

PROPERTY LOCATION:

Situated in the Township of Brown, County of Franklin, part Virginia Military Survey No. 1478 and being part of Canaan Township, Madison County.

Being a Survey of a 26.329 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in Instrument No. 201703030030045, in the Franklin County Deed records, and being Auditor's P.P.N. 120-000010-00, and being a Survey of a 44.401 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Volume 327, Page 350, in the Madison County Deed Records, and being Auditor's P.P.N. 01-00451.002.

The bearings of this plat are based on the centerline of Creek Road, as being N 11°56'20" W, as recorded in Instrument No. 201509240134347, in the Franklin County Deed Records, and is an assumed Meridian used to denote angles only.

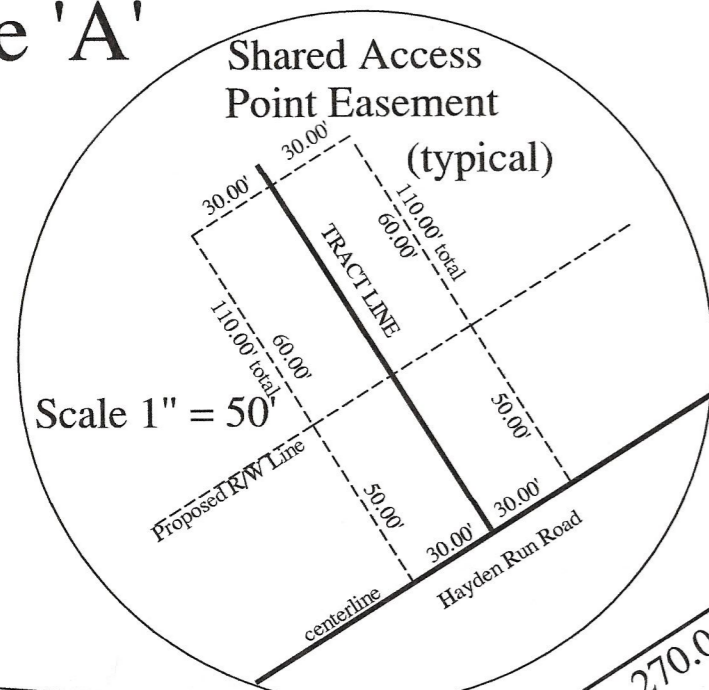
Plat of Survey

State of Ohio, Township of Brown, County of Franklin, part Virginia Military Survey No. 1478, and part of the Township of Canaan, County of Madison

PREPARED FOR:
Countrytyme Land, LLC
Lancaster, Ohio

Miley Farms, LLC
197.73 Acres
O.R. Book 297, Page 2648
P.P.N. 01-00059.000

Note 'A'



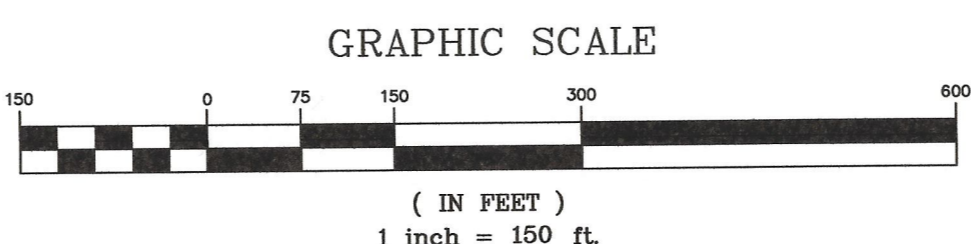
Seven Five Hundred, LLC
36.465 Acres: Franklin County: P.P.N. 120-000101-00
81.856 Acres: Madison County: P.P.N. 01-00250.001
O.R. Volume 331, Page 2080 (Madison County Deed Records)
Instrument No. 201707120094820 Franklin County Deed Records

Five Seven Hundred, LLC
IN 201707120094820

Ohio State Plane Coordinates
Ohio South Zone
Northing: 747489.102
Easting: 1761971.702

