

Property boundary description of 114.003 acres of land with 102.432 acres being in VMS 2884 and 11.571 acres being in VMS 15799 and being a portion of Morgridge Farms Inc as appearing in Deed Volume 198 at Pages 503 and 504, Madison County and is hereafter bounded and more particularly described as follows: (Noted: 7.764 acres are in Pike Civil Township and 106.239 acres are in Darby Civil Township.)

Commence for reference with an existing stone monument on the easterly side of Woods and West Avenue which stone is on the boundary between Canaan Civil Township and Darby Civil Township.....go then in a north-erly direction along the easterly right of way line of Woods and West Avenue (50 feet right of way width) a distance of 958.431 feet to a steel pin found; then continue with the said easterly right of way line N 04 deg 40 min 58 sec W 2675.173 feet to a set steel rod (capped) at the true point of beginning;

Then crossing the roadway and following the centerline tangents of an existing farm lane with the following courses and distances: (being Courses 17 through 23)

| | | |
|----------------------------------|----------------|-------------|
| Thence: N 81 deg 47 min 38 sec W | 49.917 feet; | Course # 17 |
| Thence: S 70 deg 12 min 01 sec W | 100.985 feet; | .. # 18 |
| Thence: N 73 deg 18 min 17 sec W | 36.974 feet; | .. # 19 |
| Thence: N 50 deg 36 min 21 sec W | 243.118 feet; | .. # 20 |
| Thence: N 64 deg 54 min 00 sec W | 32.850 feet; | .. # 21 |
| Thence: S 87 deg 39 min 36 sec W | 1473.503 feet; | .. # 22 |
| Thence: N 89 deg 44 min 38 sec W | 70.780 feet; | .. # 23 |

This last bearing and distance running to a steel spike set in the bridge deck over the middle of Jose Wamp County Ditch # 26;

Thence: Following the centerline tangents of said open drainage ditch with the following courses and distances being calls number 24 through number 32;

| | | |
|----------------------------------|---------------|---------|
| Thence: S 01 deg 27 min 50 sec W | 130.368 feet; | .. # 24 |
| Thence: S 21 deg 00 min 35 sec W | 703.515 feet; | .. # 25 |
| Thence: S 32 deg 00 min 49 sec W | 315.870 feet; | .. # 26 |
| Thence: S 50 deg 36 min 21 sec W | 160.774 feet; | .. # 27 |
| Thence: S 09 deg 34 min 09 sec E | 116.020 feet; | .. # 28 |
| Thence: S 08 deg 37 min 28 sec E | 481.710 feet; | .. # 29 |
| Thence: S 27 deg 28 min 48 sec W | 249.261 feet; | .. # 30 |
| Thence: S 34 deg 34 min 35 sec W | 396.796 feet; | .. # 31 |
| Thence: S 21 deg 35 min 48 sec W | 74.591 feet; | .. # 32 |

This last course and distance running to the most southerly corner of the Morgridge Farm property;

Thence: With the westerly boundary of this farm (passing a 1 inch pipe set at 58.169 feet and passing a wood post at 1221.854 feet) go N 04 deg 39 min 40 sec W 1871.824 feet to a found steel pin and being a deflection in said boundary at the common line between Darby Township and Pike Township;

Thence: N 11 deg 25 min 22 sec W 1565.330 feet to a found steel pin ;
Thence: N 55 deg 54 min 53 sec E (passing a found pin at 566.799 feet) a total distance of 571.799 feet to a found stone;
Thence: S 88 deg 35 min 06 sec E 1132.474 feet to a set pin at a fence corner (next to a wood end post and 1.5 feet south of a 2 inch pipe found in a wire fence);

Thence: S 04 deg 51 min 07 sec E 467.779 feet to a pin set at a found broken off wood corner post;

Thence: Passing a concrete post at 1009.6 feet go S 89 deg 04 min 23 sec E 1059.562 feet to a steel rod set on the easterly boundary of Woods and West Avenue;

Thence: Following said right of way line S 04 deg 40 min 58 sec E 1107.365 feet to the point of beginning.

