipe found to a 3/4 inch pipe found;
2. **N 61°20'49" W, 381.32 feet** to the **Point of Beginning**, containing 336.875 acres of land, more or less, with 1.806 acres being in public road right-of-way, and being subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me, or under my supervision in February of 2025.

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, North American datum of 1983 (2011), U.S. survey foot, showing a portion of the centerline of Rosedale-Plain City Road NW, as being N 61°19'28" W.



David A. Sanford 2/13/26

David A. Sanford, P.S. 8721 02/13/2026
Central Surveying Co., Ltd
7563 East Main Street
Reynoldsburg, OH 43068