

BOUNDARY SURVEY

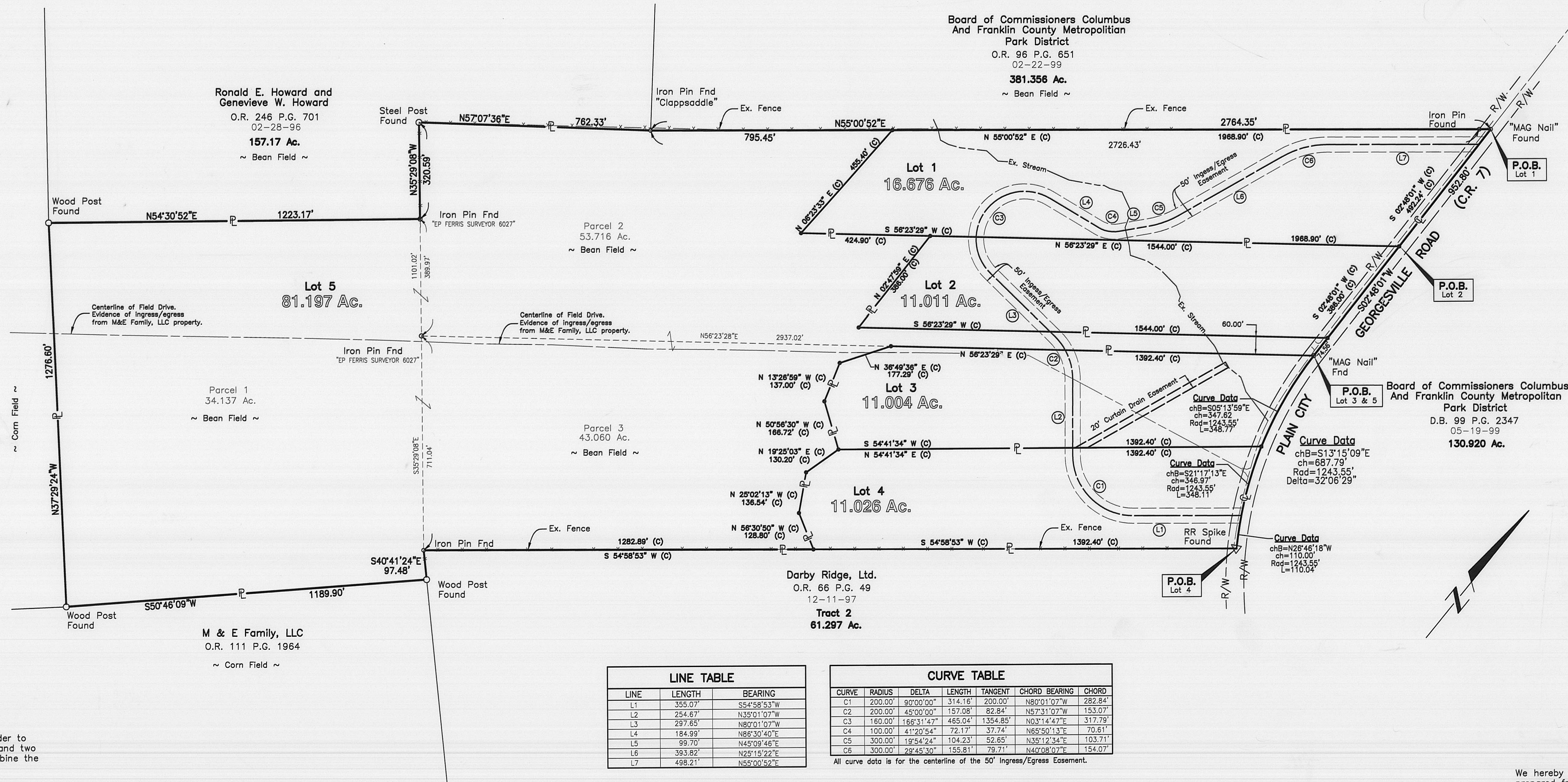
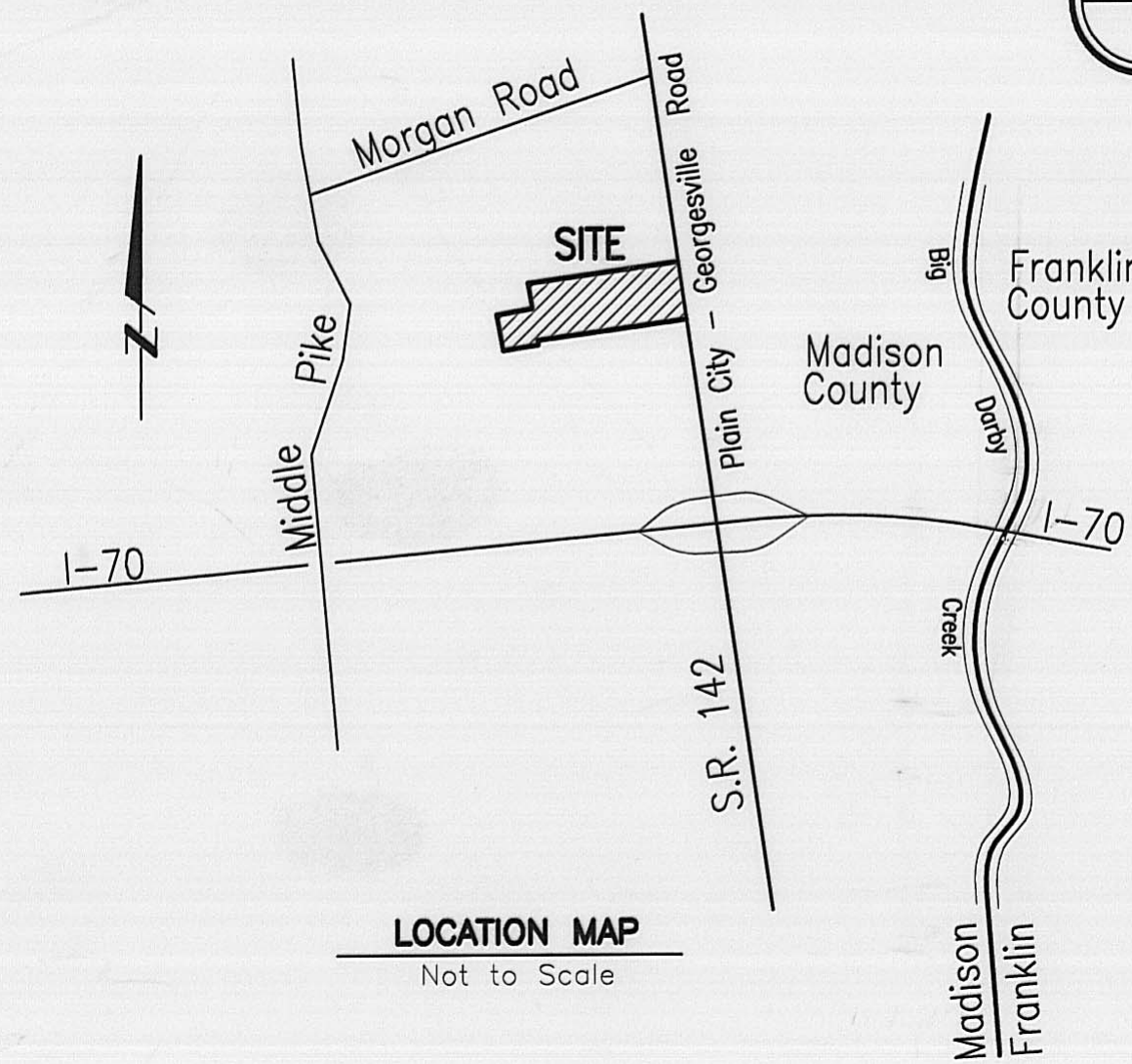
Original 130.914 Acre Tract (Parcels 1, 2 & 3)