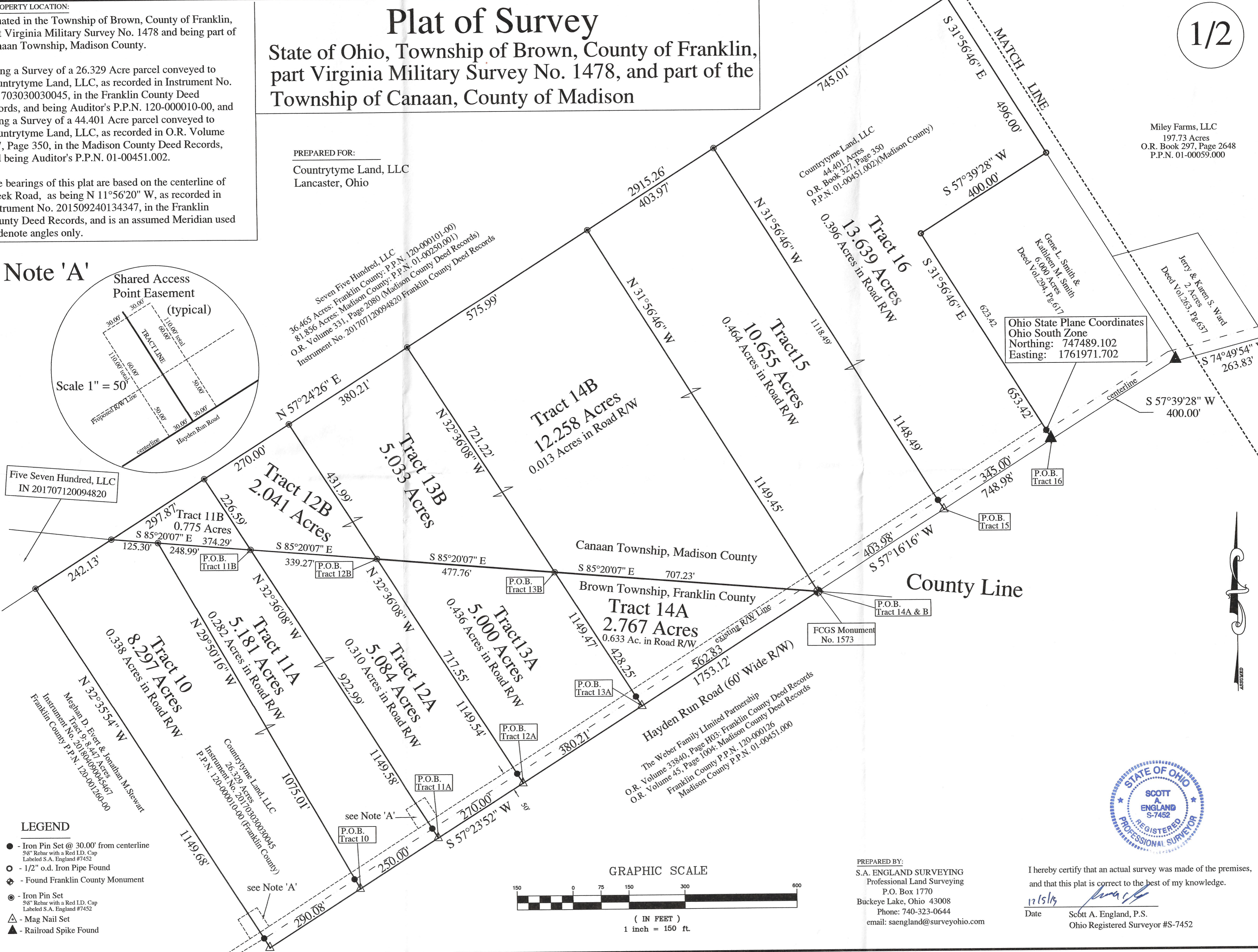


- #### LEGEND
- - Iron Pin Set @ 30.00' from centerline
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
 - - 1/2" o.d. Iron Pipe Found
 - ◆ - Found Franklin County Monument
 - ⊙ - Iron Pin Set
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
 - △ - Mag Nail Set
 - ▲ - Railroad Spike Found



PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
email: saengland@surveyohio.com

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.
Date 12/15/19
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



PROPERTY LOCATION:

Situated in the Township of Brown, County of Franklin, part Virginia Military Survey No. 1478 and being part of Canaan Township, Madison County.

Being a Survey of a 26.329 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in Instrument No. 201703030030045, in the Franklin County Deed records, and being Auditor's P.P.N. 120-000010-00, and being a Survey of a 44.401 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Volume 327, Page 350, in the Madison County Deed Records, and being Auditor's P.P.N. 01-00451.002.

