

TRUE PLACE OF BEGINNING FOR 389.752 ACRES

1" DIA. ROUND IRON BAR FOUND AT A DEPTH OF 8 INCH LOCATED IN BANK RUN SUBGRADE 2" BELOW BOTTOM OF ASPHALT

ALLAN & FRAN DATZ, TRUSTEES OF THE FRAN DATZ LIVING TRUST ORV 140, PAGE 1761 100.10 ACRES

ROBERT M. HIGGINS ORV 207, PAGE 2335 22.9163 ACRES

MADDEN - HIGGINS RD

ROBERT M. & LISA L. HIGGINS ORV 142, PAGE 1703 2 ACRES

ROBERT M. HIGGINS ORV 207, PAGE 2335 53.5 ACRES

ROBERT M. HIGGINS ORV 207, PAGE 2335 56.5 ACRES

ANGLE POINT LOCATION IS CENTERLINE FROM NORTH, EXTENDED SOUTHERLY TO INTERSECT WITH OLD FENCE LINE IN GOOD CONDITION. FENCE RUNS TO THE WEST P.K. NAIL FOUND ON FENCE LINE EXTENSION RAILROAD SPIKE TO BE SET

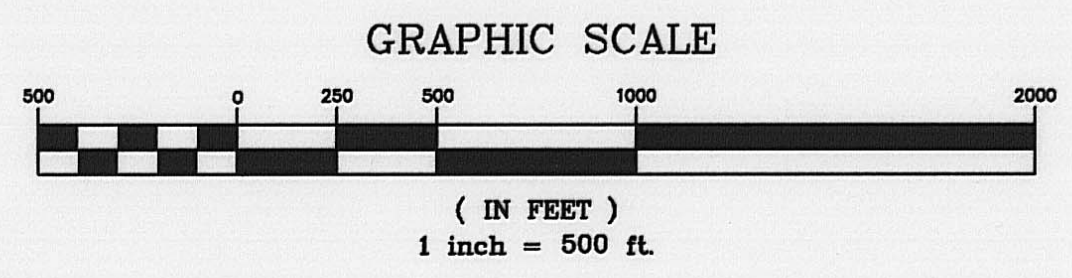
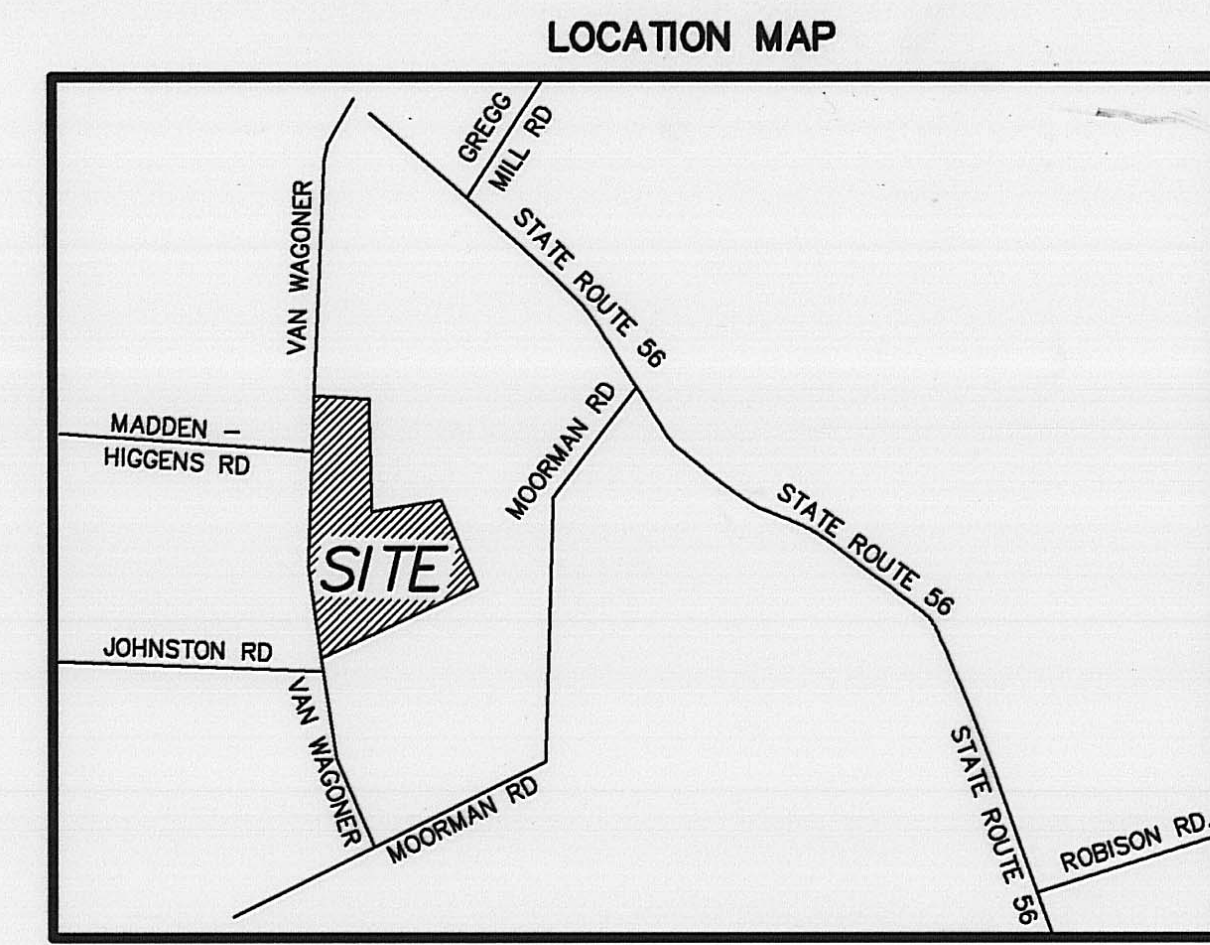
JAMES R. JAHN DEED BOOK 295, PAGE 580 188.9943 ACRES