Being part of Virginia Military Survey

2680 & 7484

Jefferson Township, Madison County

Ohio



- Legend**
- △ Railroad Spike Found
 - ℙ Property Line
 - R/W Right-of-Way
 - Iron Pin Found (IPF)
 - Iron Pin Set (IP Set) or "MAG Nail" Set (in pavement)
 - x-x-x- Ex. Fence
 - (C) Calculated Bearing / Distance
 - (M) Measured Bearing / Distance
 - (D) Deed Bearing / Distance

Scale: 1" = 200'

0 100 200 400

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements and represents the minimum standards for a Boundary Survey in accordance with Chapter 4733-37 of the Ohio Administrative Code.



BY: *E. P. Ferris* 12-06-04
Edward P. Ferris, P.E., P.S.
Registered Surveyor No. 6027

DRWN BY MEF CHK BY EPF DATE 11-30-04

GRANTOR/CURRENT OWNER:
Darby Oaks Family Farms, LLC

OFFICIAL RECORD VOLUME:
O.R.V. 180 P.G. 949

BASIS OF BEARING:
Deed bearing for the South line of a 149.873 acre tract (N 55°00'52" E) as described in ORV 96 Pg. 651

All iron pins found were in good condition unless otherwise noted.

Field survey was conducted on 12-29-03.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 6027" inscribed on top.

This survey was prepared for William Startts in order to create two (2) lots from Parcel 2 (Lots 1 & 2) and two (2) lots from Parcel 3 (Lots 3 & 4) and to combine the remaining acreage into Lot 5 (81.197 Ac.).

PLANS PREPARED BY:

E.P. FERRIS
AND ASSOCIATES
INC.

CONSULTING CIVIL ENGINEERS AND SURVEYORS
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999 Fax (614) 299-2992

NOTE: The west property lines of lots 3 & 4 have been set as shown in order to comply with the frontage to depth ratio as set by Madison County Planning Commission and to satisfy the clients request to maintain a minimum of 11,000 Ac. per lot.