The bearings of this plat are based on the centerline of Creek Road, as being N 11°56'20" W, as recorded in Instrument No. 201509240134347, in the Franklin County Deed Records, and is an assumed Meridian used to denote angles only.

Plat of Survey

State of Ohio, Township of Brown, County of Franklin, part Virginia Military Survey No. 1478, and part of the Township of Canaan, County of Madison

PREPARED FOR:

Countrytyme Land, LLC
Lancaster, Ohio



Miley Farms, LLC
197.73 Acres
O.R. Book 297, Page 2648
P.P.N. 01-00059.000

P.O.C.
CENTERLINE
INTERSECTION

S 73°26'08" W
99.65'

S 77°51'34" W
1469.39'

S 77°57'37" W
1492.00'
HAYDEN RUN ROAD (60' Wide R/W)(CO. ROAD NO. 38)

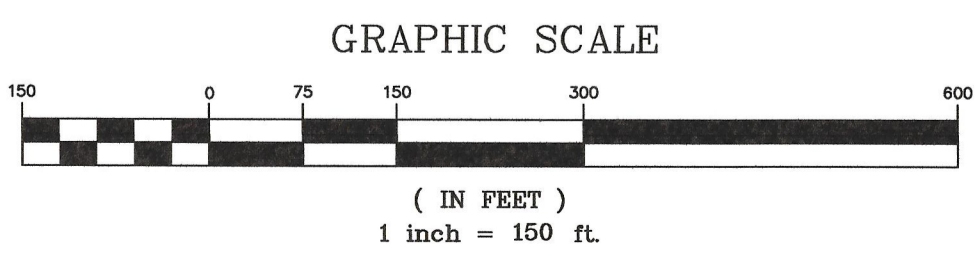
S 14°49'54" W
263.83'
Jerry & Karen S. Ward
Deed Vol. 263, Pg. 637

Gene L. Smith &
Kathleen M. Smith
6,000 Acres
Deed Vol. 294, Pg. 617

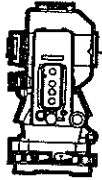
(CO. ROAD NO. 39)
centerline
CARTERS MILL ROAD

LEGEND

- - Iron Pin Set @ 30.00' from centerline
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
- - 1/2" o.d. Iron Pipe Found
- ⊕ - Found Franklin County Monument
- ⊙ - Iron Pin Set
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
- △ - Mag Nail Set
- ▲ - Railroad Spike Found



PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
email: saengland@surveyohio.com



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description Tract 11B: 0.775 Acres

Situated in the Township of Canaan, County of Madison, State of Ohio, and being part of Virginia Military Survey No. 1478, and being more particularly described as follows;

Being a Survey of a part of a 44.401 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 327, Page 350, in the Madison County Deed Records, and being part of Madison County Auditor's P.P.N. 01-00451.002, and further described as follows;

Commencing at a railroad spike found at the intersection of the centerlines of Carters Mill Road (Co. Road No. 39) and Hayden Run Road (Co. Road No. 38);

Thence with the centerline of Hayden Run Road, with the following six (6) courses and distances:

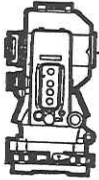
- 1) S 73°26'08" W 99.65 feet to an angle point;
- 2) S 77°51'34" W 1469.39 feet to an angle point;
- 3) S 77°57'37" W 1492.00 feet to the Southeast corner of a 2 Acre parcel conveyed to Jerry & Karen S. Ward, as recorded in Deed Volume 263, Page 637;
- 4) S 74°49'54" W 263.83 feet to a railroad spike found marking the Southeast corner of a 6.000 Acre parcel conveyed to Gene L. & Kathleen M. Smith, as recorded in Deed Volume 294, Page 617;
- 5) S 57°39'28" W 400.00 feet to a railroad spike found marking the Southwest corner of said parcel conveyed to Smith, also being the Southeast corner of said parcel conveyed to Countrytyme Land, LLC, of which this description is a part;
- 6) S 57°16'16" W 748.98 feet to a found Franklin County Monument FCGS No. 1573 in the centerline of Hayden Run Road on the Madison County & Franklin County Line;

Thence, N 85°20'07" W 1524.26 feet leaving Hayden Run Road with the line between said Madison and Franklin Counties, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.775 Acre parcel herein to be described;

