

DEED REFERENCE

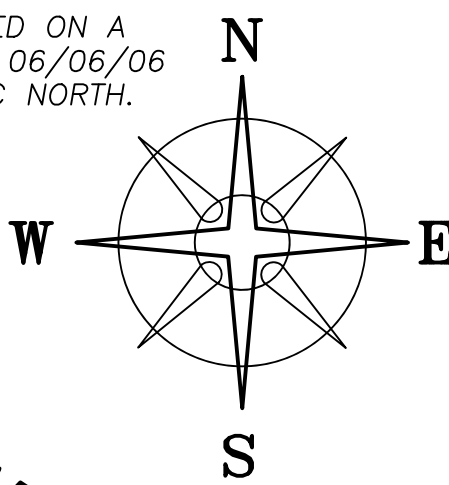
PAULA L FOLSOM
OR 431 PG 2472

TRACT 1
(A) 5.02 ACRES
PARCEL No. 17-00174.000

TRACT 2
(B) 26.85 ACRES
PARCEL No. 17-00174.000

TRACT 3
(C) 61.87 ACRES
PARCEL No. 17-00174.000

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/06/06
WGS 1984 GEODETIC NORTH.

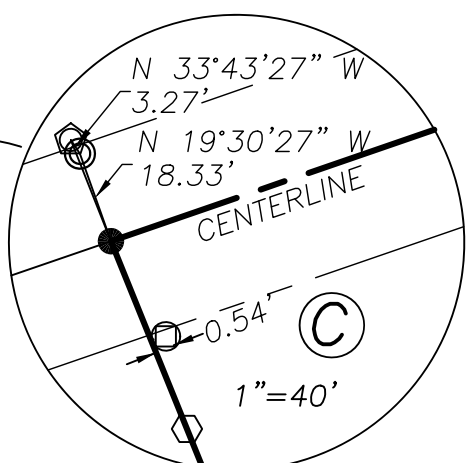


R: 314.99'
L: 199.31'
DELTA: 36°15'16"
B: N 52°51'07" E
C: 196.00'
T: 103.12'

VMS 8207
DYER ROAD (TR 66, 40' R/W)
VMS 4208

(R/W VARIES)
STATE ROUTE 56
VMS 4208

N=639359.39'
E=1742193.06'



(C) 61.7967± ACRES

93.6088± ACRES

FARM AT SUGAR RUN LLC
OR 433 PG 1855
55.2815 ACRES
17-00693.000

SUGAR RUN

RAJ V & PANNA R PATEL, JT LIVES
OR 380 PG 1320
95.649 ACRES
17-00026.001

(B) 26.7797± ACRES

DANNY & MIKKELL COLBURN, JT LIVES
OR 407 PG 103
55.398 ACRES
17-00649.000

N=638213.11'
E=1743583.40'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- WOOD FENCE POST (FOUND)
 - CONCRETE R/W MONUMENT (FOUND)
 - IRON PIN (FOUND)
 - 5" STEEL POST IN CONCRETE (FOUND)
 - RAILROAD SPIKE (FOUND)
 - MAG NAIL (FOUND)
 - 3/4" CONCRETE NAIL (FOUND)
 - MAG NAIL (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "TA HOPPESS 635" (FOUND)
 - 3/4" Ø PIPE & YELLOW PLASTIC
CAP STAMPED "P.S.S. 7869" (FOUND)
 - 3/4" SOLID IRON PIN (FOUND)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (PREV. SET)
 - 5/8" Ø REBAR & ALUMIN. CAP
STAMPED "6858" (PREV. SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 04/02/26

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

93.6088± ACRES,
VMS 4208 & 8207, PLEASANT TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR FOLSOM

SCALE : 1" = 200'
200' 100' 0 200'

JOB No. S260217 CREW: MW
SURVEYED 03/31/26 DWN BY: NC
DRAWN 03/31/26 CHECK: RC

COTTRILL SURVEYING, INC

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93.6088 Acre Tract **Surveyed for Folsom**