LINE TABLE		
LINE	LENGTH	BEARING
L1	355.07'	S54°58'53"W
L2	254.67'	N35°01'07"W
L3	297.65'	N80°01'07"W
L4	184.99'	N86°30'40"E
L5	99.70'	N45°09'46"E
L6	393.82'	N25°15'22"E
L7	498.21'	N55°00'52"E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING
C1	200.00'	90°00'00"	314.16'	200.00'	N80°01'07"W
C2	200.00'	45°00'00"	157.08'	82.84'	N57°31'07"W
C3	160.00'	166°31'47"	465.04'	1354.85'	N03°14'47"E
C4	100.00'	41°20'54"	72.17'	37.74'	N65°50'13"E
C5	300.00'	19°54'24"	104.23'	52.65'	N35°12'34"E
C6	300.00'	29°45'30"	155.81'	79.71'	N40°08'07"E

All curve data is for the centerline of the 50' Ingress/Egress Easement.

Description of 16.676 Acre Tract
Lot 1

Situated in the State of Ohio, County of Madison, Township of Jefferson:

Being part of Virginia Military Survey 2680 and part of a 53.716 acre tract of land described in Parcel No. 2 of Official Record Volume 180, Page 949 to Darby Oaks Family Farms, LLC., (record references to those of the Recorder's Office, Madison County, Ohio), and more particularly described as follows:

Beginning at a "MAG Nail" found in the centerline of Plain City-Georgesville Road (60 feet in width), in the south line of a 381.356 acre tract, described in Official Record Volume 96 Page 651 to Board of Commissioners - Columbus and Franklin County Metropolitan Park District, also being the northeast corner of said 53.716 acre tract and the northeast corner and **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence southerly with the centerline of Plain City-Georgesville Road, South 02° 48' 01" West, 492.24 feet to a "MAG Nail " set;

thence southwesterly, leaving said centerline, crossing said 53.716 acre tract, South 56° 23' 29" West, 1968.90 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence northeasterly, crossing said 53.716 acre tract, North 06° 23' 33" East, 455.40 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 " in the south line of said 381.356 acre tract;

thence northeasterly along the south line of said 381.356 acre tract, North 55° 00' 52" East, (passing an iron pin found at 1930.98 feet), a total distance of 1968.90 feet to the **POINT OF BEGINNING**, containing 16.676 acres of land more or less, as described in survey dated November 30, 2004 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Also conveyed herein is a non-exclusive easement over a strip of land 50.00 feet wide for purposes of ingress and egress, 25.00 feet on each side of the following described centerline;

Being part of Virginia Military Survey 2680, part of a 53.716 acre tract and part of a 43.060 acre tract of land described in Parcels 2, & 3 of Official Record Volume 180, Page 949 to Darby Oaks Family Farms, LLC., (record references to those of the Recorder's Office, Madison County, Ohio), said centerline more particularly described as follows;

Commencing at a railroad spike found in the centerline of Plain City-Georgesville Road (60 feet in width) at the northeast corner of a 61.297 acre tract described in Tract 2 of Official Record Volume 65 Page 49 to Darby Ridge, Ltd., also being the southeast corner of said 43.060 acre tract;

West, a chord distance of 110.00 feet, a total arc distance of 110.04 feet to the **TRUE POINT OF BEGINNING** of the centerline of the 50.00 foot easement herein described;

thence South 54° 58' 53" West, 355.07 feet to a point of curvature;
thence with the arc of a curve to the right having a radius of 200.00 feet, a chord that bears North 80° 01' 07" West, a chord distance of 282.84 feet, a total arc distance of 314.16 feet to a point of tangency;

thence with the tangent line, North 35° 01' 07" West, 254.67 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 200.00 feet, a chord that bears North 57° 31' 07" West, a chord distance of 153.07 feet, a total arc distance of 157.08 feet to a point of tangency;

thence with the tangent line, North 80° 01' 07" West, 297.65 feet to a point of curvature;

thence with the arc of a curve to the right having a radius of 160.00 feet, a chord that bears North 03° 14' 47" East, a chord distance of 317.79 feet, a total arc distance of 465.04 feet to a point of tangency;

thence with the tangent line, North 86° 30' 40" East, 184.99 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 100.00 feet, a chord that bears North 65° 50' 13" East, a chord distance of 70.61 feet, a total arc distance of 72.17 feet to a point of tangency;

thence with the tangent line, North 45° 09' 46" East, 99.70 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 300.00 feet, a chord that bears North 35° 12' 34" East, a chord distance of 103.71 feet, a total arc distance of 104.23 feet to a point of tangency;

thence with the tangent line, North 25° 15' 22" East, 393.82 feet to a point of curvature;

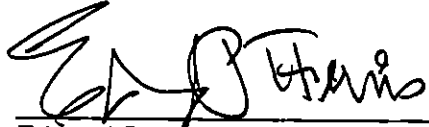
thence with the arc of a curve to the right having a radius of 300.00 feet, a chord that bears North 40° 08' 07" East, a chord distance of 154.07 feet, a total arc distance of 155.81 feet to a point of tangency;

thence with the tangent line, North 55° 00' 52" East, 498.21 feet to the centerline of Plain City-Georgesville Road and terminus of said easement centerline, said easement containing 3.848 acres of land, more or less, as described in survey dated November 30, 2004 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Subject to all legal rights-of-way and/or easements, if any of previous record.