JOHNSTON RD

JAMES R. JAHN DEED BOOK 295, PAGE 580 188.9943 ACRES

DEED ANGULAR RELATIONSHIP USED

WOOD FENCE POST FOUND NORTH EDGE OF POST ON P/L



DESCRIPTION OF 389.752 ACRES

Situate in Virginia Military Survey No. 8058, and 8044, Township of Oak Run, County of Madison, State of Ohio, and being 389.752 acres of land as determined by an actual field survey, being the entirety of that subject 390.59 acre tract of land owned by JBY, Farms, Ltd., of record in Deed Volume 257, Page 654, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 389.752 acre tract of land being further described as follows:

The True Place of Beginning being a 1" diameter round iron bar found 8 inches deep in the centerline of Van Wagener Road, being the most northwesterly corner of said subject 390.59 acre tract, being the southwest corner of a 100.1 acre tract of land owned by Alan and Fran Datz, Trustees of the Fran Datz Living Trust, UA dated August 14, 2000, and being in the east line of a 22.9163 acre parcel of land owned by Robert M. Higgins, of record in Official Record Volume 207, Page 2335, said 1" diameter round iron bar also marks a northwest corner of Virginia Military Survey No. 8058, and the southwest corner of Virginia Military Survey No. 8118, and is in the east line of Virginia Military Survey No. 8751, said 1" diameter round iron bar also marks the northeast corner of that 405 acre "First Tract", of record in Deed Volume 258, Page 101 (previous deed references to original "Tracts" being recorded in deed volume 154, page 183 is incorrect);

Thence South 86°41'35" East, along a northerly line of said subject 390.59 acre tract and Virginia Military Survey No. 8058, also being a north line of said 405 acre "First Tract", being the south line of said 100.1 acre tract, and Virginia Military Survey No. 8118, passing over a 1 ft. 8 inch square concrete fence post at a distance of 25 feet, a total distance of 1438.85 feet to an iron pin set, marking the northwest corner of a 398.341 acre tract of land owned by MTR Farms, Inc., of record in Official Record Volume 240, Page 609;

Thence South 01°25'34" East, passing across said 405 acre "First Tract", along an easterly line of said subject 390.59 acre tract, being the westerly line of said 398.341 acre tract, a distance of 2977.22 feet to an iron pin set at an interior corner of said subject 390.59 acre tract, being the southwest corner of said 398.341 acre tract, and being in the south line of that original 405 acre "First Tract", being the north line of that original 405 acre "Fifth Tract", both of record in Deed Volume 258, Page 101;

