

Exhibit

Virginia Military Survey District 6508
Township of Canaan, Madison County, Ohio

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Reference Documents

- D.V. 289, Pg. 272
- D.V. 158, Pg. 514
- D.V. 13, Pg. 782
- D.V. 288, Pg. 107
- D.V. 287, Pg. 75
- O.R. 192, Pg. 785
- Survey Record 13-84
- Survey Record 46-91
- Survey Record 62-93
- Survey Record CA-3C
- Survey Record CA-5F
- Survey Record CA-29
- ODOT RW Plan -S.H. 241, Sec A
- ODOT RW Plan - (MAD-42-(22.35)(24.64)

Farm Villa Foundation, Inc. Trustee
P.N. 01-00490.000
D.V. 288, Pg. 107, Tract III
119.967 Ac.

C. Michael Roby and Dana R. Roby
P.N. 01-00152.001
D.V. 287, Pg. 75
32.3421 Ac.

Carl C. Besece, Jr. and
Adonna L. Besece
P.N. 01-00602.003
O.R. 192, Page 785
6.456 Ac.

The Dutch Corp.
P.N. 01-00602.001
8840 U.S. 42
D.V. 289, Page 272, Tract 3 & 4
44.86 Ac. (remainder)

42.946 Ac. (Surveyed)

Farm Villa Foundation,
Inc. Trustee
P.N. 01-00434.000
D.V. 288, Pg. 107, Tract IV
80.003 Ac.

Roger B. Seely
P.N. 01-00351.000
D.V. 13, Pg. 782
104.664 Ac.

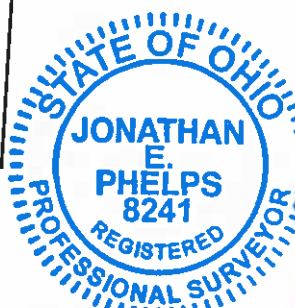
Board of Education of the
Jonathan Alder Local School District,
County of Madison and State of Ohio
P.N. 01-00663.000

D.V. 158, Pg. 514
16.15 Ac.

D.V. 152, Pg. 392
10.09 Ac.

This Survey is based on existing records
from Madison County, and from actual field
survey work completed in September, 2015.