Thence, N 85°20'07" W 374.29 feet continuing with the line between said Madison and Franklin Counties, to an iron pin set on the North line of said parcel conveyed to Countrytyme Land, LLC of which this description is a part, also being the South line of an 81.856 Acre parcel conveyed to Seven Five Hundred, LLC, as recorded in O.R. Volume 331, Page 2080, and passing over an iron pin set at 248.99 feet;

Thence, N 57°24'26" E 297.87 feet with the North line of said parcel conveyed to Countrytyme Land, LLC of which this description is a part, the same being the South line of said parcel conveyed to Seven Five Hundred, LLC, to an iron pin set;

Thence, S 32°36'08" E 226.59 feet with a line across said parcel conveyed to Countrytyme Land, LLC, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.775 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.



S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

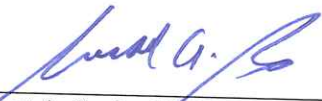
The bearings of the above description are based on the centerline of Creek Road, as being N 11°56'20" W, as recorded in Instrument No. 2015-09240134347, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452

The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from July of 2016 through November of 2019.

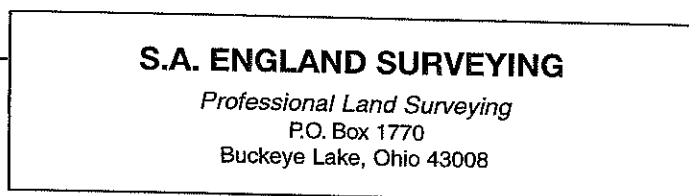
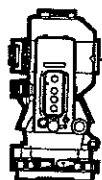
Dated 12/6/19

Job No. 2917-16FR-Tract11BRev1



Scott A. England P.S.
Ohio Registered Surveyor #7452





E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description Tract 12B: 2.041 Acres

Situated in the Township of Canaan, County of Madison, State of Ohio, and being part of Virginia Military Survey No. 1478, and being more particularly described as follows;

Being a Survey of a part of a 44.401 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 327, Page 350, in the Madison County Deed Records, and being part of Madison County Auditor's P.P.N. 01-00451.002, and further described as follows;

Commencing at a railroad spike found at the intersection of the centerlines of Carters Mill Road (Co. Road No. 39) and Hayden Run Road (Co. Road No. 38);

Thence with the centerline of Hayden Run Road, with the following six (6) courses and distances:

- 1) S 73°26'08" W 99.65 feet to an angle point;
- 2) S 77°51'34" W 1469.39 feet to an angle point;
- 3) S 77°57'37" W 1492.00 feet to the Southeast corner of a 2 Acre parcel conveyed to Jerry & Karen S. Ward, as recorded in Deed Volume 263, Page 637;
- 4) S 74°49'54" W 263.83 feet to a railroad spike found marking the Southeast corner of a 6.000 Acre parcel conveyed to Gene L. & Kathleen M. Smith, as recorded in Deed Volume 294, Page 617;
- 5) S 57°39'28" W 400.00 feet to a railroad spike found marking the Southwest corner of said parcel conveyed to Smith, also being the Southeast corner of said parcel conveyed to Countrytyme Land, LLC, of which this description is a part;
- 6) S 57°16'16" W 748.98 feet to a found Franklin County Monument FCGS No. 1573 in the centerline of Hayden Run Road on the Madison County & Franklin County Line;

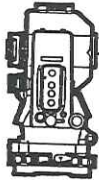
Thence, N 85°20'07" W 1184.99 feet leaving Hayden Run Road with the line between said Madison and Franklin Counties, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the **2.041 Acre** parcel herein to be described;

Thence, N 85°20'07" W 339.27 feet continuing with the line between said Madison and Franklin Counties, to an iron pin set;

Thence, N 32°36'08" W 226.59 feet leaving said County Line with a line across said parcel conveyed to Countrytyme Land, LLC of which this description is a part, to an iron pin set on North line thereof, and being on the South line of an 81.856 Acre parcel conveyed to Seven Five Hundred, LLC, as recorded in O.R. Volume 331, Page 2080;

Thence, N 57°24'26" E 270.00 feet with the North line of said parcel conveyed to Countrytyme Land, LLC of which this description is a part, the same being the South line of said parcel conveyed to Seven Five Hundred, LLC, to an iron pin set;

Thence, S 32°36'08" E 431.99 feet with a line across said parcel conveyed to Countrytyme Land, LLC, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **2.041 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.



