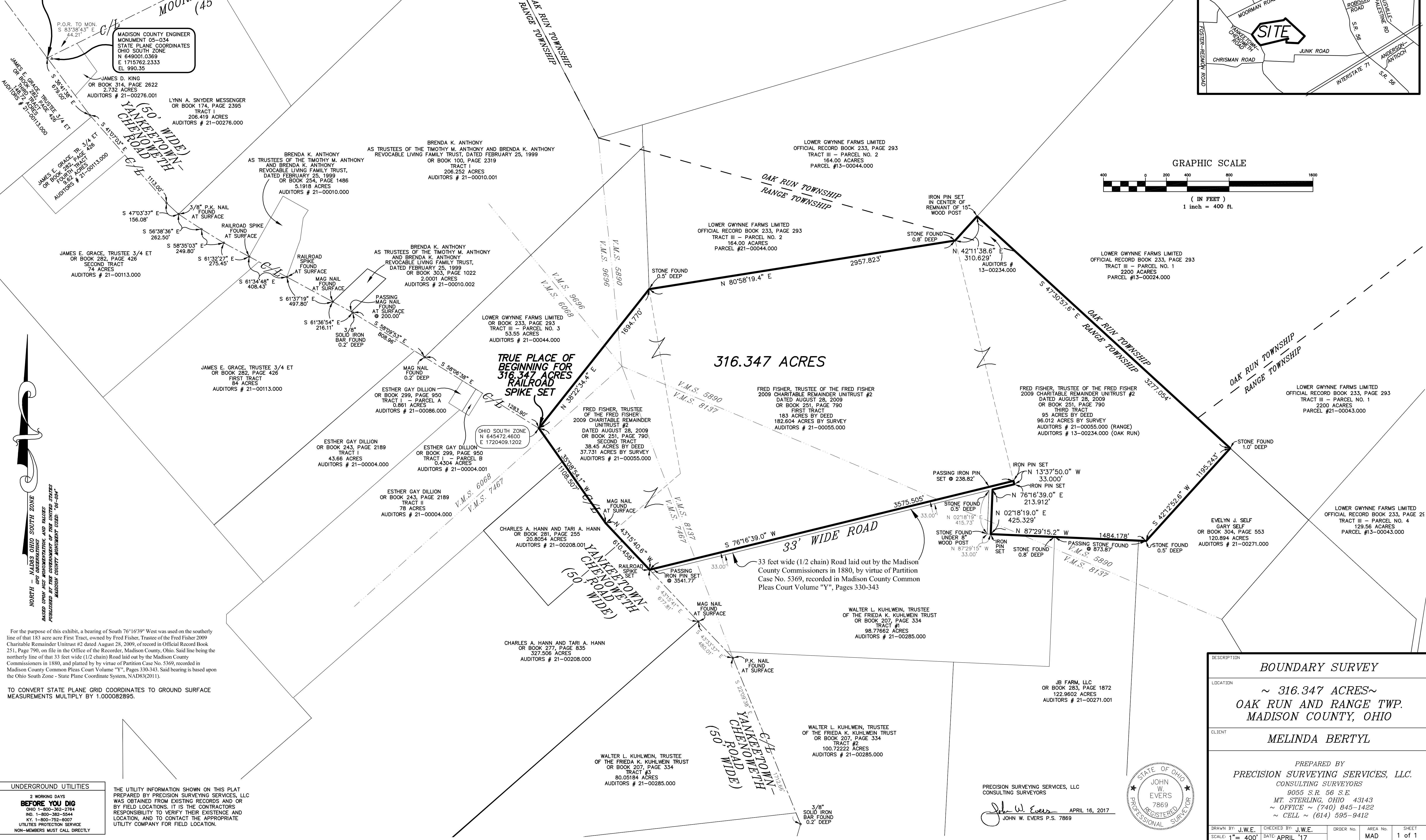
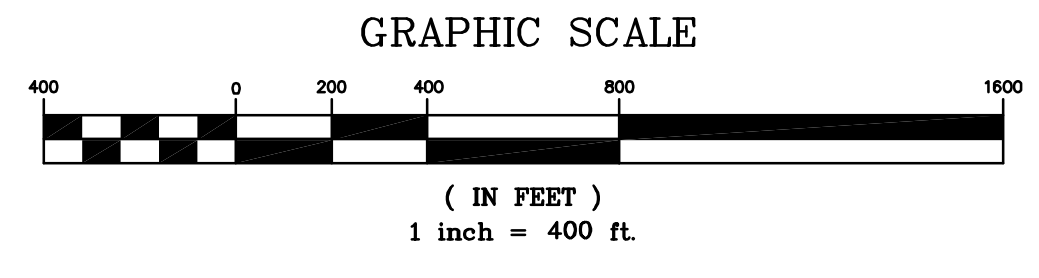