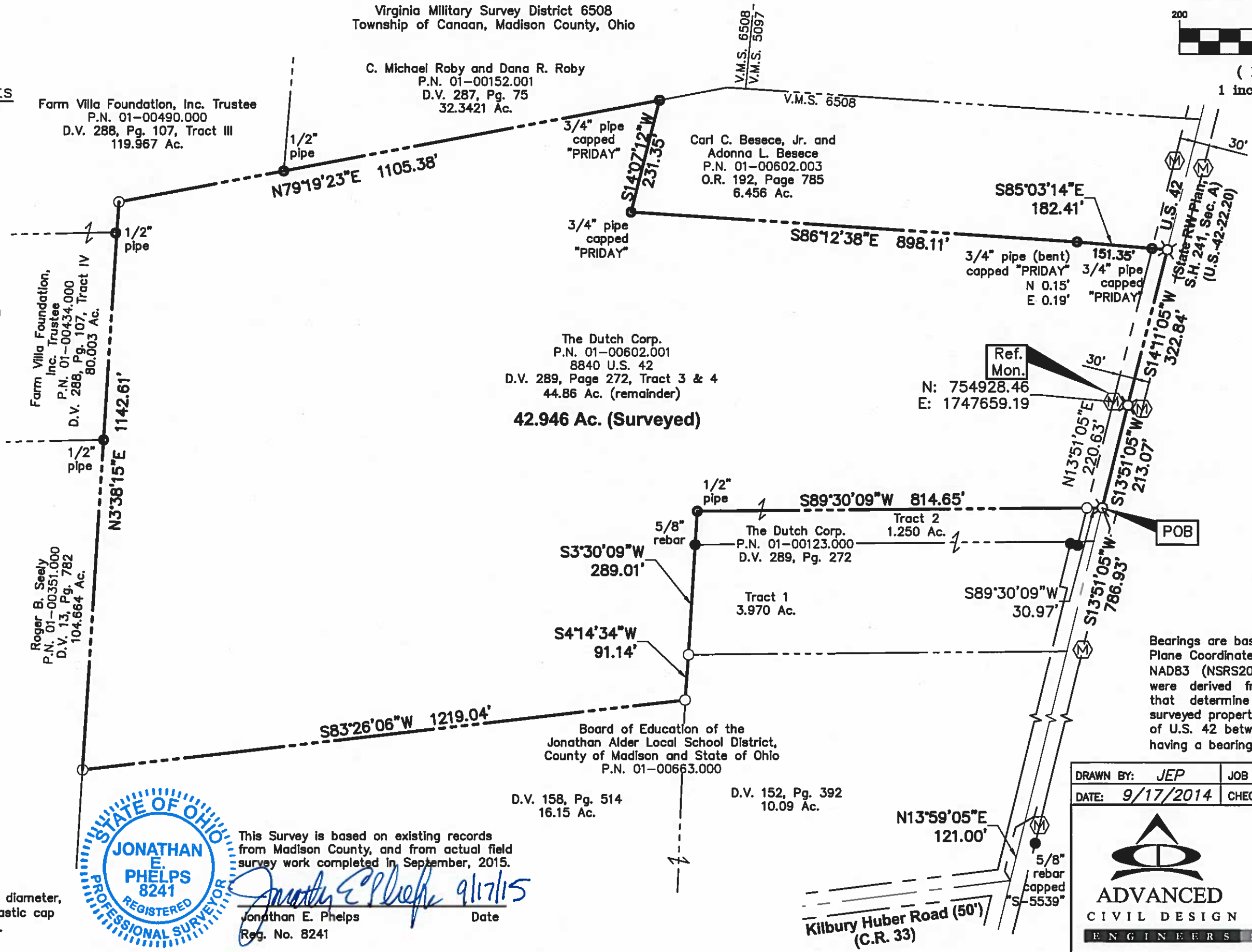
Jonathan E. Phelps 9/17/15
Jonathan E. Phelps Date
Reg. No. 8241



LEGEND

- Iron Pipe Found
- ✕ MagNail Found
- ▲ RR Spike Found
- Ⓜ Monument Box
- Iron Pin Set
- ✕ MagNail Set
- △ RR Spike Set
- Ⓜ Monument

All iron pins set are 3/4" diameter,
30" long iron pipe with plastic cap
inscribed "Advanced 7661".



Ref. Mon.
N: 754928.46
E: 1747659.19

Bearings are based on the Ohio State
Plane Coordinate System, South Zone,
NAD83 (NSRS2007). Said bearings
were derived from GPS observation
that determine a portion of the
surveyed property along the centerline
of U.S. 42 between two set magnails
having a bearing of S 14° 11' 05" W.

DRAWN BY: JEP	JOB NO.: 15-0003-590
DATE: 9/17/2014	CHECKED BY: JEP

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
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**LEGAL DESCRIPTION
42.946 ACRE TRACT**

Situated in the State of Ohio, County of Madison, Township of Canaan, being in Virginia Military Survey District 6508, and being all of the remainder of the 44.86 acre tract as described in Deed Book 289, Page 272, Tract 3 and Tract 4 as conveyed to The Dutch Corp. (Madison County Parcel Number 01-00602.001) and being further described as follows;

Beginning at a magnail set at the northeast corner of a 1.250 acre tract as conveyed to The Dutch Corp. in Deed Volume 289, Page 272, Tract 2 and being in the centerline of State Route 42 as created in the State of Ohio Right of Way Plan Set known as S.H. 241, Section A, and being the **TRUE POINT OF BEGINNING** for the tract herein described, reference a concrete State of Ohio Right of Way monument found in the westerly right of way line of U.S. 42, S 89° 30' 09" W, 30.97 feet with the north line of said 1.250 acre tract to the intersection of the westerly right of way line of U.S. 42, and N 13° 51' 05" E, 220.63 feet with the westerly right of way line of U.S. 42;