Containing a total of 114.003 acres.

Subject to a right of way for ingress and egress along the cited farm lane courses and distance....this easement or right of way being 15 feet in width to be available to access the abutting property lying to the south of the middle of said lane and shall extend from Woods and West Avenue westerly to Jose Wamp Ditch.

Steel pins set are capped and stamped R.I.Baker S-5539. Bearings are based on calls cited in Deed Record O.R. 137 at Pg. 2402 and Plat 116-02

Surveyed in December year 2007 by Rodger I. Baker, Ohio surveyor.

Rodger I. Baker December 22, 2007

Property boundary description of 71.616 acres of land with 62.242 acres being in VMS 2884 and 9.374 acres being in VMS 15799 and being a portion of Morgridge Farms Inc as appearing in Deed Volume 198 at Pages 503 and 504, Madison County and is hereafter bounded and more particularly described as follows:

Commence for reference with an existing stone monument on the easterly side of Woods and West Avenue which stone is on the boundary between Canaan Civil Township and Darby Civil Township.....go then in a north-erly direction along the easterly right of way line of Woods and West Avenue (50 feet right of way width) a distance of 958.431 feet to a steel pin found; then continue with the said easterly right of way Line N 04 deg 40 min 58 sec W 1908.510 feet to the true point of beginning for the herein described 71.616 acres;

Thence: Crossing the roadway and running N 88 deg 42 min 58 sec W go 494.303 feet to a point on the boundary between VMS 2884 and VMS 15799;

Thence: Passing a set steel pin at 1369.343 feet go S 54 deg 46 min 13 sec W 2733.279 feet to the southerly corner of Morgridge Farms INC. which point is in Jose Wamp Open Drainage Ditch known as County Ditch # 26....a steel pin having been set at 63.502 feet before reaching the actual farm corner;

Thence following the Ditch tangents running upstream with the following courses and distances numbered 1 to and including number 9

| | | |
|----------------------------------|---------------|------------|
| Thence: N 21 deg 35 min 48 sec E | 74.591 feet; | Course # 1 |
| Thence: N 34 deg 34 min 35 sec E | 396.796 feet; | .. # 2 |
| Thence: N 27 deg 28 min 48 sec E | 249.261 feet; | .. # 3 |
| Thence: N 08 deg 37 min 28 sec W | 481.710 feet; | .. # 4 |
| Thence: N 09 deg 34 min 09 sec W | 116.020 feet; | .. # 5 |
| Thence: N 08 deg 47 min 55 sec E | 160.774 feet; | .. # 6 |
| Thence: N 32 deg 00 min 49 sec E | 315.870 feet; | .. # 7 |
| Thence: N 21 deg 00 min 35 sec E | 703.515 feet; | .. # 8 |
| Thence: N 01 deg 27 min 50 sec E | 130.368 feet; | .. # 9 |

This last course number 9 running to a steel spike set in a bridge deck; Thence: With the middle of a farm lane with courses number 10 through number 16 as follows:

| | | |
|----------------------------------|----------------|---------|
| Thence: S 89 deg 44 min 38 sec E | 70.780 feet; | .. # 10 |
| Thence: N 87 deg 39 min 36 sec E | 1473.505 feet; | .. # 11 |
| Thence: S 64 deg 54 min 00 sec E | 32.850 feet; | .. # 12 |
| Thence: S 50 deg 36 min 21 sec E | 243.118 feet; | .. # 13 |
| Thence: S 73 deg 18 min 17 sec E | 36.974 feet; | .. # 14 |
| Thence: N 70 deg 12 min 01 sec E | 100.985 feet; | .. # 15 |
| Thence: S 81 deg 47 min 38 sec E | 49.917 feet; | .. # 16 |

To the east side of Woods and West Avenue;
Thence: With the right of way line S 04 deg 40 min 58 sec E 766.663 feet to the true point of beginning.

