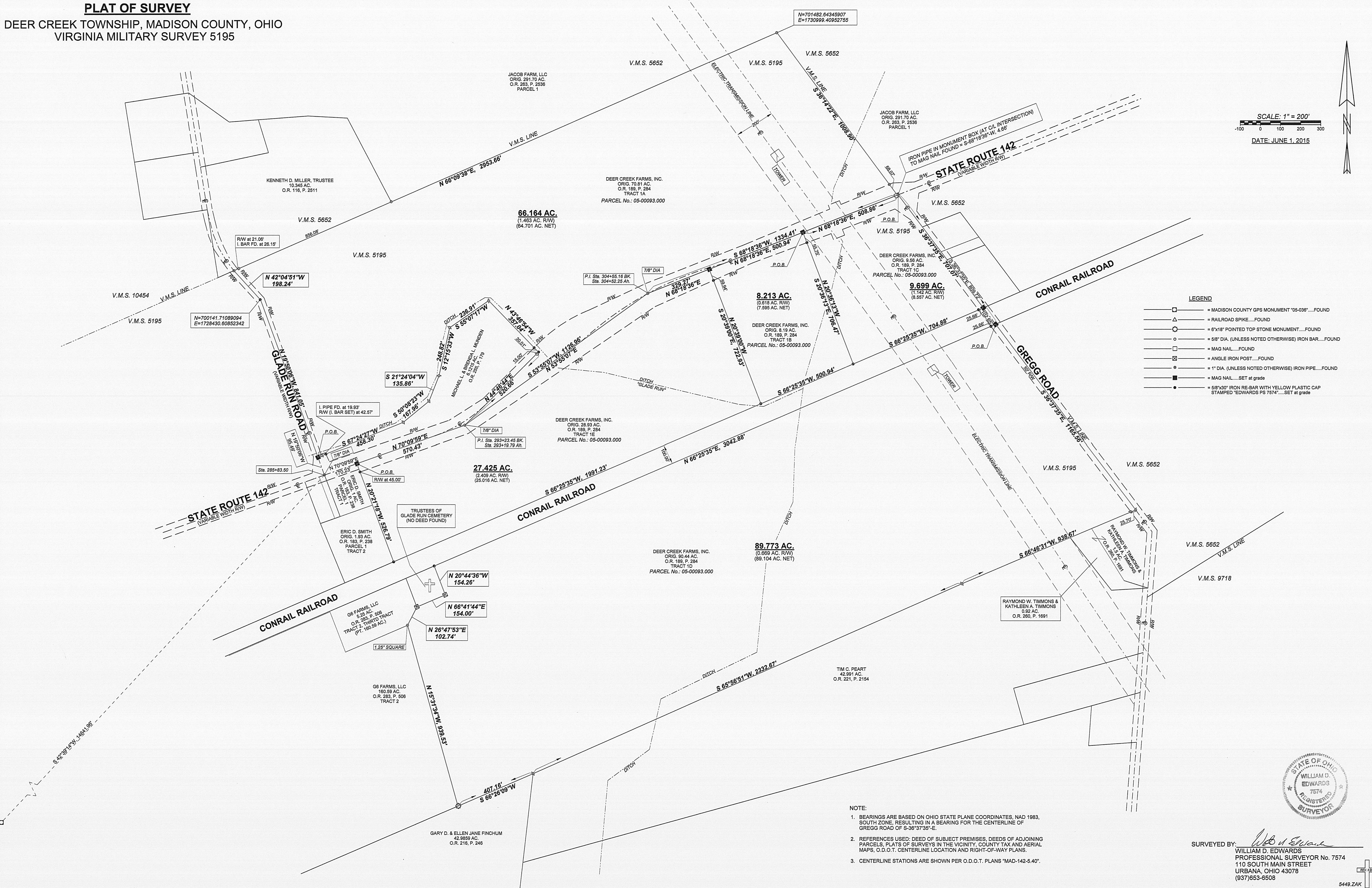


**PLAT OF SURVEY**  
 DEER CREEK TOWNSHIP, MADISON COUNTY, OHIO  
 VIRGINIA MILITARY SURVEY 5195

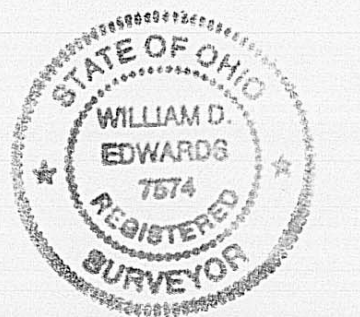
SCALE: 1" = 200'  
 DATE: JUNE 1, 2015



- LEGEND**
- = MADISON COUNTY GPS MONUMENT '05-038'.....FOUND
  - △ = RAILROAD SPIKE.....FOUND
  - = 6"x18" POINTED TOP STONE MONUMENT.....FOUND
  - = 5/8" DIA. (UNLESS NOTED OTHERWISE) IRON BAR.....FOUND
  - = MAG NAIL.....FOUND
  - ⊠ = ANGLE IRON POST.....FOUND
  - ⊙ = 1" DIA. (UNLESS NOTED OTHERWISE) IRON PIPE.....FOUND
  - = MAG NAIL.....SET at grade
  - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED 'EDWARDS PS 7574'.....SET at grade