Thence with the north line of said 1.250 acre tract, **S 89° 30' 09" W, 814.65 feet** to a 1/2" pipe found at the northwest corner of said 1.250 acre tract;

Thence with the west line of said 1.250 acre tract and the west line of a 3.970 acre tract as conveyed to The Dutch Corp. in Official Record 289, Page 272, Tract 1, **S 03° 30' 09" W, 289.01 feet** to an iron pin set at the southwest corner of said 3.970 acre tract and the northwest corner of a 10.09 acre tract as conveyed to the Board of Education of the Jonathan Alder Local School District, County of Madison and State of Ohio in Deed Volume 152, Page 392;

Thence with the west line of said 10.09 acre tract, **S 04° 14' 34" W, 91.14 feet** to an iron pin set at the northeast corner of a 16.15 acre tract as conveyed the Board of Education of the Jonathan Alder Local School District, County of Madison and State of Ohio in Deed Volume 158, Page 514, and being in the west line of said 10.09 acre tract;

Thence with the north line of said 16.15 acre tract, **S 83° 26' 06" W, 1219.04 feet** to an iron pin set at the northwest corner of said 16.15 acre tract and being in the east line of a 104.664 acre tract as conveyed to Roger B. Seely in Deed Volume 13, Page 782;

Thence with the east line of said 104.664 acre tract, the east line of an 80.003 acre tract as conveyed to Villa Foundation, Inc. Trustee in Deed Volume 288, Page 107, Tract IV, the east line of a 119.967 acre tract as conveyed to Villa Foundation, Inc. Trustee in Deed Volume 288, Page 107, Tract III, **N 03° 38' 15" E, 1142.61 feet** to an iron pin set at an angle point in the south line of said 119.967 acre tract;

Thence with the south line of said 119.967 acre tract and the south line of a 32.3421 acre tract as conveyed to C. Michael Roby and Dana R. Roby in Deed Volume 287, Page 75, **N 79° 19' 23" E, 1105.38 feet** to a 3/4" pipe capped "PRIDAY" at the northwest corner of a 6.456 acre tract as conveyed to Carl C. Besece, Jr. and Adonna L. Besece in Official Record 192, Page 785, and being in the south line of said 32.3421 acre tract;

Thence with the west line of said 6.456 acre tract, **S 14° 07' 12" W, 231.35 feet** to a 3/4" pipe capped "Priday" at the southwest corner of said 6.456 acre tract;

Thence with the south line of said 6.456 acre tract, **S 86° 12' 38" E, 898.11 feet** to an angle point in the south line of said 6.456 acre tract, reference a 3/4" pipe capped "PRIDAY" bent, north 0.15 feet and east 0.19 feet;

Thence continuing with the south line of said 6.456 acre tract, **S 85° 03' 14" E**, passing over a 3/4" pipe capped "PRIDAY" at distance of 151.35, a **total distance of 182.41 feet** to a magnail set at the southeast corner of said 6.456 acre tract in the centerline of U.S. 42;

Thence with the centerline of U.S. 42, **S 14° 11' 05" W**, **322.84 feet** to a magnail set to a point of intersection of U.S. 42;

Thence continuing with the centerline of U.S. 42, **S 13° 51' 05" W**, **213.07 feet** to the **TRUE POINT OF BEGINNING**, containing **42.946 acres**, more or less.

The above description is based on existing records and an actual field survey performed in September, 2015. A drawing of the above description has been prepared and is made a part hereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Madison County, Ohio.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation that determine a portion of the surveyed property along the centerline of U.S. 42 between two set magnails having a bearing of S 14° 11' 05" W.



ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps 9/17/15
Jonathan E. Phelps, PS
Reg. No. 8241