Containing within said bounds 71.616 acres of land.

Subject to a right of way for ingress and egress along the cited farm lane courses and distance....this easement or right of way being 15 feet in width to be available to access the abutting property lying to the North of the middle of said lane and shall extend from Woods and West Avenue westerly to Jose Wamp Ditch.

Steel pins set are capped and stamped R.I.Baker S-5539. Bearings are based on calls cited in Deed Record O.R. 137 at Pg. 2402 and Plat 116-02

Surveyed in December year 2007 by Rodger I. Baker, Ohio surveyor.

Rodger I. Baker December 22, 2007

This description is of the existing perimeter of an existing individual tract of record...based on a newly re-surveyed boundary thereof.

Property boundary description of 59.330 acres of land with 36.225 acres being in VMS 2884 and 23.105 acres being in VMS 15799 and being a portion of Morgridge Farms Inc as appearing in Deed Volume 198 at Pages 503 and 504, Madison County and is hereafter bounded and more particularly described as follows:

Commence for reference with an existing stone monument on the easterly side of Woods and West Avenue which stone is on the boundary between Canaan Civil Township and Darby Civil Township.....go then in a north-erly direction along the easterly right of way line of Woods and West Avenue (50 feet right of way width) a distance of 958.431 feet to a steel pin found; this being the true point of beginning;

Thence: Crossing the roadway and passing a steel pin at 51.946 feet go S 55 deg 30 min 52 sec W 818.290 feet to a set pin;

Thence: With the farm boundary (in part evidence of old fence wire) go N 34 deg 35 min 33 sec W 1927.256 feet to a set pin;

Thence: N 54 deg 46 min 13 sec E 1369.343 feet to an angle point at the common boundary between VMS 2884 and VMS 15799;

Thence: S 88 deg 42 min 58 sec E 494.303 feet to a point on the easterly boundary of Woods and West Avenue (50 feet wide right of way);

Thence: Following said right of way boundary go S 04 deg 40 min 58 sec E 1908.510 feet to the point of beginning.

Containing a total of 59.330 acres.

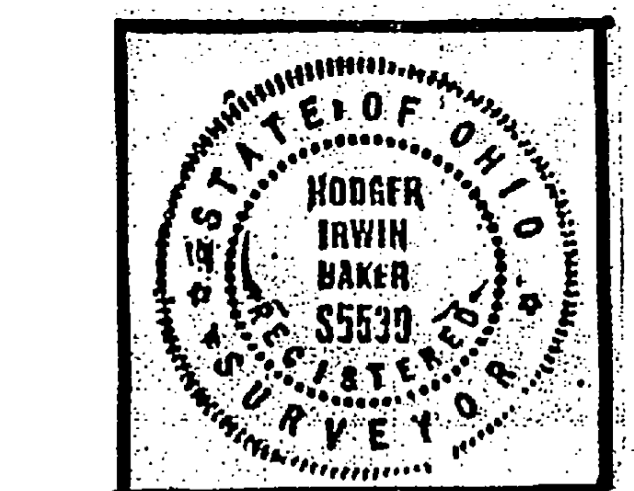
Steel pins set are capped and stamped R.I.Baker S-5539. Bearings are based on calls cited in Deed Record O.R. 137 at Pg. 2402 and Plat 116-02

Surveyed in December year 2007 by Rodger I. Baker, Ohio surveyor.