**NOTE:**

1. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, SOUTH ZONE, RESULTING IN A BEARING FOR THE CENTERLINE OF GREGG ROAD OF S-38°37'35"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, O.D.O.T. CENTERLINE LOCATION AND RIGHT-OF-WAY PLANS.
3. CENTERLINE STATIONS ARE SHOWN PER O.D.O.T. PLANS "MAD-142-5-40".



SURVEYED BY: *William D. Edwards*  
 WILLIAM D. EDWARDS  
 PROFESSIONAL SURVEYOR No. 7574  
 110 SOUTH MAIN STREET  
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**LEGAL DESCRIPTION FOR DEER CREEK FARMS 8.213 ACRE TRACT**

Being situate in the State of Ohio, County of Madison, Township of Deer Creek, and being a part of Virginia Military Survey 5195, and being more particularly described as follows:

Beginning for reference at a 1" diameter iron pipe found at the intersection of the centerlines of State Route 142 (variable width right-of-way) and Gregg Road (50' right-of-way);

thence with the centerline of State Route 142, S-68°18'36"-W, 508.86'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a Mag Nail found at a Southwest corner of a 291.70 acre tract conveyed to Jacob Farm, LLC, by Deed recorded in Official Record 263, Page 2536, Parcel 1, at 4.66'(feet);

thence S-20°36'13"-E, 706.47'(feet) to an iron bar set on the North line of the CONRAIL Railroad, passing for reference an iron bar set on the right-of-way line of State Route 142 at 55.75'(feet);

thence with the North line of said Railroad, S-66°25'35"-W, 500.94'(feet) to an iron bar set;

thence N-20°39'00"-W, 722.93'(feet) to a Mag Nail set on a centerline tangent of aforementioned State Route 142, passing for reference an iron bar set on the right-of-way line of State Route 142 at 662.99'(feet);

thence with the centerline tangent and the centerline of State Route 142, N-68°18'36"-E, 500.94'(feet) to the place of beginning.

Containing 8.213 acres, 0.618 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of an 8.19 acre tract conveyed to Deer Creek Farms, Inc., by Deed recorded in Official Record 189, Page 284, Tract 1B, of the Madison County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, June 1, 2015. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, South Zone, resulting in a bearing for the centerline of Gregg Road of S-36°37'35"-E.

Parcel No.: 05-00093.000

William D. Edwards, P.S. 7574





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## LEGAL DESCRIPTION FOR DEER CREEK FARMS 27.425 ACRE TRACT

Being situate in the State of Ohio, County of Madison, Township of Deer Creek, and being a part of Virginia Military Survey 5195, and being more particularly described as follows:

Beginning for reference at a 7/8" diameter iron bar found at the intersection of State Route 142 (variable width right-of-way) and Glade Run Road ( variable width right-of-way);

thence with the centerline of State Route 142, N-70°09'59"-E, 170.23'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northeast corner of an original 1 acre tract conveyed to Eric D. Smith by Deed recorded in Official Record 183, Page 238, Parcel 1, Tract 1, of the Madison County Records;

thence continuing with the centerline of State Route 142 and the centerline tangents thereof the following three (3) courses:

1. N-70°09'59"-E, 570.43'(feet) to a 7/8" diameter iron bar found at a centerline P.I.;
2. N-53°55'07"-E, 1126.96'(feet) to a 7/8" diameter iron bar found at a centerline P.I.;
3. N-68°18'36"-E, 329.27'(feet) to a Mag Nail set;

thence S-20°39'00"-E, 722.93'(feet) to an iron bar set on the North line of the CONRAIL Railroad, passing for reference an iron bar set on the right-of-way line of State Route 142 at 59.94'(feet);

thence with the North line of said Railroad, S-66°25'35"-W, 1991.23'(feet) to an iron bar set at the Southeast corner of an original 1.93 acre tract conveyed to Eric D. Smith by Deed recorded in Official Record 183, Page 238, Parcel 1, Tract 2, of the Madison County Records;

thence with the East line of said Smith's original 1.93 acre tract and with the East line of aforementioned Smith's original 1 acre tract, N-20°21'18"-W, 526.79'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of State Route 142 at 481.79'(feet).

Containing 27.425 acres, 2.409 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 28.93 acre tract conveyed to Deer Creek Farms, Inc., by Deed recorded in Official Record 189, Page 284, Tract 1E, of the Madison County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, June 1, 2015. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, South Zone, resulting in a bearing for the centerline of Gregg Road of S-36°37'35"-E.