Thence North 80°58'57" East, along a northerly line of said subject 390.59 acre tract, being the south line of said 398.341 acre tract, also being the south line of said original 405 acre "First Tract", being the north line of said 405 acre original "Fifth Tract", a distance of 1835.45 feet to an iron pin set, and being a northwest corner of a 390.665 acre tract of land owned by REALAND FARMS, LTD, of record in Deed Volume 258, page 24;

Thence South 23°22'55" East, across said 405 acre original "Fifth Tract", being along the easterly line of said subject 390.59 acre tract, being a westerly line of said 390.665 acre tract, a distance of 2459.95 feet to an iron pin set, and being in the south line of said 405 acre original "Fifth Tract";

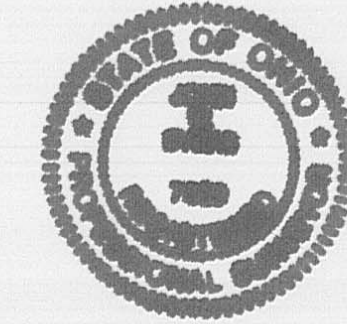
Thence South 65°02'00" West, along the southerly line of said 405 acre original "Fifth Tract", being the south line of said subject 390.59 acre tract, being a northerly line of said 390.665 acre tract, a distance of 4542.02 feet to a MAG nail currently set in the centerline of Van Wagener Road, being the southwesterly corner of said 405 acre original "Fifth Tract", and subject 390.59 acre tract, and being a northwesterly corner of said 390.665 acre tract, being in the east line of a 188.9943 acre tract of land owned by James R. Jahn, of record in Deed Book 295, Page 580, said MAG nail set is to be replaced by a railroad spike to be set upon the arrival of warm weather;

Thence North 07°55'57" West, along a westerly line of said 405 acre original "Fifth Tract", being along the centerline of Van Wagener Road, being a west line of said subject 390.59 acre tract, being an easterly line of said 188.9943 acre tract, a distance of 2461.14 feet to a railroad spike to be set marking the northeast corner of said 188.9943 acre tract, being the southeast corner of a 36.5 acre tract of land owned by Robert M. Higgins, of record in Official Record Volume 207, Page 2335;

Thence North 02°00'10" East, along a westerly line of said 405 acre original "Fifth Tract", being along the centerline of Van Wagener Road, being a western line of said subject 390.59 acre tract, being an easterly line of said 188.9943 acre tract, a distance of 2461.14 feet to a railroad spike to be set marking the northeast corner of said 188.9943 acre tract, being the southeast corner of a 36.5 acre tract of land owned by Robert M. Higgins, of record in Official Record Volume 207, Page 2335;

For the purpose of this description, a bearing of North 02°00'10" East was used on a westerly line of that 390.59 acre tract of land owned by JBY, Farms, Ltd., of record in Deed Volume 257, Page 654, also being the westerly line of that 405 acre "First Tract", of record in Deed Volume 258, Page 101, on file in the Office of the Recorder, Madison County, Ohio, and being a portion of the centerline of Van Wagener Road. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey, and is based upon the Ohio South Zone State Plane Coordinate System.

PRECISION SURVEYING SERVICES, LLC
CONSULTING SURVEYORS
John W. Evers
NOV. 10 2010
JOHN W. EVERS P.S. 7869



DESCRIPTION	BOUNDARY SURVEY			
LOCATION	V.M.S. 8058 & 8044 OAK RUN TOWNSHIP MADISON COUNTY, OHIO			
CLIENT	JBY, Farms, Ltd.			
	PREPARED BY PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1412 ~ FAX ~ (740) 845-1422			
DRAWN BY: J.W.E.	CHECKED BY: J.W.E.	ORDER No.	AREA No.	SHEET
SCALE: 1" = 500'	DATE: OCT '10	MAD		1 of 1

DESCRIPTION OF 389.752 ACRES
LANDS OWNED BY
JBY, FARMS, LTD.
OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 8058, and 8044, Township of Oak Run, County of Madison, State of Ohio, and being **389.752 acres of land as determined by an actual field survey**, being the entirety of that subject 390.59 acre tract of land owned by JBY, Farms, Ltd., of record in Deed Volume 257, Page 654, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 389.752 acre tract of land being further described as follows:

The **True Place of Beginning** being a 1" diameter round iron bar found 8 inches deep in the centerline of Van Wagener Road, being the most northwesterly corner of said subject 390.59 acre tract, being the southwest corner of a 100.1 acre tract of land owned by Alan and Fran Datz, Trustees of the Fran Datz Living Trust, UA dated August 14, 2000, and being in the east line of a 22.9163 acre parcel of land owned by Robert M. Higgins, of record in Official Record Volume 207, Page 2335, said 1" diameter round iron bar also marks a northwest corner of Virginia Military Survey No. 8058, and the southwest corner of Virginia Military Survey No. 8118, and is in the east line of Virginia Military Survey No. 8751, said 1" diameter round iron bar also marks the northeast corner of that 405 acre "First Tract", of record in Deed Volume 258, Page 101 (previous deed references to original "Tracts" being recorded in deed volume 154, page 183 is incorrect);

Thence South $86^{\circ}41'35"$ East, along a northerly line of said subject 390.59 acre tract and Virginia Military Survey No. 8058, also being a north line of said 405 acre "First Tract", being the south line of said 100.1 acre tract, and Virginia Military Survey No. 8118, passing over a 1 ft. 8 inch square concrete fence post at a distance of 25 feet, a total distance of 1438.85 feet to an iron pin set, marking the northwest corner of a 398.341 acre tract of land owned by MTR Farms, Inc., of record in Official Record Volume 240, Page 609;

Thence South $01^{\circ}25'34"$ East, passing across said 405 acre "First Tract", along an easterly line of said subject 390.59 acre tract, being the westerly line of said 398.341 acre tract, a distance of 2977.22 feet to an iron pin set at an interior corner of said subject 390.59 acre tract, being the southwest corner of said 398.341 acre tract, and being in the south line of that original 405 acre "First Tract", being the north line of that original 405 acre "Fifth Tract", both of record in Deed Volume 258, Page 101;

Thence North $80^{\circ}58'57"$ East, along a northerly line of said subject 390.59 acre tract, being the south line of said 398.341 acre tract, also being the south line of said original 405 acre "First Tract", being the north line of said 405 acre original "Fifth Tract", a distance of 1835.45 feet to an iron pin set, and being a northwest corner of a 390.665 acre tract of land owned by REALAND FARMS, LTD, of record in Deed Volume 258, page 24;

Thence South $23^{\circ}22'55"$ East, across said 405 acre original "Fifth Tract", being along the easterly line of said subject 390.59 acre tract, being a westerly line of said 390.665 acre tract, a distance of 2459.95 feet to an iron pin set, and being in the south line of said 405 acre original "Fifth Tract";

Thence South $65^{\circ}02'00"$ West, along the southerly line of said 405 acre original "Fifth Tract", being the south line of said subject 390.59 acre tract, being a northerly line of said 390.665 acre tract, a distance of 4542.02 feet to a MAG nail currently set in the centerline of Van Wagener Road, being the southwesterly corner of said 405 acre original "Fifth Tract", and subject 390.59 acre tract, and being a northwesterly corner of said 390.665 acre tract, being in the east line of a 188.9943 acre tract of land owned by James R. Jahn, of record in Deed Book 295, Page 580, said MAG nail set is to be replaced by a railroad spike to be set upon the arrival of warm weather;


Thence North 07°55'57" West, along a westerly line of said 405 acre original "Fifth Tract", being along the centerline of Van Wagener Road, being a west line of said subject 390.59 acre tract, being an easterly line of said 188.9943 acre tract, a distance of 2461.14 feet to a railroad spike to be set marking the northeast corner of said 188.9943 acre tract, being the southeast corner of a 56.5 acre tract of land owned by Robert M. Higgins, of record in Official Record Volume 207, Page 2335;

Thence North 02°00'10" East, along a westerly line of said 405 acre original "Fifth Tract", being along the centerline of Van Wagener Road, being a western line of said subject 390.59 acre tract, being an easterly line of said Higgins lands, a distance of 4511.85 feet to the True Place of Beginning and containing 389.752 acres of land, of which 388.295 acres lie within Virginia Military Survey No. 8058, and 1.457 acre lies within Virginia Military Survey No. 8044.

For the purpose of this description, a bearing of North 02°00'10" East was used on a westerly line of that 390.59 acre tract of land owned by JBY, Farms, Ltd., of record in Deed Volume 257, Page 654, also being the westerly line of that 405 acre "First Tract", of record in Deed Volume 258, Page 101, on file in the Office of the Recorder, Madison County, Ohio, and being a portion of the centerline of Van Wagener Road. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey, and is based upon the Ohio South Zone State Plane Coordinate System.



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors



John W. Evers 11-10-10