Basis of Bearing: The reference meridian for the foregoing description is the deed bearing for the south line of a 384.154 acre tract (North 55° 00' 52" East), as described in the Official Record Volume 96 Page 651 to Board of Commissioners Columbus and Franklin County Metropolitan Park District.




Edward P. Ferris, P.E., P.S.
Registered Surveyor No. 6027

12-06-04
Date

Description of 11.011 Acre Tract

Lot 2

Situated in the State of Ohio, County of Madison, Township of Jefferson:

Being part of Virginia Military Survey 2680 and part of a 53.716 acre tract of land described in Parcel No. 2 of Official Record Volume 180, Page 949 to Darby Oaks Family Farms, LLC., (record references to those of the Recorder's Office, Madison County, Ohio), and more particularly described as follows:

Commencing at a "MAG Nail" found in the centerline of Plain City-Georgesville Road (60 feet in width) and in the south line of a 381.356 acre tract, described in Official Record Volume 96 Page 651 to Board of Commissioners - Columbus and Franklin County Metropolitan Park District, also being the northeast corner of said 53.716 acre tract;

thence southerly with the centerline of Plain City-Georgesville Road, South 02° 48' 01" West, 492.24 feet to a "MAG Nail" set at the **TRUE POINT OF BEGINNING**:

thence southerly, continuing with the centerline of Plain City-Georgesville Road, South 02° 48' 01" West, 386.00 feet to a "MAG Nail" set;

thence southwesterly, leaving said centerline, crossing said 53.716 acre tract, South 56° 23' 29" West, 1544.00 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence northeasterly, crossing said 53.716 acre tract, North 02° 47' 59" East, 386.00 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence northeasterly, crossing said 53.716 acre tract, North 56° 23' 29" East, 1544.00 feet to the **POINT OF BEGINNING**, containing 11.011 acres of land more or less, as described in survey dated November 30, 2004 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Also conveyed herein a non-exclusive easement over a strip of land 50.00 feet wide for purposes of ingress and egress, 25.00 feet on each side of the following described centerline;

Being part of Virginia Military Survey 2680, part of a 53.716 acre tract and part of a 43.060 acre tract of land described in Parcels 2, & 3 of Official Record Volume 180, Page 949 to Darby Oaks Family Farms, LLC., (record references to those of the Recorder's Office, Madison County, Ohio), said centerline more particularly described as follows;

Commencing at a railroad spike found in the centerline of Plain City-Georgesville Road (60 feet in width) at the northeast corner of a 61.297 acre tract described in Tract 2 of Official Record Volume 65 Page 49 to Darby Ridge, Ltd., also being the southeast corner of said 43.060 acre tract;

West, a chord distance of 110.00 feet, a total arc distance of 110.04 feet to the **TRUE POINT OF BEGINNING** of the centerline of the 50.00 foot easement herein described;

thence South 54° 58' 53" West, 355.07 feet to a point of curvature;

thence with the arc of a curve to the right having a radius of 200.00 feet, a chord that bears North 80° 01' 07" West, a chord distance of 282.84 feet, a total arc distance of 314.16 feet to a point of tangency;

thence with the tangent line, North 35° 01' 07" West, 254.67 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 200.00 feet, a chord that bears North 57° 31' 07" West, a chord distance of 153.07 feet, a total arc distance of 157.08 feet to a point of tangency;

thence with the tangent line, North 80° 01' 07" West, 297.65 feet to a point of curvature;

thence with the arc of a curve to the right having a radius of 160.00 feet, a chord that bears North 03° 14' 47" East, a chord distance of 317.79 feet, a total arc distance of 465.04 feet to a point of tangency;

thence with the tangent line, North 86° 30' 40" East, 184.99 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 100.00 feet, a chord that bears North 65° 50' 13" East, a chord distance of 70.61 feet, a total arc distance of 72.17 feet to a point of tangency;

thence with the tangent line, North 45° 09' 46" East, 99.70 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 300.00 feet, a chord that bears North 35° 12' 34" East, a chord distance of 103.71 feet, a total arc distance of 104.23 feet to a point of tangency;

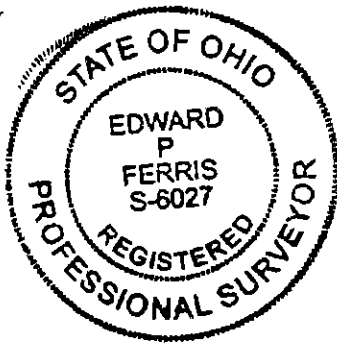
thence with the tangent line, North 25° 15' 22" East, 393.82 feet to a point of curvature;

