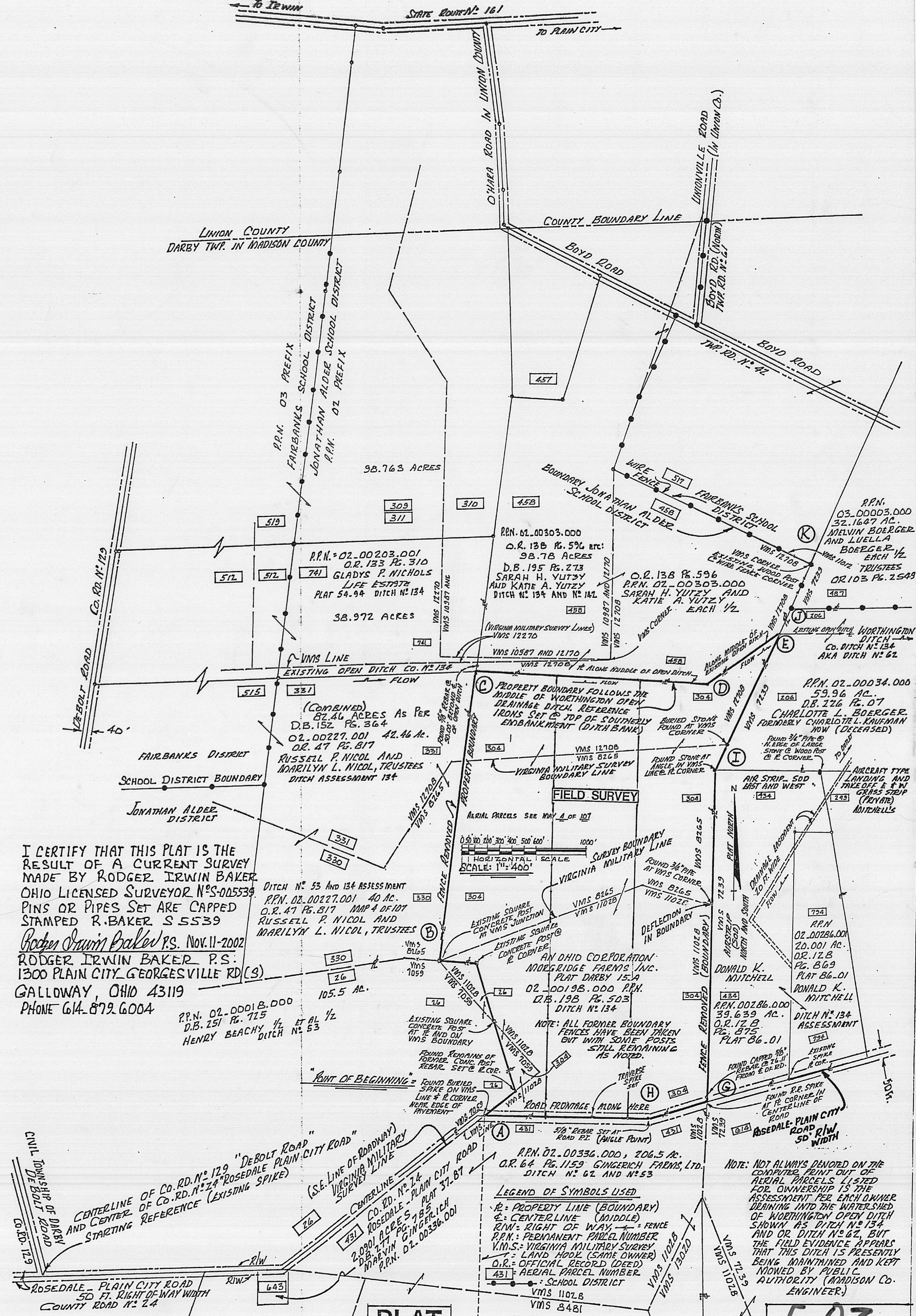


LAND SURVEY OF A PORTION OF P.R.N. 02.00198.000 "MORGRIDGE FARMS INC." D.B. 198 Pg. 503 AERIAL PARCEL NO. 304, AERIAL MAP 4 OF 107 WITHIN PART OF V.M.S. 8265, V.M.S. 11026, AND IN V.M.S. 12708, FRONTING ALONG MIDDLE OF ROSEDALE PLAIN CITY ROAD, CO. RD. NO. 24 SITUATED IN DARBY CIVIL TOWNSHIP, IN MADISON COUNTY, JONATHAN ALDER SCHOOL DIST, STATE OF OHIO. SCALE AS DENOTED TRACT NO. 1: 53.0055 ACRES SURVEYED DURING TRACT NO. 2: 52.6181 ACRES SURVEYED DURING TRACT NO. 3: 50.8651 ACRES SURVEYED DURING OCT. & NOV., 2002 THIS PROPERTY IS NOT IN A FLOOD PLAIN. IT EXTENDS NORTHERLY TO THE MIDDLE OF WORTHINGTON DITCH.