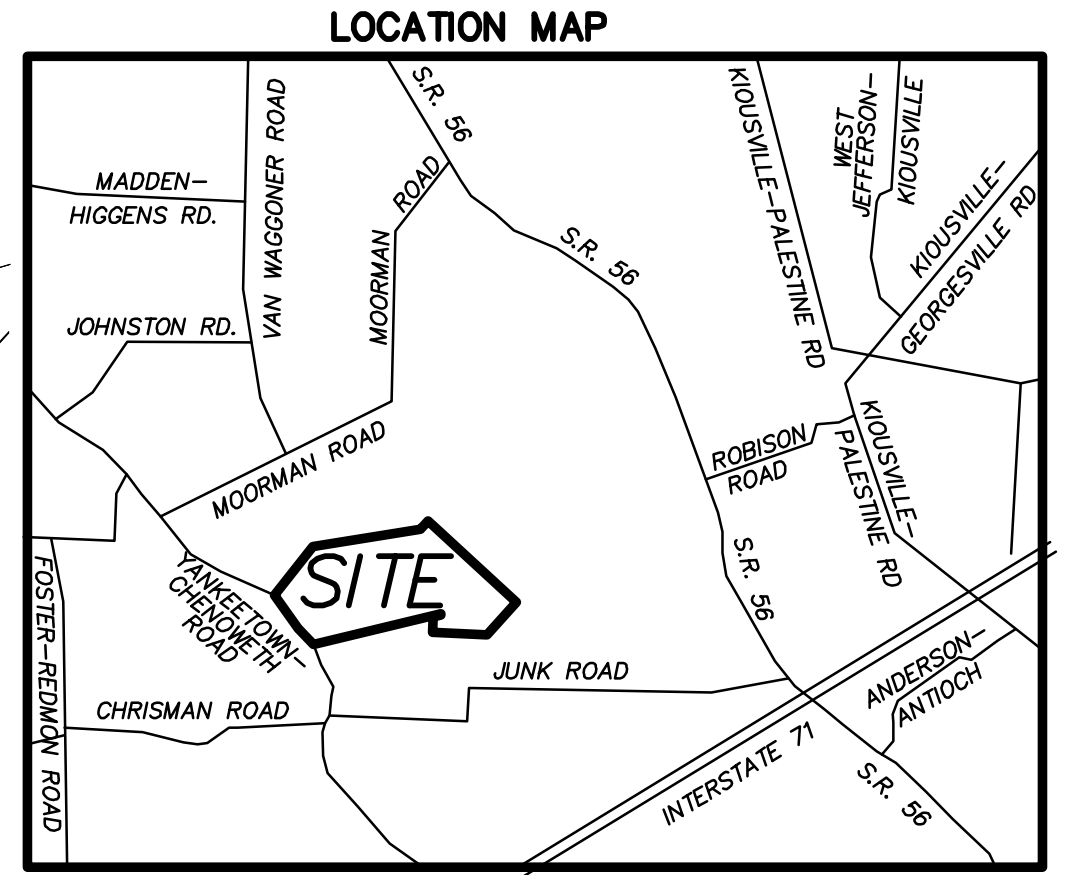