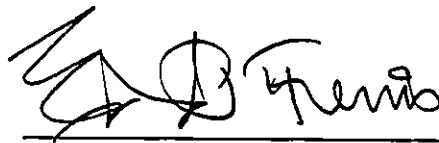
thence with the arc of a curve to the right having a radius of 300.00 feet, a chord that bears North 40° 08' 07" East, a chord distance of 154.07 feet, a total arc distance of 155.81 feet to a point of tangency;

thence with the tangent line, North 55° 00' 52" East, 498.21 feet to the centerline of Plain City-Georgesville Road and terminus of said easement centerline, said easement containing 3.848 acres of land, more or less, as described in survey dated November 30, 2004 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Subject to all legal rights-of-way and/or easements, if any of previous record.

Basis of Bearing: The reference meridian for the foregoing description is the deed bearing for the south line of a 384.154 acre tract (North 55° 00' 52" East), as described in the Official Record Volume 96 Page 651 to Board of Commissioners Columbus and Franklin County Metropolitan Park District.





Edward P. Ferris, P.E., P.S.
Registered Surveyor No. 6027

12-06-04
Date

Description of 11.004 Acre Tract

Lot 3

Situated in the State of Ohio, County of Madison, Township of Jefferson:

Being part of Virginia Military Survey 2680 and part of a 43.060 acre tract of land described in Parcel No. 3 of Official Record Volume 180, Page 949 to Darby Oaks Family Farms, LLC., (record references to those of the Recorder's Office, Madison County, Ohio), and more particularly described as follows:

Beginning at a "MAG Nail" found at a point of curvature in the centerline of Plain City-Georgesville Road (60 feet in width) at the northeast corner of said 43.060 acre tract, being the northeast corner and **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence southeasterly with the centerline of Plain City-Georgesville Road, with the arc of a curve to the left having a radius of 1243.55 feet, a chord that bears South 05° 13' 59" East, a chord distance of 347.62 feet, a total arc distance of 348.77 feet to a "MAG Nail" set;

thence southwesterly, leaving said centerline of Plain City-Georgesville Road and crossing said 43.060 acre tract, South 54° 41' 34" West, 1392.40 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence northwesterly, crossing said 43.060 acre tract, North 50° 56' 30" West, 166.72 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence northwesterly, crossing said 43.060 acre tract, North 13° 26' 59" West, 137.00 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence northeasterly, crossing said 43.060 acre tract, North 36° 49' 36" East, 177.29 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 " on the dividing line of the 43.060 acre tract and 53.716 acre tract;

thence northeasterly, along said dividing line, North 56° 23' 29" East, 1392.40 feet to the

POINT OF BEGINNING, containing 11.004 acres of land more or less, as described in survey dated November 30, 2004 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Subject to all legal rights-of-way and/or easements, if any of previous record.

Also conveyed herein a non-exclusive easement over a strip of land 50.00 feet wide for purposes of ingress and egress, 25.00 feet on each side of the following described centerline;

Being part of Virginia Military Survey 2680, part of a 53.716 acre tract and part of a 43.060 acre tract of land described in Parcels 2, & 3 of Official Record Volume 180, Page 949 to Darby Oaks Family Farms, LLC., (record references to those of the

Commencing at a railroad spike found in the centerline of Plain City-Georgesville Road (60 feet in width) at the northeast corner of a 61.297 acre tract described in Tract 2 of Official Record Volume 65 Page 49 to Darby Ridge, Ltd., also being the southeast corner of said 43.060 acre tract;

thence northwesterly with the centerline of Plain City-Georgesville Road, with the arc of a curve to the right having a radius of 1243.55 feet, a chord that bears North 26° 46' 18" West, a chord distance of 110.00 feet, a total arc distance of 110.04 feet to the **TRUE POINT OF BEGINNING** of the centerline of the 50.00 foot easement herein described;

thence South 54° 58' 53" West, 355.07 feet to a point of curvature;

thence with the arc of a curve to the right having a radius of 200.00 feet, a chord that bears North 80° 01' 07" West, a chord distance of 282.84 feet, a total arc distance of 314.16 feet to a point of tangency;

thence with the tangent line, North 35° 01' 07" West, 254.67 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 200.00 feet, a chord that bears North 57° 31' 07" West, a chord distance of 153.07 feet, a total arc distance of 157.08 feet to a point of tangency;

thence with the tangent line, North 80° 01' 07" West, 297.65 feet to a point of curvature;

thence with the arc of a curve to the right having a radius of 160.00 feet, a chord that bears North 03° 14' 47" East, a chord distance of 317.79 feet, a total arc distance of 465.04 feet to a point of tangency;

thence with the tangent line, North 86° 30' 40" East, 184.99 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 100.00 feet, a chord that bears North 65° 50' 13" East, a chord distance of 70.61 feet, a total arc distance of 72.17 feet to a point of tangency;

