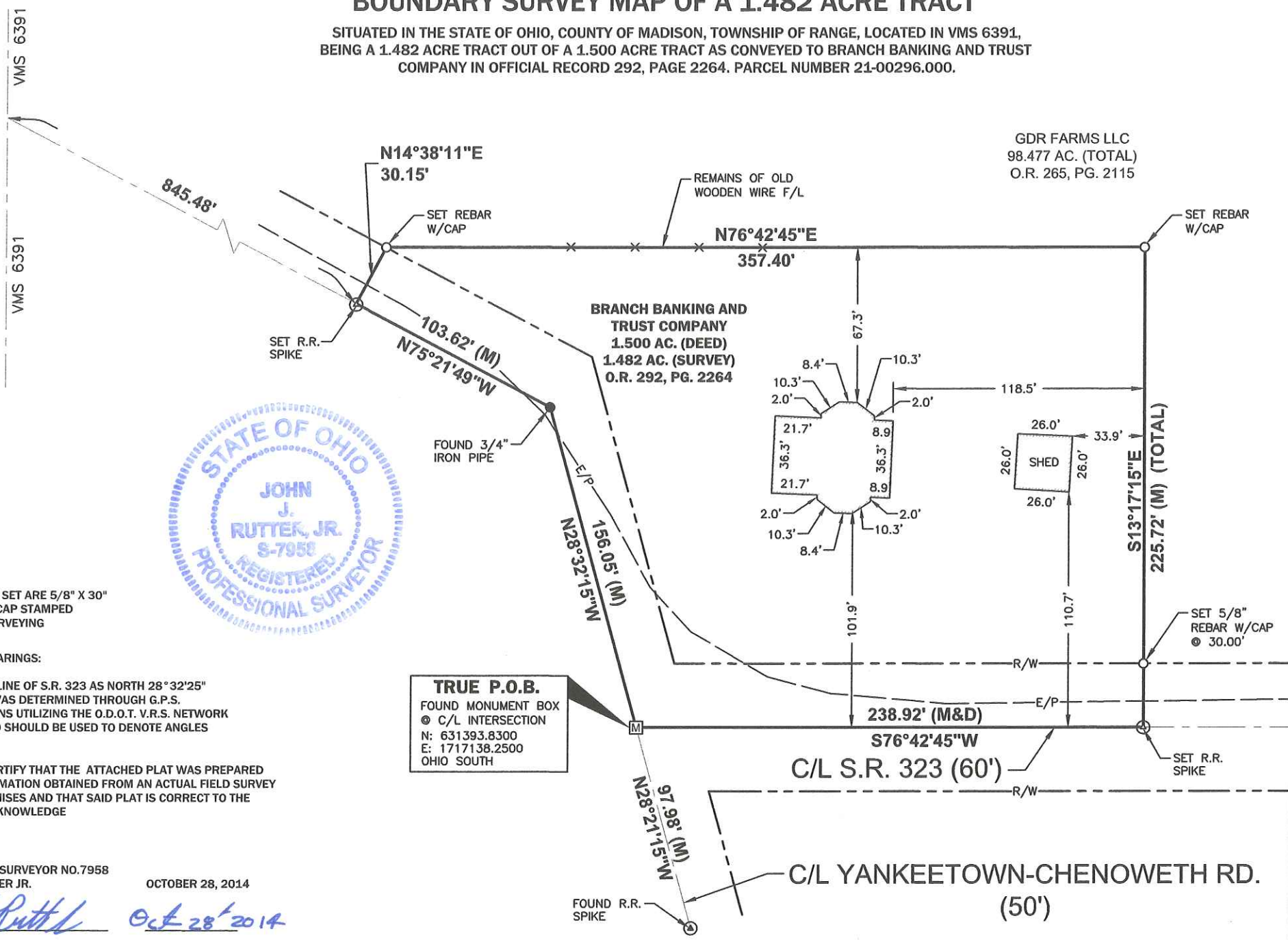
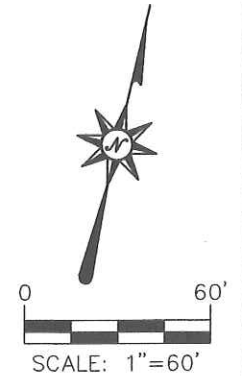


BOUNDARY SURVEY MAP OF A 1.482 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF RANGE, LOCATED IN VMS 6391,
BEING A 1.482 ACRE TRACT OUT OF A 1.500 ACRE TRACT AS CONVEYED TO BRANCH BANKING AND TRUST
COMPANY IN OFFICIAL RECORD 292, PAGE 2264. PARCEL NUMBER 21-00296.000.