OHIO SOUTH ZONE  
N 649005.9297  
E 1715718.3017

**POINT OF REFERENCE  
FOR 316.347 ACRES  
RAILROAD SPIKE FOUND  
INTERSECTION OF MOORMAN ROAD  
WITH YANKEETOWN-CHENOWETH ROAD**  
DEPTH OF 0.5'

LOCATED IN THE TOWNSHIP OF RANGE OAK RUN  
MADISON COUNTY, OHIO  
VIRGINIA MILITARY SURVEY NO. 5890, 6088, 7467, 8137, 9696



For the purpose of this exhibit, a bearing of South 76°16'39" West was used on the southerly line of that 183 acre First Tract, owned by Fred Fisher, Trustee of the Fred Fisher 2009 Charitable Remainder Unitrust #2 dated August 28, 2009, of record in Official Record Book 251, Page 790, on file in the Office of the Recorder, Madison County, Ohio. Said line being the northerly line of that 33 feet wide (1/2 chain) Road laid out by the Madison County Commissioners in 1880, and platted by the virtue of Partition Case No. 5369, recorded in Madison County Common Pleas Court Volume "Y", Pages 330-343. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83(2011).

TO CONVERT STATE PLANE GRID COORDINATES TO GROUND SURFACE MEASUREMENTS MULTIPLY BY 1.000082895.

**UNDERGROUND UTILITIES**

2 WORKING DAYS  
**BEFORE YOU DIG**  
OHIO 1-800-362-2764  
IND. 1-800-382-5944  
KY 1-800-752-6007  
UTILITIES PROTECTION SERVICE  
NON-MEMBERS MUST CALL DIRECTLY

THE UTILITY INFORMATION SHOWN ON THIS PLAT PREPARED BY PRECISION SURVEYING SERVICES, LLC WAS OBTAINED FROM EXISTING RECORDS AND/OR BY FIELD LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THEIR EXISTENCE AND LOCATION, AND TO CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD LOCATION.

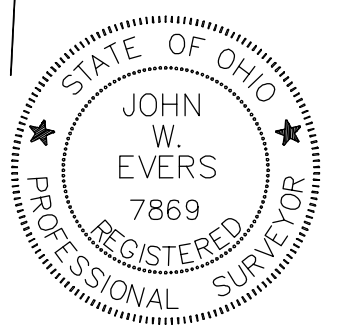
**BOUNDARY SURVEY**

LOCATION  
~ 316.347 ACRES ~  
OAK RUN AND RANGE TWP.  
MADISON COUNTY, OHIO

CLIENT  
**MELINDA BERTYL**

PREPARED BY  
**PRECISION SURVEYING SERVICES, LLC.**  
CONSULTING SURVEYORS  
9055 S.R. 56 S.E.  
MT. STERLING, OHIO 43143  
~ OFFICE ~ (740) 845-1422  
~ CELL ~ (614) 595-9412

BRAWN BY: J.W.E. CHECKED BY: J.W.E. ORDER NO. AREA NO. SHEET  
SCALE: 1" = 400' DATE: APRIL '17 MAD 1 of 1



PRECISION SURVEYING SERVICES, LLC  
CONSULTING SURVEYORS  
John W. Evers APRIL 16, 2017  
JOHN W. EVER'S P.S. 7869

DESCRIPTION OF 316.347 ACRES  
FROM LANDS OWNED BY  
FRED FISHER, TRUSTEE OF THE FRED FISHER 2009 CHARITABLE  
REMAINDER UNITRUST #2 DATED AUGUST 28, 2009  
RANGE AND OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Surveys Number 5890, 6068, 7467, 8137, and 9696, Range Township, and Oak Run Township, County of Madison, State of Ohio, and being 316.347 acres of land comprised of that First Tract, Second Tract, and Third Tract, owned by Fred Fisher, Trustee of the Fred Fisher 2009 Charitable Remainder Unitrust #2 dated August 28, 2009, of record in Official Record Book 251, Page 790, of which that portion lying in Range Township is identified as Auditors Parcel No. 21-00055.000, and that portion lying in Oak Run Township is identified as Auditors Parcel No. 13-00234.000 (all references to records being on file in the Office of the Recorder, Madison County, Ohio), said 316.347 acre tract being further described as follows:

**The Point of Reference** being a railroad spike found at a depth of 6 inches at the centerline intersection of Moorman Road (45 feet wide) with Yankeetown-Chenoweth Road (50 feet wide), being the most westerly corner of that 2.732 acre tract of land owned by James D. King, of record in Official record Book 314, Page 2622, and being in the northeasterly line of a 148.72 acre Third Tract, owned by James E. Grace, Trustee, of record in Official record Book 282, Page 426, (and from which Madison County Engineer Survey Monument 05-034 bears South 83°38'43" East, at a distance of 44.21 feet); Thence from said **Point of Reference South 36°41'38" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **679.00** feet to a point; Thence **South 41°07'03" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **1113.00** feet to a point; Thence **South 47°03'37" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **156.08** feet to a 3/8" P.K. nail found; Thence **South 56°38'36" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **262.50** feet to a point; Thence **South 58°35'03" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **249.80** feet to a point; Thence **South 61°32'27" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **275.45** feet to a railroad spike found; Thence **South 61°34'48" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **408.43** feet to a railroad spike found; Thence **South 61°37'19" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **497.80** feet to a Mag Nail found; Thence **South 61°36'54" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **216.11** feet to a 3/8" diameter solid iron bar found; Thence **South 58°09'53" East**, along the centerline of Yankeetown-Chenoweth Road, distance of **808.96** feet to Mag Nail found; Thence **South 58°06'38" East**, along the centerline of Yankeetown-Chenoweth Road, a distance of **1283.90** feet to a railroad spike set and being **The True Place of Beginning** of the herein described **316.347 acres**, and being at the southwesterly corner of said 38.45 acre Second Tract, and being the southeasterly corner of a 53.55 acre Tract III - Parcel No. 3, owned by Lower Gwynne Farms Limited, of record in Official Record Book 233, Page 293, and being a northerly corner of a 78 acre Tract II, owned by Esther Gay Dillon, of record in Official Record Book 243, Page 2189, being within Virginia Military Survey No. 6068;