thence with the tangent line, North 45° 09' 46" East, 99.70 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 300.00 feet, a chord that bears North 35° 12' 34" East, a chord distance of 103.71 feet, a total arc distance of 104.23 feet to a point of tangency;

thence with the tangent line, North 25° 15' 22" East, 393.82 feet to a point of curvature;

thence with the arc of a curve to the right having a radius of 300.00 feet, a chord that bears North 40° 08' 07" East, a chord distance of 154.07 feet, a total arc distance of 155.81 feet to a point of tangency;

thence with the tangent line, North 55° 00' 52" East, 498.21 feet to the centerline of Plain City-Georgesville Road and terminus of said easement centerline, said easement containing 3.848 acres of land, more or less, as described in survey dated November 30, 2004 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Also conveyed herein a 20.00 foot curtain drain easement, 10.00 feet on each side of the following described centerline;

Commencing at a "MAG Nail" found at a point of curvature in the centerline of Plain City-Georgesville Road (60 feet in width) at the northeast corner of said 43.060 acre tract,

thence southeasterly with the centerline of Plain City-Georgesville Road, with the arc of a curve to the left having a radius of 1243.55 feet, a chord that bears South 05° 13' 59" East, a chord distance of 347.62 feet, a total arc distance of 348.77 feet to a "MAG Nail" set at the southeast corner of the 11.004 acre tract herein described;

thence southwesterly, leaving said centerline of Plain City-Georgesville Road, along the south line of said 11.004 acre tract, South 54° 41' 34" West, 593.48 feet to the **TRUE POINT OF BEGINNING** of the centerline of the 20.00 foot easement herein described;

thence northeasterly, with the centerline of said easement, North 25° 12' 21" East, 553.29 feet to the terminus of said easement centerline, with the sidelines of said easement projected southwesterly to the south line of the 11.004 acre tract and northeasterly to points perpendicular to said terminus point, and containing 0.254 acre of land, more or less, as described in survey dated November 30, 2004 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Subject to all legal rights-of-way and/or easements, if any of previous record.

Basis of Bearing: The reference meridian for the foregoing description is the deed bearing for the south line of a 384.154 acre tract (North 55° 00' 52" East), as described in the Official Record Volume 96 Page 651 to Board of Commissioners Columbus and Franklin County Metropolitan Park District.



A handwritten signature in black ink, appearing to read "E. P. Ferris", written over a horizontal line.

Edward P. Ferris, P.E., P.S.
Registered Surveyor No. 6027

12-06-04

Date

Description of 11.026 Acre Tract

Lot 4

Situated in the State of Ohio, County of Madison, Township of Jefferson:

Being part of Virginia Military Survey 2680 and part of a 43.060 acre tract of land described in Parcel No. 3 of Official Record Volume 180, Page 949 to Darby Oaks Family Farms, LLC., (record references to those of the Recorder's Office, Madison County, Ohio), and more particularly described as follows:

Beginning at a railroad spike found in the centerline of Plain City-Georgesville Road (60 feet in width) at the northeast corner of a 61.297 acre tract described in Tract 2 of Official Record Volume 65 Page 49 to Darby Ridge, Ltd., also being the southeast corner of said 43.060 acre tract and the southeast corner and **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence southwesterly, leaving said centerline of Plain City-Georgesville Road, along the north line of said 61.297 acre tract and along an old fence line, South 54° 58' 53" West, 1392.40 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence northwesterly, crossing said 43.060 acre tract, North 56° 30' 50" West, 128.80 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence northwesterly, crossing said 43.060 acre tract, North 25° 02' 13" West, 136.54 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence northeasterly, crossing said 43.060 acre tract, North 19° 25' 03" East, 130.20 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence northeasterly, crossing said 43.060 acre tract, North 54° 41' 34" East, 1392.40 feet to a "MAG Nail" set in the centerline of Plain City-Georgesville Road;

thence southeasterly with the centerline of Plain City-Georgesville Road, with the arc of a curve to the left having a radius of 1243.55 feet, a chord that bears South 21° 17' 13" East, a chord distance of 346.97 feet, a total arc distance of 348.11 feet to the **TRUE POINT OF BEGINNING**, containing 11.026 acres of land more or less, as described in survey dated November 30, 2004 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Also conveyed herein a non-exclusive easement over a strip of land 50.00 feet wide for purposes of ingress and egress, 25.00 feet on each side of the following described centerline;

Being part of Virginia Military Survey 2680, part of a 53.716 acre tract and part of a 43.060 acre tract of land described in Parcels 2, & 3 of Official Record Volume 180, Page 949 to Darby Oaks Family Farms, LLC., (record references to those of the Recorder's Office, Madison County, Ohio), said centerline more particularly described as follows;