I CERTIFY THAT THIS PLAT IS THE RESULT OF A CURRENT SURVEY MADE BY RODGER IRWIN BAKER OHIO LICENSED SURVEYOR NO. 005539 PINS OR PIPES SET ARE CAPPED STAMPED R. BAKER S 5539
 Rodger Irwin Baker P.S. Nov. 11-2002
 RODGER IRWIN BAKER, P.S.
 1300 PLAIN CITY GEORGESVILLE RD(S)
 GALLOWAY, OHIO 43119
 PHONE 614.879.6004

- LEGEND OF SYMBOLS USED
- R - PROPERTY LINE (BOUNDARY)
 - C - CENTERLINE (MIDDLE)
 - D.M. - RIGHT OF WAY - FENCE
 - P.M. - PERMANENT PARCEL NUMBER
 - V.M.S. - VIRGINIA MILITARY SURVEY
 - L - LAND HOOD (SAME OWNER)
 - D.R. - OFFICIAL RECORD (DEED)
 - A31 - AERIAL PARCEL NUMBER
 - S - SCHOOL DISTRICT

NOTE: NOT ALWAYS SHOWN ON THE COORDINATE PRINT OUT OF AERIAL PARCELS LISTED FOR OWNERSHIP IS THE ASSESSMENT PER EACH OWNER BEGINNING INTO THE WATERSHED OF WORTHINGTON OPEN DITCH SHOWN AS DITCH NO. 134 AND OR DITCH NO. 62, BUT THE FIELD EVIDENCE APPEARS THAT THIS DITCH IS PRESENTLY BEING MAINTAINED AND KEPT MOWED BY PUBLIC AUTHORITY (MADISON CO. ENGINEER).

5-03

Tract 1 53.0055 acres (surveyed) The westerly tract of three tracts

Land description of real property in Darby Civil Township, Madison County, State of Ohio, fronting along Rosedale-Plain City Road (County Road # 24) being within VMS 8265, 11028 and 12708 which property is currently in the ownership of Morgridge Farms Inc. D.B. 198 Pg. 503, aerial map parcel number 304, Jonathan Alder School District and is a portion of recently measured 156.4887 acres carried on the auditor's tax roll as permanent parcel # 02-00198.000 , the herein land division is bounded and more particularly described as follows:

From the existing spike found in the centerline junction of DeBolt Road (Co. Rd. # 129) and Rosedale-Plain City Road (Co. Rd. # 24) in Darby Civil Township, then following the middle of Rosedale-Plain City Road easterly 3,957.915 feet to a found buried steel spike on the VMS 7059 and VMS 11028 boundary; the middle (forward tangent) of Rosedale-Plain City Road; being near the northerly edge of pavement in a curve of said road and being the southwesterly corner of aforesaid Morgridge Farms Inc.; (a new mag spike set above the buried corner marker found).

This spike being the true point of beginning for the westerly 53.0055 acres marked Tract # 1 on the recently made field survey plat filed in the Madison County Engineer's tax map office, London, Ohio (Courthouse).

Thence: N 51 deg 32 min 52 sec E 319.076 feet to a set rebar and former corner post (passing a rebar set at 25.00 feet; passing a broken off concrete post at 47.03 feet; passing a standing concrete post at 127.46 feet; passing a set 3/4 inch pipe set at 318.929 feet);

Thence: N 18 deg 03 min 56 sec W (passing a standing concrete post at 586.283 feet) a total distance of 1069.077 feet;

Thence: Continue with said property boundary N 85 deg 45 min 07 sec W 303.758 feet to a concrete corner post and corner for VMS 7059, 8265, 11028.