Thence **North 38°22'34.4" East**, along a westerly line of said 38.45 acre Second Tract, being an easterly line of said 53.55 acre Tract III - Parcel No. 3, passing from Virginia Military Survey No. 6068, across Virginia Military Survey No. 9696, and into Virginia Military Survey No. 5890, a distance of **1694.770** feet to a stone found marking the northerly corner of said 38.45 acre tract, being the northwesterly corner of said 183 acre First Tract, being the northeasterly corner of said 53.55 acre Tract III - Parcel No. 3, being the southwesterly corner of a 164.00 acre Tract III - Parcel No. 2 owned by Gwynne Farms Limited, of record in Official Record Book 233, Page 293;

Thence **North 80°58'19.4" East**, along the northerly line of said 183 acre First Tract, being the southerly line of said 164 acre Tract III - Parcel No. 2, a distance of **2957.823** feet to a stone found at the northeasterly corner of said 183 acre First Tract, being a northwesterly corner of said 95 acre Third Tract, and being a southeasterly corner of said 164 acre Tract III - Parcel No. 2;

Thence **North 42°11'38.6" East**, along a northwesterly line of said said 95 acre Third Tract, being a southeasterly line of said 164 acre Tract III - Parcel No. 2, and passing from Range Township, and into Oak Run Township, a distance of **310.629** feet to an iron pin set at the center of the remains of a 15 inch wooden fence post, and also marking a westerly corner of a 2200 acre tract of land owned by Lower Gwynne Farms Limited, of record in Official Record Book 233, Page 293, and identified therein as Tract III - Parcel No. 1;

Thence **South 47°30'57.6" East**, along the northeasterly line of said of said 95 acre Third Tract, being a southwesterly line of said 2200 acre Tract III - Parcel No. 1, passing from Oak Run Township, and onto the line between Oak Run Township, and Range Township, and into Range Township, a distance of **3277.054** feet to a stone found at the most easterly corner of said 95 acre Third Tract, being the most northerly corner of a 120.894 acre tract of land owned by Evelyn J. Shelf, of record in Official Record Book 304, Page 553;

Thence **South 42°12'52.6" West**, along the southeasterly line of said of said 95 acre Third Tract, being the northwesterly line of said 120.894 acre tract, a distance of **1195.243** feet to a stone found;

Thence **North 87°29'15.2" West**, along a southerly line of said of said 95 acre Third Tract, being a northerly line of said 120.894 acre tract, and passing along the most northerly line of a 122.9602 acre tract of land owned by JB Farm, LLC., of record in Official Record Book 283, Page 1872, and along a northerly line of a 98.77662 acre Tract #1, owned by Walter L. Kuhlwein, Trustee of the Frieda K. Kuhlwein Trust, of record in Official Record Book 207, Page 334, passing from Virginia Military Survey No. 5890, and into Virginia Military Survey No. 8137, a distance of **1484.178** feet to an iron pin set at a southwesterly corner of said 95 acre Third Tract, being at the easterly edge of the southerly terminus of a 33 feet wide (1/2 chain) Road laid out by the Madison County Commissioners in 1880, by virtue of Partition Case No. 5369, recorded in Madison County Common Pleas Court Volume "Y", Pages 330-343, passing a stone found at a northwesterly corner of said 122.9602 acre tract, being a northeasterly corner of said 98.77662 acre Tract #1, at a distance of 873.87 feet;( *for further reference said iron pin set is witnessed by a stone found which lies beneath an 8 inch diameter wood fence post which bears North 87°29'15.2" West, along the southerly terminus of said 33 foot wide Road, being the northerly line of said 98.77662 acre Tract #1, at a distance of 33.00 feet, marking the westerly line of the southerly terminus of said 33 foot wide Road, and being a corner of said 98.77662 acre Tract #1, Thence North 02°18'19" East, along the westerly line of said 33 foot wide Road, being an easterly line of said 98.77662 acre Tract #1, a distance of 415.73 feet to a stone found )*