S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

The bearings of the above description are based on the centerline of Creek Road, as being N 11°56'20" W, as recorded in Instrument No. 201509240134347, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452

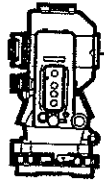
The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from July of 2016 through November of 2019.

Dated 12/6/15

Scott A. England P.S.
Ohio Registered Surveyor #7452

Job No. 2917-16FR-Tract12BRev1





E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description Tract 13B: 5.033 Acres

Situated in the Township of Canaan, County of Madison, State of Ohio, and being part of Virginia Military Survey No. 1478, and being more particularly described as follows;

Being a Survey of a part of a 44.401 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 327, Page 350, in the Madison County Deed Records, and being part of Madison County Auditor's P.P.N. 01-00451.002, and further described as follows;

Commencing at a railroad spike found at the intersection of the centerlines of Carters Mill Road (Co. Road No. 39) and Hayden Run Road (Co. Road No. 38);

Thence with the centerline of Hayden Run Road, with the following six (6) courses and distances:

- 1) S 73°26'08" W 99.65 feet to an angle point;
- 2) S 77°51'34" W 1469.39 feet to an angle point;
- 3) S 77°57'37" W 1492.00 feet to the Southeast corner of a 2 Acre parcel conveyed to Jerry & Karen S. Ward, as recorded in Deed Volume 263, Page 637;
- 4) S 74°49'54" W 263.83 feet to a railroad spike found marking the Southeast corner of a 6.000 Acre parcel conveyed to Gene L. & Kathleen M. Smith, as recorded in Deed Volume 294, Page 617;
- 5) S 57°39'28" W 400.00 feet to a railroad spike found marking the Southwest corner of said parcel conveyed to Smith, also being the Southeast corner of said parcel conveyed to Countrytyme Land, LLC, of which this description is a part;
- 6) S 57°16'16" W 748.98 feet to a found Franklin County Monument FCGS No. 1573 in the centerline of Hayden Run Road on the Madison County & Franklin County Line;

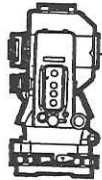
Thence, N 85°20'07" W 707.23 feet leaving Hayden Run Road with the line between said Madison and Franklin Counties, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.033 Acre parcel herein to be described;

Thence, N 85°20'07" W 477.76 feet continuing with the line between said Madison and Franklin Counties, to an iron pin set;

Thence, N 32°36'08" W 431.99 feet leaving said County Line with a line across said parcel conveyed to Countrytyme Land, LLC of which this description is a part, to an iron pin set on North line thereof, and being on the South line of an 81.856 Acre parcel conveyed to Seven Five Hundred, LLC, as recorded in O.R. Volume 331, Page 2080;

Thence, N 57°24'26" E 380.21 feet with the North line of said parcel conveyed to Countrytyme Land, LLC of which this description is a part, the same being the South line of said parcel conveyed to Seven Five Hundred, LLC, to an iron pin set;

Thence, S 32°36'08" E 721.22 feet with a line across said parcel conveyed to Countrytyme Land, LLC, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 5.033 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.



S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

The bearings of the above description are based on the centerline of Creek Road, as being N 11°56'20" W, as recorded in Instrument No. 2015-09240134347, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452

The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from July of 2016 through November of 2019.

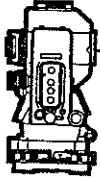
Dated 12/6/15



Job No. 2917-16FR-Tract13BRev1

Scott A. England P.S.
Ohio Registered Surveyor #7452





S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description Tract 14B Revision 2: 12.258 Acres

Situated in the Township of Canaan, County of Madison, State of Ohio, and being part of Virginia Military Survey No. 1478, and being more particularly described as follows;

Being a Survey of a part of a 44.401 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 327, Page 350, in the Madison County Deed Records, and being part of Madison County Auditor's P.P.N. 01-00451.002, and further described as follows;

Commencing at a railroad spike found at the intersection of the centerlines of Carters Mill Road (Co. Road No. 39) and Hayden Run Road (Co. Road No. 38);

Thence with the centerline of Hayden Run Road, with the following six (6) courses and distances:

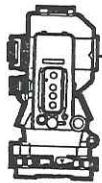
- 1) S 73°26'08" W 99.65 feet to an angle point;
- 2) S 77°51'34" W 1469.39 feet to an angle point;
- 3) S 77°57'37" W 1492.00 feet to the Southeast corner of a 2 Acre parcel conveyed to Jerry & Karen S. Ward, as recorded in Deed Volume 263, Page 637;
- 4) S 74°49'54" W 263.83 feet to a railroad spike found marking the Southeast corner of a 6.000 Acre parcel conveyed to Gene L. & Kathleen M. Smith, as recorded in Deed Volume 294, Page 617;
- 5) S 57°39'28" W 400.00 feet to a railroad spike found marking the Southwest corner of said parcel conveyed to Smith, also being the Southeast corner of said parcel conveyed to Countrytyme Land, LLC, of which this description is a part;
- 6) S 57°16'16" W 748.98 feet to a found Franklin County Monument FCGS No. 1573 in the centerline of Hayden Run Road on the Madison County & Franklin County Line, and being the **PRINCIPLE PLACE OF BEGINNING** of the **12.258 Acre** parcel herein to be described;

Thence, N 85°20'07" W 707.23 feet leaving Hayden Run Road with the line between said Madison and Franklin Counties, to an iron pin set;

Thence, N 32°36'08" W 721.22 feet leaving said County Line with a line across said parcel conveyed to Countrytyme Land, LLC of which this description is a part, to an iron pin set on North line thereof, and being on the South line of an 81.856 Acre parcel conveyed to Seven Five Hundred, LLC, as recorded in O.R. Volume 331, Page 2080;

Thence, N 57°24'26" E 575.99 feet with the North line of said parcel conveyed to Countrytyme Land, LLC of which this description is a part, the same being the South line of said parcel conveyed to Seven Five Hundred, LLC, to an iron pin set;

Thence, S 31°56'46" E 1149.45 feet with a line across said parcel conveyed to Countrytyme Land, LLC, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **12.258 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.



S.A. ENGLAND SURVEYING
Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

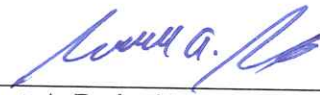
The above described 12.258 Acre parcel contains 0.013 Acres within the Road Right of Way of Hayden Run Road, leaving a net area of 12.245 Acres, more or less.

The bearings of the above description are based on the centerline of Creek Road, as being N 11°56'20" W, as recorded in Instrument No. 2015-09240134347, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452

The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in July of 2016 through November of 2019.

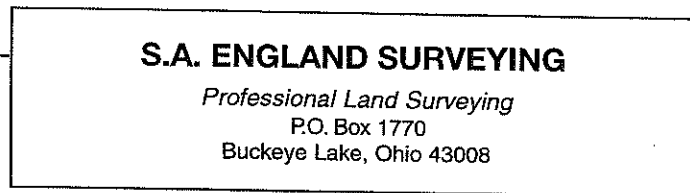
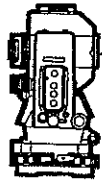
Dated 12/6/19



Job No. 2917-16FR-Tract14BRev2

Scott A. England P.S.
 Ohio Registered Surveyor #7452





E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description Tract 15: 10.655 Acres

Situated in the Township of Canaan, County of Madison, State of Ohio, and being part of Virginia Military Survey No. 1478, and being more particularly described as follows;

Being a Survey of a part of a 44.401 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 327, Page 350, in the Madison County Deed Records, and being part of Madison County Auditor's P.P.N. 01-00451.002, and further described as follows;

Commencing at a railroad spike found at the intersection of the centerlines of Carters Mill Road (Co. Road No. 39) and Hayden Run Road (Co. Road No. 38);

Thence with the centerline of Hayden Run Road, with the following six (6) courses and distances:

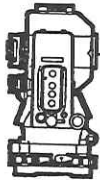
- 1) S 73°26'08" W 99.65 feet to an angle point;
- 2) S 77°51'34" W 1469.39 feet to an angle point;
- 3) S 77°57'37" W 1492.00 feet to the Southeast corner of a 2 Acre parcel conveyed to Jerry & Karen S. Ward, as recorded in Deed Volume 263, Page 637;
- 4) S 74°49'54" W 263.83 feet to a railroad spike found marking the Southeast corner of a 6.000 Acre parcel conveyed to Gene L. & Kathleen M. Smith, as recorded in Deed Volume 294, Page 617;
- 5) S 57°39'28" W 400.00 feet to a railroad spike found marking the Southwest corner of said parcel conveyed to Smith, also being the Southeast corner of said parcel conveyed to Countrytyme Land, LLC, of which this description is a part;
- 6) S 57°16'16" W 345.00 feet to a mag nail set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 10.655 Acre parcel herein to be described;