Commencing at a railroad spike found in the centerline of Plain City-Georgesville Road (60 feet in width) at the northeast corner of a 61.297 acre tract described in Tract 2 of Official Record Volume 65 Page 49 to Darby Ridge, Ltd., also being the southeast corner of said 43.060 acre tract;

thence northwesterly with the centerline of Plain City-Georgesville Road, with the arc of a curve to the right having a radius of 1243.55 feet, a chord that bears North 26° 46' 18" West, a chord distance of 110.00 feet, a total arc distance of 110.04 feet to the **TRUE POINT OF BEGINNING** of the centerline of the 50.00 foot easement herein described;

thence South 54° 58' 53" West, 355.07 feet to a point of curvature;

thence with the arc of a curve to the right having a radius of 200.00 feet, a chord that bears North 80° 01' 07" West, a chord distance of 282.84 feet, a total arc distance of 314.16 feet to a point of tangency;

thence with the tangent line, North 35° 01' 07" West, 254.67 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 200.00 feet, a chord that bears North 57° 31' 07" West, a chord distance of 153.07 feet, a total arc distance of 157.08 feet to a point of tangency;

thence with the tangent line, North 80° 01' 07" West, 297.65 feet to a point of curvature;

thence with the arc of a curve to the right having a radius of 160.00 feet, a chord that bears North 03° 14' 47" East, a chord distance of 317.79 feet, a total arc distance of 465.04 feet to a point of tangency;

thence with the tangent line, North 86° 30' 40" East, 184.99 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 100.00 feet, a chord that bears North 65° 50' 13" East, a chord distance of 70.61 feet, a total arc distance of 72.17 feet to a point of tangency;

thence with the tangent line, North 45° 09' 46" East, 99.70 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 300.00 feet, a chord that bears North 35° 12' 34" East, a chord distance of 103.71 feet, a total arc distance of 104.23 feet to a point of tangency;

thence with the tangent line, North 25° 15' 22" East, 393.82 feet to a point of curvature;


thence with the arc of a curve to the right having a radius of 300.00 feet, a chord that bears North 40° 08' 07" East, a chord distance of 154.07 feet, a total arc distance of 155.81 feet to a point of tangency;

thence with the tangent line, North 55° 00' 52" East, 498.21 feet to the centerline of Plain City-Georgesville Road and terminus of said easement centerline, said easement containing 3.848 acres of land, more or less, as described in survey dated November 30, 2004 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Subject to all legal rights-of-way and/or easements, if any of previous record.

Basis of Bearing: The reference meridian for the foregoing description is the deed bearing for the south line of a 384.154 acre tract (North 55° 00' 52" East), as described in the Official Record Volume 96 Page 651 to Board of Commissioners Columbus and Franklin County Metropolitan Park District.




Edward P. Ferris, P.E., P.S.
Registered Surveyor No. 6027

12-06-04
Date

Description of 81.197 Acre Tract

Lot 5

Situated in the State of Ohio, County of Madison, Township of Jefferson:

Being part of Virginia Military Survey 2680, and all of a 34.137 acre tract, part of a 53.716 acre tract and part of a 43.060 acre tract of land described in Parcels 1, 2, & 3 of Official Record Volume 180, Page 949 to Darby Oaks Family Farms, LLC., (record references to those of the Recorder's Office, Madison County, Ohio), and more particularly described as follows:

Beginning at a "MAG Nail" found at a point of curvature in the centerline of Plain City-Georgesville Road (60 feet in width) at the southeast corner of said 53.716 acre tract and northeast corner of said 43.060 acre tract, being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence southwesterly, along the dividing line of the 53.716 acre tract and 43.060 acre tract, South 56° 23' 28" West, 1392.40 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence crossing the 43.060 acre tract, the following six courses;

1) South 36° 49' 36" West, 177.29 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

2) South 13° 26' 59" East, 137.00 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

3) South 50° 56' 30" East, 166.72 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

4) South 19° 25' 03" West, 130.20 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

5) South 25° 02' 13" East, 136.54 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

6) South 56° 30' 50" East, 128.80 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 " on the north line of a 61.297 acre tract described in Tract 2 of Official Record Volume 65 Page 49 to Darby Ridge, Ltd.;

thence southwesterly, along the north line of said 61.297 acre tract and along an old fence line, South 54° 58' 53" West, 1282.89 feet to an iron pin found at the northeast corner of thereof;

thence southerly along the west line of said 61.297 acre tract, South 40° 41' 24" East, 97.48 feet to a wood post found;

thence southwesterly along the north line of the M & E Family, LLC. tract described in Official Record Volume 111, Page 1964, South 50° 46' 09" West, 1189.90 feet to a wood post found at an interior corner of M & E Family, LLC. tract;

thence northwesterly along the east line of M & E Family, LLC tract, North 37° 29' 24" West, 1276.60 feet, to a wood post found at the southwest corner of a 157.17 acre tract as described in Official Record Volume 246, Page 701 to Ronald E. Howard and Genevieve W. Howard;

thence northeasterly along the south line of said 157.17 acre tract, North 54° 30' 52" East, 1223.17 feet, to a 5/8" iron pin found at an angle point;

thence northwesterly along the bounds of the 157.17 acre tract, North 35° 29' 08" West, 320.59 feet to a steel post found at an angle point;

thence northeasterly along the south line of said 157.17 acre tract and along an old fence line, North 57° 07' 36" East, 762.33 feet to an iron pin found with a plastic cap marked "Clapsaddle RS #6140", said pin marking the southeast corner of a 381.356 acre tract described in Official Record Volume 96 Page 651 to Board of Commissioners Columbus and Franklin County Metropolitan Park District;

thence continuing northeasterly along the south line of said 381.356 acre tract and along an old fence line, North 55° 00' 52" East, 795.45 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

thence crossing the 53.716 acre tract, the following four courses;