Rodger I. Baker December 22, 2007

P.O. BOX 315 WEST JEFFERSON, OHIO 43162
TELEPHONE: 1-614-879-6004

**PLAT OF MORGRIDGE FARM, INC.
3 TRACTS SURVEYED DEC. 2007
PARTLY IN PIKE TWP. & DARBY TWP.
FRONTING WOODS & WEST AVENUE
MADISON COUNTY, OHIO**



- LEGEND & DATA**
- = RIGHT OF WAY LINE
 - = PROPERTY LINE (BOUNDARY)
 - = CENTERLINE (MIDDLE)
 - = P.K. NAIL OR BOAT SPIKE (NOTED)
 - = RIGHT OF WAY
 - = FENCE
 - = TRACT LINE OR PARCEL LINE
 - = PIPE OR POST AS NOTED
 - ① ② ③ IN ORDER OR SEQUENCE (COURSE & DISTANCE)
 - = LANDHOLD - SAME OWNERSHIP

This description is of the existing perimeter of an existing individual tract of record...based on a newly re-surveyed boundary thereof.

Property boundary description of 59.330 acres of land with 36.225 acres being in VMS 2884 and 23.105 acres being in VMS 15799 and being a portion of Morgridge Farms Inc as appearing in Deed Volume 198 at Pages 503 and 504, Madison County and is hereafter bounded and more particularly described as follows:

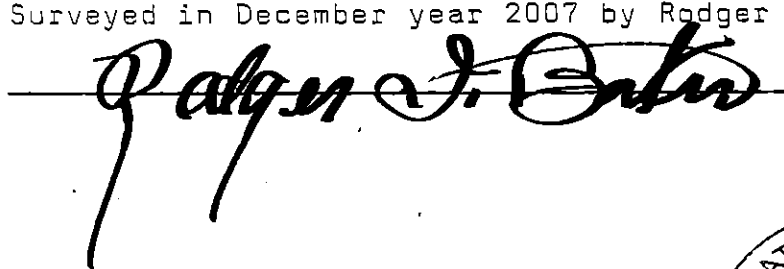
Commence for reference with an existing stone monument on the easterly side of Woods and West Avenue which stone is on the boundary between Canaan Civil Township and Darby Civil Township.....go then in a northerly direction along the easterly right of way line of Woods and West Avenue (50 feet right of way width) a distance of 958.431 feet to a steel pin found; this being the true point of beginning;

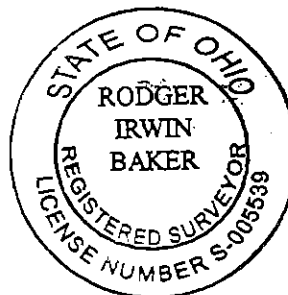
Thence: Crossing the roadway and passing a steel pin at 51.946 feet go S 55 deg 30 min 52 sec W 818.290 feet to a set pin;
Thence: With the farm boundary (in part evidence of old fence wire) go N 34 deg 35 min 33 sec W 1927.256 feet to a set pin;
Thence: N 54 deg 46 min 13 sec E 1369.343 feet to an angle point at the common boundary between VMS 2884 and VMS 15799;
Thence: S 88 deg 42 min 58 sec E 494.303 feet to a point on the easterly boundary of Woods and West Avenue (50 feet wide right of way);
Thence: Following said right of way boundary go S 04 deg 40 min 58 sec E 1908.510 feet to the point of beginning.

Containing a total of 59.330 acres.

Steel pins set are capped and stamped R.I.Baker S-5539. Bearings are based on calls cited in Deed Record O.R. 137 at Pg. 2402 and Plat 116-02

Surveyed in December year 2007 by Rodger I. Baker, Ohio surveyor.

 December 22, 2007



Property boundary description of 71.616 acres of land with 62.242 acres being in VMS 2884 and 9.374 acres being in VMS 15799 and being a portion of Morgridge Farms Inc as appearing in Deed Volume 198 at Pages 503 and 504, Madison County and is hereafter bounded and more particularly described as follows:

Commence for reference with an existing stone monument on the easterly side of Woods and West Avenue which stone is on the boundary between Canaan Civil Township and Darby Civil Township.....go then in a northerly direction along the easterly right of way line of Woods and West Avenue (50 feet right of way width) a distance of 958.431 feet to a steel pin found; then continue with the said easterly right of way Line N 04 deg 40 min 58 sec W 1908.510 feet to the true point of beginning for the herein described 71.616 acres;