The following described 93.6088 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 4208 and VMS 8207, being all of a 5.02 acre tract (Parcel 17-00174.000), all of a 26.85 acre tract (Parcel 17-00174.000) and all of a 61.87 acre tract (Parcel 17-00174.000) all conveyed to Paula L Folsom by Official Record 431 page 2472, and being more particularly described as follows:

Beginning at a mag nail set at the centerline intersection of State Route 56 (right-of-way width varies) and Dyer Road (Township Road 66, 40 feet right-of-way) being the North corner of said 5.02 acre tract;

Thence, with the centerline of State Route 56, **South 55° 16' 32" East** a distance of **557.63 feet** to an iron pin found at the North corner of a 5.000 acre tract conveyed to Robert E Arbogast, TOD by Official Record 305 page 1088;

Thence, with the Northwest line of said 5.000 acre tract with the following two courses:

- 1) **South 26° 11' 26" West**, passing a 3/4-inch diameter solid iron pin found at 80.91 feet, a total distance of **401.88 feet** to a 3/4-inch diameter solid iron pin found in the old centerline of State Route 56 and being the Northeast corner of said 61.87 acre tract;
- 2) **South 25° 47' 31" West**, passing iron pin and cap previously set at the Northwest corner of a 55.2815 acre tract conveyed to Farm at Sugar Run LLC by Official Record 433 page 1855 at 179.00 feet, continuing with the Northwest line of said 55.2815 acre tract, a total distance of **993.00 feet** to an iron pin and cap previously set;

Thence, continuing with said 55.2815 acre tract with the following two courses:

- 1) **South 09° 28' 42" East**, passing the Northeast corner of said 26.85 acre tract at 98.79 feet, a total distance of **372.79 feet** to an iron pin and cap previously set;
- 2) **South 21° 09' 06" East** a distance of **735.11 feet** to a 9 inch diameter wood fence post found at the Northeast corner of a 55.398 acre tract conveyed to Danny and Mikkell Colburn, Joint Lives by Official Record 407 page 103;

Thence, with the Northwest line of said 55.398 acre tract, **South 60° 39' 42" West** a distance of **1216.28 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "P.S.S. 7869" found at the Southeast corner of a 95.649 acre tract conveyed to Raj V and Panna R Patel, Joint Lives by Official Record 308 page 1320 and being in the line between VMS 3971 and VMS 4208;

Thence, with the Northeast line of said 95.649 acre tract and the Southwest line of VMS 4208, **North 22° 02' 00" West**, passing the South corner of said 61.87 acre tract at 919.83 feet, passing an iron pin and cap set at 2625.63 feet, a total distance of **2665.63 feet** to a railroad spike found in the centerline of Dyer Road and being a corner to VMS 4208 and VMS 8207;

Thence, with the centerline of Dyer Road and with said VMS line with the following three courses:

- 1) **North 70° 58' 45" East**, passing a 3/4-inch concrete nail found at 1747.44 feet, passing an iron pin found at the West corner of said 5.02 acre tract and in the old centerline of State Route 56 at 1784.68 feet, a total distance of **1793.31 feet** to a mag nail set at the PC of a curve;
- 2) leaving said VMS line, with a **curve to the left, radius of 314.99 feet, arc length of 199.31 feet**, Delta angle of 36° 15' 16", tangent of 103.12 feet, chord bears North 52° 51' 07" East a distance of 196.00 feet to a mag nail set;

- 3) **North 34° 43' 28" East** a distance of **58.15 feet** returning to the **Point of Beginning**, containing **93.6088 Acres** more or less, of which 5.0324 acres more or less is all of said 5.02 acre tract, 26.7797 acres more or less is all of said 26.85 acre tract and 61.7976 acres more or less is all of said 61.87 acre tract.

Bearings are based on a GPS observation on June 6, 2006, WGS 1984 Geodetic North.

Subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on March 31, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260217-93.6088)



A handwritten signature in blue ink that reads "Nathan L. Cottrill".

Nathan L. Cottrill, PS-8821