Parcel No.: 05-00093.000



William D. Edwards, P.S. 7574





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**LEGAL DESCRIPTION FOR DEERCREEK FARMS 89.773 ACRE TRACT**

Being situate in the State of Ohio, County of Madison, Township of Deer Creek, and being a part of Virginia Military Survey 5195, and being more particularly described as follows:

Beginning for reference at a 1" diameter iron pipe in a monument box found at the intersection of the centerlines of State Route 142 (variable width right-of-way) and Gregg Road (50' right-of-way);

thence with the centerline of Gregg Road, S-36°37'35"-E, 809.72'(feet) to a Mag Nail set on the South line of the CONRAIL Railroad at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a Mag Nail set on the North line of said Railroad at 707.07'(feet);

thence continuing with the centerline of Gregg Road, S-36°37'35"-E, 1165.56'(feet) to a 1" diameter iron pipe found at the Northeast corner of a 1.5 acre tract conveyed to Raymond W. and Kathleen A. Timmons by Deed recorded in Official Record 260, Page 1691;

thence with the North line of said Timmons' 1.5 acre tract, the North line of a 0.92 acre tract also conveyed to Raymond W. and Kathleen A. Timmons by Deed recorded in Official Record 260, Page 1691, and with a North line of a 42.991 acre tract conveyed to Tim C. Peart by Deed recorded in Official Record 221, Page 2154, S-66°46'31"-W, 938.67'(feet) to a 1" diameter iron pipe found, passing for reference a 1" diameter iron pipe found on the right-of-way line of Gregg Road at 25.70'(feet);

thence continuing with the North line of said Peart's 42.991 acre tract, S-65°56'51"-W, 2332.67'(feet) to a 1" diameter iron pipe found at the Northeast corner of a 42.9859 acre tract conveyed to Gary D. and Ellen Jane Finchum by Deed recorded in Official Record 216, Page 246;

thence with the North line of said Finchum's 42.9859 acre tract, S-66°26'09"-W, 407.16'(feet) to a 6"x18" pointed top stone monument found at the Southeast corner of a 160.59 acre tract conveyed to G6 Farms, LLC, by Deed recorded in Official Record 283, Page 506, Tract 2;

thence with the East line of said 160.59 acre tract, N-15°31'34"-W, 939.53'(feet) to a 1.25" square iron bar found at a Southeast corner of a 5.25 acre tract also conveyed to G6 Farms, LLC, by Deed recorded in Official Record 283, Page 506, Tract 2, Third Tract;

thence with a Southeasterly line of said 5.25 acre tract, N-26°47'53"-E, 102.74'(feet) to an Angle Iron Post found at the Southwest corner of a cemetery owned by the Trustees of Glade Run Cemetery (no Deed found);



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thence with the bounds of said cemetery the following two (2) courses:

1. N-66°41'44"-E, 154.00'(feet) to an Angle Iron Post found;
2. N-20°44'36"-W, 154.26'(feet) to an iron bar set on the aforementioned South line of the CONRAIL Railroad;

Thence with the South line of said Railroad, N-66°25'35"-E, 3042.88'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of Gregg Road at 3017.22'(feet).

Containing 89.773 acres, 0.669 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 90.44 acre tract conveyed to Deer Creek Farms, Inc., by Deed recorded in Official Record 189, Page 284, Tract 1D, of the Madison County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, June 1, 2015. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, South Zone, resulting in a bearing for the centerline of Gregg Road of S-36°37'35"-E.

Parcel No.: 05-00093.000

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**LEGAL DESCRIPTION FOR DEER CREEK FARMS 66.164 ACRE TRACT**

Being situate in the State of Ohio, County of Madison, Township of Deer Creek, and being a part of Virginia Military Survey 5195, and being more particularly described as follows:

Beginning for reference at 7/8" diameter iron bar found at the intersection of the centerlines of State Route 142 (variable width right-of-way) and Glade Run Road (variable width right-of-way), also being at the Southwest corner of a 6.1215 acre tract conveyed to Michael L. and Brenda L. Munden by Deed recorded in Official Record 255, Page 179;

thence with the centerline of Glad Run Road, N-19°50'06"-W, 95.49'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northwest corner of said Munden's 6.1215 acre tract;

thence continuing with the centerline of Glade Run Road, N-19°50'06"-W, 841.05'(feet) to an iron bar set at a kink in the centerline of said Road;

thence continuing with the centerline of Glade Run Road, N-42°04'51"-W, 198.24'(feet) to a 5/8" diameter iron bar found at the Southwest corner of a 10.345 acre tract conveyed to Kenneth D. Miller, Trustee, by Deed recorded in Official Record 116, Page 2511, also being on the North line of Virginia Military Survey 5195 and the South line of Virginia Military Survey 5652;