Thence: Crossing the roadway and running N 88 deg 42 min 58 sec W go 494.303 feet to a point on the boundary between VMS 2884 and VMS 15799;

Thence: Passing a set steel pin at 1369.343 feet go S 54 deg 46 min 13 sec W 2733.279 feet to the southerly corner of Morgridge Farms INC. which point is in Jose Wamp Open Drainage Ditch known as County Ditch # 26....a steel pin having been set at 63.502 feet before reaching the actual farm corner;

Thence following the Ditch tangents running upstream with the following courses and distances numbered 1 to and including number 9

| | | | |
|---------|--------------------------|---------------|------------|
| Thence: | N 21 deg 35 min 48 sec E | 74.591 feet; | Course # 1 |
| Thence: | N 34 deg 34 min 35 sec E | 396.796 feet; | .. # 2 |
| Thence: | N 27 deg 28 min 48 sec E | 249.261 feet; | .. # 3 |
| Thence: | N 08 deg 37 min 28 sec W | 481.710 feet; | .. # 4 |
| Thence: | N 09 deg 34 min 09 sec W | 116.020 feet; | .. # 5 |
| Thence: | N 08 deg 47 min 55 sec E | 160.774 feet; | .. # 6 |
| Thence: | N 32 deg 00 min 49 sec E | 315.870 feet; | .. # 7 |
| Thence: | N 21 deg 00 min 35 sec E | 703.515 feet; | .. # 8 |
| Thence: | N 01 deg 27 min 50 sec E | 130.368 feet; | .. # 9 |

This last course number 9 running to a steel spike set in a bridge deck;
Thence: With the middle of a farm lane with courses number 10 through number 16 as follows:

| | | | |
|---------|--------------------------|----------------|---------|
| Thence: | S 89 deg 44 min 38 sec E | 70.780 feet; | .. # 10 |
| Thence: | N 87 deg 39 min 36 sec E | 1473.505 feet; | .. # 11 |
| Thence: | S 64 deg 54 min 00 sec E | 32.850 feet; | .. # 12 |
| Thence: | S 50 deg 36 min 21 sec E | 243.118 feet; | .. # 13 |
| Thence: | S 73 deg 18 min 17 sec E | 36.974 feet; | .. # 14 |
| Thence: | N 70 deg 12 min 01 sec E | 100.985 feet; | .. # 15 |
| Thence: | S 81 deg 47 min 38 sec E | 49.917 feet; | .. # 16 |

To the east side of Woods and West Avenue;

Thence: With the right of way line S 04 deg 40 min 58 sec E 766.663 feet to the true point of beginning.

Containing within said bounds 71.616 acres of land.

Subject to a right of way for ingress and egress along the cited farm lane courses and distance....this easement or right of way being 15 feet in width to be available to access the abutting property lying to the North of the middle of said lane and shall extend from Woods and West avenue westerly to Jose Wamp Ditch.

Steel pins set are capped and stamped R.I.Baker S-5539. Bearings are based on calls cited in Deed Record O.R. 137 at Pg. 2402 and Plat 116-02

Surveyed in December year 2007 by Rodger I. Baker, Ohio surveyor.

Rodger I. Baker

December 22, 2007



Property boundary description of 114.003 acres of land with 102.432 acres being in VMS 2884 and 11.571 acres being in VMS 15799 and being a portion of Morgridge Farms Inc as appearing in Deed Volume 198 at Pages 503 and 504, Madison County and is hereafter bounded and more particularly described as follows: (Noted: 7.764 acres are in Pike Civil Township and 106.239 acres are in Darby Civil Township.)