Thence: Following the recorded property boundary (fence removed) N 07 deg 21 min 43 sec E (passing a set rebar at 2261.908 feet) a total distance of 2295.060 feet to the northwesterly corner hereto located in the middle of Worthington Open Ditch (County ditch # 134);

Thence: With the middle of said open ditch (downstream) go S 85 deg 44 min 55 sec E 663.475 feet to the northeasterly corner hereto;

Thence: Leaving said open ditch and following the new surveyed division line between Tract 1 and Tract 2 (passing a set rebar at 16,849 feet) go S 01 deg 07 min 40 sec W 3468.805 feet to a set mag spike in Rosedale-Plain City Road (passing a set rebar 25.00 feet before reaching said mag spike);

Thence: With the frontage alignment of said roadway (right of way width 50.00 feet) go N 89 deg 33 min 28 sec W 502.898 feet to the point of beginning.

Containing within said bounds 53.0055 acres of land.

This description is based on an actual field survey made during October and November by Rodger Irwin Baker, Ohio license # S-005539...year 2002.

Bearings are derived from N 74 deg 19 min 36 sec E O.R. 128 Pg. 869 and Pg. 875 and additionally cited on survey plat # 86-01. This bearing for middle of County Road # 24.

This property is not in a flood plain. There are no existing buildings on this property.

Metal markers set are steel rebar with plastic caps or 3/4 inch pipe with plastic caps as noted. Caps are stamped Baker S-5539. Mad spikes set in the road pavement.

November 12, 2002

Rodger Irwin Baker L.L.S. & P.S. Ohio licensed surveyor
Registration # S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Phone: 614-879-6004

Landsplit Tract 2 52.6181 acres (surveyed) The middle tract of three tracts.

Land description of real property in Darby Civil Township, Madison County, State of Ohio, fronting along Rosedale-Plain City Road (County Road # 24) being within VMS 8265, 11028 and 12708 which property is currently in the ownership of Morgridge Farms Inc. D.B. 198 Pg. 503, aerial map parcel number 304, Jonathan Alder School District and is a portion of recently measured 156.4887 acres carried on the auditor's tax roll as permanent parcel # 02-00198.000 , the herein land division is bounded and more particularly described as follows:

From the existing spike found in the centerline junction of DeBolt Road (Co. Rd. # 129) and Rosedale-Plain City Road (Co. Rd. # 24) in Darby Civil Township, then following the middle of Rosedale-Plain City Road easterly 3,957.915 feet to a found buried steel spike on the VMS 7059 and VMS 11028 boundary; the middle (forward tangent) of Rosedale-Plain City Road; being near the northerly edge of pavement in a curve of said road and being the southwesterly corner of aforesaid Morgridge Farms Inc.; (a new mag spike set above the buried corner marker found).

Then again along the road alignment S 89 deg 33 min 28 sec E 502.898 feet to a set mag spike at the true point of beginning...being the southeasterly corner of 53.0055 acres and being the southwesterly corner of the 52.6181 acres being herein described and marked Tract 2 on the field survey plat filed with the tax map office (county engineer's map room % Court House);

Thence: Leaving Rosedale-Plain City Road, passing a set rebar at 25.00 feet and passing a set rebar at 3451.957 feet...go N 01 deg 07 min 40 sec E a total distance of 3468.805 feet to the middle of Worthington Ditch (Co. # 134);

Thence: Following the middle of Worthington Ditch (an open ditch) S 85 deg 44 min 55 sec E 665.990 feet to a point in said ditch at the northeasterly corner of the herein described 52.6181 acres;

Thence: Leaving said open ditch and passing a set rebar at 15.174 feet and passing another set rebar at 3399.556 feet, a total distance of 3424.556 feet to a set mag spike in the middle of Rosedale-Plain City Road; $40^{\circ} S 07' 40'' W$

Thence: Following the alignment therewith go N 89 deg 33 min 28 sec W (passing a set mag spike at 299.900 feet) a total frontage distance of 665.048 feet to the true point of beginning.

Containing within said bounds 52.6181 acres of land platted as being Tract 2 of the farm's three new land splits made in year 2002. This Tract 2 being the middle tract.

This description is based on an actual field survey made during October and November by Rodger Irwin Baker, Ohio license # S-005539...year 2002.

Bearings are derived from N 74 deg 19 min 36 sec E O.R. 128 Pg. 869 and Pg. 875 and additionally cited on survey plat # 86-01. This bearing for middle of County Road # 24.

This property is not in a flood plain. There are no existing buildings on this property.

Metal markers set are steel rebar with plastic caps or 3/4 inch pipe with plastic caps as noted. Caps are stamped Baker S-5539. Mad spikes set in the road pavement.

