

LEGAL DEED DESCRIPTION

73.282 ACRES

Real estate situated in Darby Township and Canaan Township of Madison County, Ohio; in the Virginia Military Survey numbers 13020, 7239, 10081 and 7757; being part of the original 114.6 acre tract of Edna Fern Hostetler, Trustee (Official Record 321, page 61, P.N. 02-00114.000 & 01-00215.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Rosedale-Plain City Road (County Road 24) and Amish Road (County Road 30-A).

Thence South 42 deg.-57'-44" West, 4201.03 feet along the approximate centerline of said Amish Road to a mag nail set in said centerline at the southeasterly corner of the 3.000 acre tract of Jay D. and Alice Hostetler (Deed Record 274, page 678, P.N. 02-00114.001), being the TRUE POINT OF BEGINNING.

Thence South 43 deg.-18'-35" West, 450.86 feet continuing along said centerline of Amish Road to a railroad spike found at the northeasterly corner of the 3.000 acre tract of Mark A. and Kathryn Ann Yutzy (Official Record 362, page 2445, P.N. 02-00114.002 & 01-00215.001).

Thence South 79 deg.-09'-58" West, 712.85 feet along the northerly line of said tract to an iron pipe found at the northwesterly corner of said tract.

Thence with two new consecutive courses crossing said original 114.6 acre tract:

- 1) South 78 deg.-38'-52" West, 816.64 feet to an iron rod set.
- 2) South 10 deg.-15'-07" East, 601.94 feet to an iron rod set on the northerly line of the original 51 acre (Tract 3) of Jay Mark Kurtz, Joseph Lee Kurtz and Sharon Rose Headings, Co-Trustees (P.N. 01-00584.000, Official Record 427, page 317).

Thence South 78 deg.-29'-42" West, 1100.52 feet along said northerly line, also being a northerly line of said V.M.S. 10081, to an iron rod set on the northeasterly corner of the original 44.12 acre (Tract 2) also of Jay Mark Kurtz, Joseph Lee Kurtz and Sharon Rose Headings, Co-Trustees (same deed reference and parcel number).

Thence North 47 deg.-26'-13" West, 941.90 feet along the northeasterly lines of said 44.12 acre tract and the 40.832 acre tract of Delbert and Mary Troyer (P.N. 01-00303.002, Official Record 336, page 2068), to a concrete post found at the southeasterly corner of the original 127.55 acre tract of Gingerich Farms, Ltd. (Official Record 64, page 1159, P.N. 01-00449.000 & 02-00336.002).

Thence North 02 deg.-14'-49" East, 796.08 feet along the east line of said original 127.55 acre tract to an iron rod set on the southwesterly corner of the 24 acre (Tract I) of Jordan D. and Laci E. Gingerich (P.N. 02-00082.000, Official Record 401, page 2251).

Thence North 78 deg.-07'-59" East, 1609.32 feet along the southerly line of said 24 acre tract to a mag nail set on the westerly line of the original 61.55 acre (Tract II) also of said Jordan D. and Laci E. Gingerich (same parcel number and deed reference).

Thence with two consecutive courses of said original 61.55 acre tract:

- 1) South 10 deg.-19'-05" East, 418.36 feet to a concrete post found.
- 2) North 79 deg.-03'-33" East, 1537.32 feet to an iron rod set on the northwesterly corner of aforesaid 3.000 acre tract of Jay D. and Alice Hostetler.

Thence with two consecutive courses of said 3.000 acre tract:

- 1) South 22 deg.-21'-18" West, 310.69 feet to an iron rod set.
- 2) North 79 deg.-00'-06" East, 410.35 feet to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, South Zone, NAD 1983. The tract as described from an actual field survey performed on or about December 01, 2025, by Registered Surveyor, Joseph P. Priday (S-7277), contains **73.282 acres**, more or less, (of which approximately 45.075 acres are within said Canaan Township and approximately 28.207 acres are within said Darby Township), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.



LEGAL DEED DESCRIPTION
12.266 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 7239; being part of the original 114.6 acre tract (P.N. 01-00215.000), (including all of the 0.312 acre tract, P.N. 01-00252.000) of Edna Fern Hostetler, Trustee (Official Record 321, page 61); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Rosedale-Plain City Road (County Road 24) and Amish Road (County Road 30-A).

Thence South 43 deg.-05'-29" West, 5160.84 feet along the approximate centerline of said Amish Road to a railroad spike found in said centerline at the southeasterly corner of the 3.000 acre tract of Mark A. and Kathryn Ann Yutzy (Official Record 362, page 2445, P.N. 02-00114.002 & P.N. 01-00215.001), being the TRUE POINT OF BEGINNING.

Thence South 43 deg.-56'-00" West, 533.63 feet continuing along said centerline of Amish Road to a survey nail found at the northeasterly corner of the original 51 acre (Tract 3) of Jay Mark Kurtz, Joseph Lee Kurtz and Sharon Rose Headings, Co-Trustees (Official Record 427, page 317, P.N. 01-00584.000).

Thence South 78 deg.-29'-42" West, 683.81 feet along the northerly line of said original 51 acre tract, also being a northerly line of V.M.S. 10081, (passing over an iron T-Bar found at 42.08 feet) to an iron rod set.

Thence with two new consecutive courses crossing said original 114.6 acre tract:

- 1) North 10 deg.-15'-07" West, 601.94 feet to an iron rod set.
- 2) North 78 deg.-38'-52" East, 816.64 feet to an iron pipe found at the northwesterly corner of aforesaid 3.000 acre tract.

Thence with two consecutive courses of said 3.000 acre tract:

- 1) South 43 deg.-59'-51" West, 127.00 feet to an iron pipe found.
- 2) South 72 deg.-02'-09" East, 457.29 feet to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, South Zone, NAD 1983. The tract as described from an actual field survey performed on or about December 01, 2025, by Registered Surveyor, Joseph P. Priday (S-7277), contains **12.266 acres**, more or less, (of which 11.954 acres more or less are from P.N. 01-00215.000 and 0.312 acre is from P.N. 01-00252.000), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.