GDR FARMS LLC
98.477 AC. (TOTAL)
O.R. 265, PG. 2115



ALL REBARS SET ARE 5/8" X 30"
W/YELLOW CAP STAMPED
ACKISON SURVEYING

BASIS OF BEARINGS:

THE CENTERLINE OF S.R. 323 AS NORTH 28° 32' 25" WEST AND WAS DETERMINED THROUGH G.P.S. OBSERVATIONS UTILIZING THE O.D.O.T. V.R.S. NETWORK (NAD83) AND SHOULD BE USED TO DENOTE ANGLES ONLY.

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE

TRUE P.O.B.
FOUND MONUMENT BOX
@ C/L INTERSECTION
N: 631393.8300
E: 1717138.2500
OHIO SOUTH

REFERENCES:
DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS

LEGEND	
●	Iron PIN Fnd. As (Noted)
○	Iron PIN Set w/ cap
⊙	Railroad Spike Fnd.
⊙	Railroad Spike Set
Ⓜ	Monument Fnd.
(M)	Measured Distance
(D)	Deeded Distance

REGISTERED SURVEYOR NO. 7958
JOHN J. RUTTEK, JR.

OCTOBER 28, 2014

John J. Ruttek, Jr.

Oct 28 2014

C/L YANKEETOWN-CHENOWETH RD.
(50')

SHEET 1 OF 1



Office: 614-766-4000
Cell: 614-207-8214
www.ackisonsurveying.com

Legal Description of a 1.482 Acre Tract

Situated in the State of Ohio, County of Madison, Township of Range, located in VMS 6391, being all of a 1.500 acre tract as conveyed to Branch Banking in Official Record 292, page 2264, Parcel No. 21-00296.000, hereon referred to as Grantor, (all records herein are from the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Beginning for reference at a Found Monument Box, said Found Monument Box being at the centerline intersection of SR 323 (60' right-of-way) and Yankeetown – Chenoweth Road (50' right-of-way), being at the southwesterly corner of the Grantor's land, and being at the TRUE POINT OF BEGINNING for the 1.482 Acre Tract hereon described;

Thence northwesterly with the centerline of said SR 323, and the Grantor's westerly line, North 28°32'15" West, a distance of 156.05 feet to a Found 3/4" Iron Pipe;

Thence northwesterly continuing with the centerline of said SR 323, and the Grantor's westerly line, North 75°21'49" West, a distance of 103.62 feet to a Set Railroad Spike, said Set Railroad Spike being at the southeasterly corner of a 98.477 acre tract (total acres) as conveyed to GDR Farms LLC in Official Record 265, Page 2115, and at the northwesterly corner of the Grantor's land;

Thence northeasterly leaving the centerline of said SR 323, with the easterly line of said 98.477 acre GDR Farms tract and the Grantor's westerly line, North 14°38'11" East, a distance of 30.15 feet to a Set 5/8" Rebar with Cap;

Thence easterly with the southerly line of said 98.477 acre GDR Farms tract and the Grantor's northerly line, North 76°42'45" East, a distance of 357.40 feet to a Set 5/8" Rebar with Cap, said Set Rebar being on the westerly line of said 98.477 acre GDR Farms tract, and on the easterly line of the Grantor's land;

Thence southerly with the westerly line of said 98.477 acre GDR Farms tract, and the Grantor's easterly line, South 13°17'15" East, passing a Set 5/8" Rebar with Cap at a distance of 195.72 feet, for a total distance of 225.72 feet to a Set Railroad Spike, said Set Railroad Spike being in the centerline of said SR 323 and at the southeasterly corner of the Grantor's land;

Thence westerly with the centerline of said SR 323, the Grantor's southerly line and a northerly line of said 98.477 acre GDR Farms tract, South 76°42'45" West, a distance of 238.92 feet, to the TRUE POINT OF BEGINNING and containing 1.482 Acres.

Subject to all easements, rights-of-ways or restrictions of record.

This description was prepared from an actual field Survey of the premises in October of 2014. And a Plat of Survey is attached hereto and made a part hereof.

All Rebar's Set are 5/8" x 30" w/yellow Plastic Cap Stamped Ackison Survying.

Basis of Bearings is the centerline of SR 323 as North 28°32'15" West, and was determined through G.P.S. Observations utilizing the O.D.O.T. V.R.S. Network (NAD83). And is used to denote angles only.



John J. Rutter Jr. P.S. 7958 October 28, 2014

John J. Rutter Jr. Oct 28th 2014

614-766-4000