November 12, 2002

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Registration # S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Phone: 614-879-6004

Tract 3 50.8651 acres (surveyed) The easterly tract of three tracts

Land description of real property in Darby Civil Township, Madison County, State of Ohio, fronting along Rosedale-Plain City Road (County Road # 24) being within VMS 8265, 11028 and 12708 which property is currently in the ownership of Morgridge Farms Inc. D.B. 198 Pg. 503, aerial map parcel number 304, Jonathan Alder School District and is a portion of recently measured 156.4887 acres carried on the auditor's tax roll as permanent parcel # 02-00198.000, the herein land division is bounded and more particularly described as follows:

From the existing spike found in the centerline junction of DeBolt Road (Co. Rd. # 129) and Rosedale-Plain City Road (Co. Rd. # 24) in Darby Civil Township, then following the middle of Rosedale-Plain City Road easterly 3,957.915 feet to a found buried steel spike on the VMS 7059 and VMS 11028 boundary; the middle (forward tangent) of Rosedale-Plain City Road; being near the northerly edge of pavement in a curve of said road and being the southwesterly corner of aforesaid Morgridge Farms Inc.; (a new mag spike set above the buried corner marker found).

This spike being the true point of beginning for the westerly 53.0055 acres marked Tract # 1 on the recently made field survey plat filed in the Madison County Engineer's tax map office, London, Ohio (Courthouse).

Then continue with the alignment of Rosedale-Plain City Road S 89 deg 33 min 28 sec E (passing set mag spikes at 502.898 feet and at 868.045 feet) a total distance of 1167.946 feet to a mag spike set at the true point of beginning...being the southeast corner of Tract 2 52.6181 acres and the same being the southwesterly corner of the herein described Tract 3 50.8651 acres.

Thence: Leaving the roadway and passing set rebars at 25.00 feet and at 3409.382 feet, go N 01 deg 07 min 40 sec E 3424.556 feet to the middle of Worthington Open Ditch (County ditch # 134)...being the northwesterly corner of the herein described 50.8651 acres;

Thence: Following the middle of Worthington Ditch (downstream) S 85 deg 44 min 55 sec E 512.518 feet to a P.I. point (angle in said ditch);

Thence: Continue with the middle of said ditch alignment N 52 deg 39 min 47 sec E 729.549 feet to a point in said ditch at the northeasterly corner of the herein described 50.8651 acres; (being on boundary of VMS 7239 and 12708); This property corner being S 23 deg 55 min 36 sec W 610.331 feet along the VMS boundary from and existing post found at the corner of VMS 12708;

Thence: Following the original line of year 1959 survey for Morgridge Farms (see Darby Twp. survey plat 15-A) and the same line being the said VMS boundary of VMS 7239 recorded in Madison County Recorder's Military Surveys Volume # 1 at Pg. 133...go S 23 deg 55 min 36 sec W (passing a set rebar at 59.364 feet and passing over a buried stone found at 985.902 feet) a total distance of 1227.061 feet to a found stone at an angle point in said VMS boundary;

Thence: Continue with the easterly boundary herewith S 01 deg 16 min 04 sec W a distance of 1025.240 feet to a found 3/4 inch pipe;

Thence: Continue with this easterly property boundary (passing over a found rebar at 1528.600 feet) S 01 deg 07 min 40 sec W 1554.710 feet to a found railroad spike in the middle of Rosedale-Plain City Road at the southeasterly corner of the herein described;

Thence: With the alignment of said roadway go S 74 deg 16 min 55 sec W 474.420 feet to a bumped railroad spike found and a steel rebar set at the P.I. point for said roadway;

Thence: With the road alignment go N 89 deg 33 min 28 sec W 150.950 feet to the true point of beginning.

Containing within said bounds 50.8651 acres of land platted as being Tract 3 of the farm's three new land splits made in year 2002. This Tract 3 is the easterly tract.

This description is based on an actual field survey made during October and November by Rodger Irwin Baker, Ohio license # S-005539...year 2002.

Bearings are derived from N 74 deg 19 min 36 sec E O.R. 128 Pg. 869 and Pg. 875 and additionally cited on survey plat # 86-01. This bearing for middle of County Road # 24.

This property is not in a flood plain. There are no existing buildings on this property.

Metal markers set are steel rebar with plastic caps or 3/4 inch pipe with plastic caps as noted. Caps are stamped Baker S-5539. Mad spikes set in the road pavement.

November 12, 2002

Rodger Irwin Baker L.L.S. & P.S. Ohio licensed surveyor
Registration # S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Phone: 614-879-6004