1) South 06° 23' 33" West, 455.40 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

2) North 56° 23' 29" East, 424.90 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

3) South 02° 47' 59" West, 386.00 feet to a 5/8" iron bar set with plastic cap inscribed " E.P. Ferris Surveyor 6027 ";

4) North 56° 23' 29" East, 1544.00 feet to a "MAG Nail" set in the centerline of Plain City-Georgesville Road;

thence southerly with the centerline of Plain City-Georgesville Road, South 02° 48' 01" West, 74.55 feet to the **POINT OF BEGINNING**, containing 81.197 acres of land more or less, as described in survey dated November 30, 2004 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Subject to all legal rights-of-way and/or easements, if any of previous record.

Also conveyed herein a non-exclusive easement over a strip of land 50.00 feet wide for purposes of ingress and egress, 25.00 feet on each side of the following described centerline;

Being part of Virginia Military Survey 2680, part of a 53.716 acre tract and part of a 43.060 acre tract of land described in Parcels 2, & 3 of Official Record Volume 180, Page 949 to Darby Oaks Family Farms, LLC., (record references to those of the Recorder's Office, Madison County, Ohio), said centerline more particularly described as follows;

Commencing at a railroad spike found in the centerline of Plain City-Georgesville Road (60 feet in width) at the northeast corner of a 61.297 acre tract described in Tract 2 of Official Record Volume 65 Page 49 to Darby Ridge, Ltd., also being the southeast corner of said 43.060 acre tract;

thence northwesterly with the centerline of Plain City-Georgesville Road, with the arc of a curve to the right having a radius of 1243.55 feet, a chord that bears North 26° 46' 18" West, a chord distance of 110.00 feet, a total arc distance of 110.04 feet to the **TRUE POINT OF BEGINNING** of the centerline of the 50.00 foot easement herein described;

thence South 54° 58' 53" West, 355.07 feet to a point of curvature;

thence with the arc of a curve to the right having a radius of 200.00 feet, a chord that bears North 80° 01' 07" West, a chord distance of 282.84 feet, a total arc distance of 314.16 feet to a point of tangency;

thence with the tangent line, North 35° 01' 07" West, 254.67 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 200.00 feet, a chord that bears North 57° 31' 07" West, a chord distance of 153.07 feet, a total arc distance of 157.08 feet to a point of tangency;

thence with the tangent line, North 80° 01' 07" West, 297.65 feet to a point of curvature;

thence with the arc of a curve to the right having a radius of 160.00 feet, a chord that bears North 03° 14' 47" East, a chord distance of 317.79 feet, a total arc distance of 465.04 feet to a point of tangency;

thence with the tangent line, North 86° 30' 40" East, 184.99 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 100.00 feet, a chord that bears North 65° 50' 13" East, a chord distance of 70.61 feet, a total arc distance of 72.17 feet to a point of tangency;

thence with the tangent line, North 45° 09' 46" East, 99.70 feet to a point of curvature;

thence with the arc of a curve to the left having a radius of 300.00 feet, a chord that bears North 35° 12' 34" East, a chord distance of 103.71 feet, a total arc distance of 104.23 feet to a point of tangency;

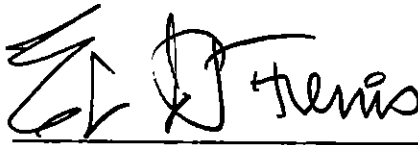
thence with the tangent line, North 25° 15' 22" East, 393.82 feet to a point of curvature;

thence with the arc of a curve to the right having a radius of 300.00 feet, a chord that bears North 40° 08' 07" East, a chord distance of 154.07 feet, a total arc distance of 155.81 feet to a point of tangency;

thence with the tangent line, North 55° 00' 52" East, 498.21 feet to the centerline of Plain City-Georgesville Road and terminus of said easement centerline, said easement containing 3.848 acres of land, more or less, as described in survey dated November 30, 2004 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Basis of Bearing: The reference meridian for the foregoing description is the deed bearing for the south line of a 384.154 acre tract (North 55° 00' 52" East), as described in the Official Record Volume 96 Page 651 to Board of Commissioners Columbus and Franklin County Metropolitan Park District.




Edward P. Ferris, P.E., P.S.
Registered Surveyor No. 6027

12-06-04
Date