Commence for reference with an existing stone monument on the easterly side of Woods and West Avenue which stone is on the boundary between Canaan Civil Township and Darby Civil Township.....go then in a northerly direction along the easterly right of way line of Woods and West Avenue (50 feet right of way width) a distance of 958.431 feet to a steel pin found; then continue with the said easterly right of way line N 04 deg 40 min 58 sec W 2675.173 feet to a set steel rod (capped ; at the true point of beginning;

Then crossing the roadway and following the centerline tangents of an existing farm lane with the following courses and distances:
(being Courses 17 through 23)

| | | |
|----------------------------------|----------------|-------------|
| Thence: N 81 deg 47 min 38 sec W | 49.917 feet; | Course # 17 |
| Thence: S 70 deg 12 min 01 sec W | 100.985 feet; | .. # 18 |
| Thence: N 73 deg 18 min 17 sec W | 36.974 feet; | .. # 19 |
| Thence: N 50 deg 36 min 21 sec W | 243.118 feet; | .. # 20 |
| Thence: N 64 deg 54 min 00 sec W | 32.850 feet; | .. # 21 |
| Thence: S 87 deg 39 min 36 sec W | 1473.505 feet; | .. # 22 |
| Thence: N 89 deg 44 min 38 sec W | 70.780 feet; | .. # 23 |

This last bearing and distance running to a steel spike set in the bridge deck over the middle of Jose Wamp County Ditch # 26;

Thence: Following the centerline tangents of said open drainage ditch with the following courses and distances being calls number 24 through number 32;

| | | |
|----------------------------------|---------------|---------|
| Thence: S 01 deg 27 min 50 sec W | 130.368 feet; | .. # 24 |
| Thence: S 21 deg 00 min 35 sec W | 703.515 feet; | .. # 25 |
| Thence: S 32 deg 00 min 49 sec W | 315.870 feet; | .. # 26 |
| Thence: S 08 deg 47 min 55 sec W | 160.774 feet; | .. # 27 |
| Thence: S 09 deg 34 min 09 sec E | 116.020 feet; | .. # 28 |
| Thence: S 08 deg 37 min 28 sec E | 481.710 feet; | .. # 29 |
| Thence: S 27 deg 28 min 48 sec W | 249.261 feet; | .. # 30 |
| Thence: S 34 deg 34 min 35 sec W | 396.796 feet; | .. # 31 |
| Thence: S 21 deg 35 min 48 sec W | 74.591 feet; | .. # 32 |

This last course and distance running to the most southerly corner of the Morgridge Farm property;

Thence: With the westerly boundary of this farm (passing a 1 inch pipe set at 58.169 feet and passing a wood post at 1221.854 feet) go N 04 deg 39 min 40 sec W 1871.824 feet to a found steel pin and being a deflection in said boundary at the common line between Darby Township and Pike Township;

Thence: N 11 deg 25 min 22 sec W 1565.330 feet to a found steel pin ;
Thence: N 55 deg 54 min 53 sec E (passing a found pin at 566.799 feet) a total distance of 971.799 feet to a found stone;
Thence: S 88 deg 35 min 06 sec E 1132.474 feet to a set pin at a fence corner (next to a wood end post and 1.5 feet south of a 2 inch pipe found in a wire fence;
Thence: S 04 deg 51 min 07 sec E 467.779 feet to a pin set at a found broken off wood corner post;
Thence: Passing a concrete post at 1009.6 feet go S 89 deg 04 min 29 sec E 1059.562 feet to a steel rod set on the easterly boundary of Woods and West Avenue;
Thence: Following said right of way line S 04 deg 40 min 58 sec E 1107.365 feet to the point of beginning.

Containing a total of 114.003 acres.

Subject to a right of way for ingress and egress along the cited farm lane courses and distance....this easement or right of way being 15 feet in width to be available to access the abutting property lying to the south of the middle of said lane and shall extend from Woods and West avenue westerly to Jose Wamp Ditch.

Steel pins set are capped and stamped R.I.Baker S-5539. Bearings are based on calls cited in Deed Record O.R. 137 at Pg. 2402 and Plat 116-02

Surveyed in December year 2007 by Rodger I. Baker, Ohio surveyor.

December 22, 2007