Thence **North 02°18'19.0" East**, along a line of said 95 acre Third Tract, being an easterly line of said 33' wide Road, passing from Virginia Military Survey No. 8137, and into Virginia Military Survey No. 5890, a distance of **425.329** feet to an iron pin set at a corner of said 33' wide Road and said 95 acre Third Tract;

Thence **North 76°16'39.0" East**, along a line of said 95 acre Third Tract, being a southerly line of said 33' wide Road, a distance of **213.912** feet to an iron pin set at the south edge of the easterly terminus of said 33' wide Road;

Thence **North 13°37'50.0" West**, along a line of said 95 acre Third Tract, being the easterly terminus of said 33' wide Road, a distance of **33.000** feet to an iron pin set and being the southeasterly corner of said 183 acre First Tract;

Thence **South 76°16'39.0" West**, along a southerly line of said 183 acre First Tract, being the northerly line of said 33 foot wide Road, passing from Virginia Military Survey No. 5890, across Virginia Military Survey No. 8137, and into Virginia Military Survey No. 7467, a distance of **3575.505** feet to a railroad spike set at the southwesterly corner of said 183 acre First Tract, being on the centerline of Yankeetown-Chenoweth Road, and being in the easterly line of a 327.506 acre tract of land owned by Charles A.

Hann, and Tari A. Hann, of record in Official Record Book 277, Page 835, passing iron pins set at a distance of 238.82 feet, and a distance of 3541.57 feet;

Thence **North 43°15'40.6" West**, along the centerline of Yankeetown-Chenoweth Road, being a westerly line of said 183 acre First Tract, and said 38.45 acre Second Tract, the easterly line of said 327.506 acre tract, and the easterly line of a 20.8054 acre tract of land owned by Charles A. Hann, and Tari A. Hann, of record in Official Record Book 281, Page 255, distance of **610.458** feet to Mag nail found;

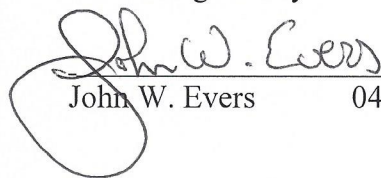
Thence **North 35°08'54.1" West**, along the centerline of Yankeetown-Chenoweth Road, being a westerly line of said 38.45 acre Second Tract, the easterly line of said 20.8054 acre tract, and said 78 acre tract, passing from Virginia Military Survey No. 7467, and into Virginia Military Survey No. 6068, a distance of **1108.507** feet to **The True Place of Beginning** and containing 316.347 acre of land, with a detailed acreage breakdown as follows:

182.604 acres within Official Record Book 251, Page 790 - First Tract (By Survey)  
37.731 acres within Official Record Book 251, Page 790 - Second Tract (By Survey)  
96.012 acres within Official Record Book 251, Page 790 -Third Tract (By Survey)  
314.896 acres within Range Township  
1.451 acres within Oak Run Township  
228.500 acres within Virginia Military Survey Number 5890  
3.963 acres within Virginia Military Survey Number 6068  
29.551 acres within Virginia Military Survey Number 7467  
53.735 within Virginia Military Surveys Number 8137  
0.598 acre within Virginia Military Surveys Number 9696

For the purpose of this description, a bearing of South 76°16'39" West was used on the southerly line of that 183 acre First Tract, owned by Fred Fisher, Trustee of the Fred Fisher 2009 Charitable Remainder Unitrust #2 dated August 28, 2009, of record in Official Record Book 251, Page 790, on file in the Office of the Recorder, Madison County, Ohio. Said line being the northerly line of that 33 feet wide (1/2 chain) Road laid out by the Madison County Commissioners in 1880, and platted by by virtue of Partition Case No. 5369, recorded in Madison County Common Pleas Court Volume "Y", Pages 330-343. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83(2011).



PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors

  
John W. Evers                      P.S. 7869  
04-16-2017