thence with the North line of Virginia Military Survey 5195, the South line of said Miller's 10.345 acre tract, and with a South line of a 291.70 acre tract conveyed to Jacob Farm, LLC, by Deed recorded in Official record 263, Page 2536, Parcel 1, N-66°09'38"-E, 2953.66'(feet) to a 5/8" diameter iron bar found, passing for reference the right-of-way line of Glade Run Road at 21.06'(feet), a 5/8" diameter iron bar found at 26.15'(feet), and a 5/8" diameter iron bar found at the Southeast corner of said Miller's 10.345 acre tract at 856.08'(feet);

thence with a West line of said Jacob Farm's 291.70 acre tract, S-36°14'22"-E, 1008.90'(feet) to a Mag Nail found on the centerline of aforementioned State Route 142 from which a 1" diameter iron pipe in a monument box found at the intersection of the centerlines of State Route 142 and Gregg Road (50' right-of-way) bear N-68°18'36"-E, 4.66'(feet), passing for reference a 5/8" diameter iron bar found on the right-of-way line of State Route 142 at 940.83'(feet);



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thence with the centerline and the centerline tangent of State Route 142, S-68°18'36"-W, 1334.41'(feet) to a 7/8" diameter iron bar found at a centerline P.I. of State Route 142, passing for reference Mag Nails set at 504.20'(feet) and 1005.14'(feet);

thence with a centerline tangent of State Route 142, S-53°55'07"-W, 1126.96'(feet) to a 7/8" diameter iron bar found at a centerline P.I. of State Route 142 and at a corner of aforementioned Munden's 6.1215 acre tract;

thence with the bounds of said Munden's 6.1215 acre tract the following seven (7) courses:

1. N-44°46'44"-E, 520.66'(feet) to an iron bar set, passing for reference a 1" diameter iron pipe found at 505.66'(feet);
2. N-43°46'54"-W, 357.04'(feet) to a 1" diameter iron pipe found, passing for reference an iron bar set on the right-of-way line of State Route 142 at 30.01'(feet);
3. S-55°07'17"-W, 236.91'(feet) to a 1" diameter iron pipe found;
4. S-12°15'33"-W, 248.82'(feet) to a 1" diameter iron pipe found;
5. S-21°24'04"-W, 135.86'(feet) to a 1" diameter iron pipe found;
6. S-50°08'23"-W, 167.96'(feet) to a 1" diameter iron pipe found;
7. S-67°24'27"-W, 458.30'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of Glade Run Road at 415.73'(feet) and a 1" diameter iron pipe found at 438.37'(feet).

Containing 66.164 acres, 1.463 acres of which are within the Roads rights-of-ways, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of the remaining area of an original 70.81 acre tract conveyed to Deer Creek Farms, Inc., by Deed recorded in Official Record 189, Page 284, Tract 1A, of the Madison County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, June 1, 2015. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, South Zone, resulting in a bearing for the centerline of Gregg Road of S-36°37'35"-E.

Parcel No.: 05-00093.000



William D. Edwards, P.S. 7574



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**LEGAL DESCRIPTION FOR DEER CREEK FARMS 9.699 ACRE TRACT**

Being situate in the State of Ohio, County of Madison, Township of Deer Creek, and being a part of Virginia Military Survey 5195, and being more particularly described as follows:

**BEGINNING** at a 1" diameter iron pipe found in a monument box at the intersection of the centerlines of State Route 142 (variable width right-of-way) and Gregg Road (50' right-of-way);

thence with the centerline of Gregg Road, S-36°37'35"-E, 707.07'(feet) to a Mag Nail set on the North line of the CONRAIL Railroad;

thence with the North line of said Railroad, S-66°25'35"-W, 704.88'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Gregg Road at 25.66'(feet);

thence N-20°36'13"-W, 706.47'(feet) to a Mag Nail set on the centerline of aforementioned State Route 142, passing for reference an iron bar set on the right-of-way line of State Route 142 at 650.72'(feet);

thence with the centerline of State Route 142, N-68°18'36"-E, 508.86'(feet) to the place of beginning, passing for reference a Mag Nail found at a Southwest corner of a 291.70 acre tract conveyed to Jacob Farm, LLC, by Deed recorded in Official Record 263, Parcel 1, at 504.20'(feet).

Containing 9.699 acres, 1.142 acres of which is within the Roads rights-of-ways, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 9.56 acre tract conveyed to Deer Creek Farms, Inc., by Deed recorded in Official Record 189, Page 284, Tract 1C, of the Madison County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, June 1, 2015. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, South Zone, resulting in a bearing for the centerline of Gregg Road of S-36°37'35"-E.

Parcel No.: 05-0093.000



*William D. Edwards*

William D. Edwards, P.S. 7574