Thence, S 57°16'16" W 403.98 feet continuing with the centerline of Hayden Run Road, the same being the South line of said parcel conveyed to Countrytyme Land, LLC, of which this description is a part, to found Franklin County Monument FCGS No. 1573 in the centerline of Hayden Run Road on the Madison County & Franklin County Line;

Thence, N 31°56'46" W 1149.45 feet leaving said County Line with a line across said parcel conveyed to Countrytyme Land, LLC of which this description is a part, to an iron pin set on North line thereof, and being on the South line of an 81.856 Acre parcel conveyed to Seven Five Hundred, LLC, as recorded in O.R. Volume 331, Page 2080;

Thence, N 57°24'26" E 403.97 feet with the North line of said parcel conveyed to Countrytyme Land, LLC of which this description is a part, the same being the South line of said parcel conveyed to Seven Five Hundred, LLC, to an iron pin set;

Thence, S 31°56'46" E 1148.49 feet with a line across said parcel conveyed to Countrytyme Land, LLC, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 1118.49 feet, and containing 10.655 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.



S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

The above described 10.655 Acre parcel contains 0.464 Acres within the Right of Way of Hayden Run Road, leaving a net area of 10.191 Acres, more or less.

The bearings of the above description are based on the centerline of Creek Road, as being N 11°56'20" W, as recorded in Instrument No. 2015-09240134347, and is an assumed Meridian used to denote angles only.

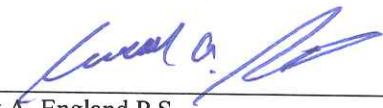
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452

The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from July of 2016 through November of 2019.

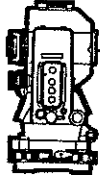
Dated

12/16/19

Job No. 2917-16FR-Tract15Rev1


Scott A. England P.S.
Ohio Registered Surveyor #7452





S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description **Tract 16: 13.639 Acres**

Situated in the Township of Canaan, County of Madison, State of Ohio, and being part of Virginia Military Survey No. 1478, and being more particularly described as follows;

Being a Survey of a part of a 44.401 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 327, Page 350, in the Madison County Deed Records, and being part of Madison County Auditor's P.P.N. 01-00451.002, and further described as follows;

Commencing at a railroad spike found at the intersection of the centerlines of Carters Mill Road (Co. Road No. 39) and Hayden Run Road (Co. Road No. 38);

Thence with the centerline of Hayden Run Road, with the following five (5) courses and distances:

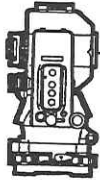
- 1) S 73°26'08" W 99.65 feet to an angle point;
- 2) S 77°51'34" W 1469.39 feet to an angle point;
- 3) S 77°57'37" W 1492.00 feet to the Southeast corner of a 2 Acre parcel conveyed to Jerry & Karen S. Ward, as recorded in Deed Volume 263, Page 637;
- 4) S 74°49'54" W 263.83 feet to a railroad spike found marking the Southeast corner of a 6.000 Acre parcel conveyed to Gene L. & Kathleen M. Smith, as recorded in Deed Volume 294, Page 617;
- 5) S 57°39'28" W 400.00 feet to a railroad spike found marking the Southwest corner of said parcel conveyed to Smith, also being the Southeast corner of said parcel conveyed to Countrytyme Land, LLC, of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the 13.639 Acre parcel herein to be described;

Thence, S 57°16'16" W 345.00 feet continuing with the centerline of Hayden Run Road, the same being the South line of said parcel conveyed to Countrytyme Land, LLC, of which this description is a part, to a mag nail set: said mag nail bears N 57°16'16" E 403.98 feet from Found Franklin County Monument FCGS No. 1573 in the centerline of Hayden Run Road on the Madison County & Franklin County Line;

Thence, N 31°56'46" W 1148.49 feet leaving said Road with a line across said parcel conveyed to Countrytyme Land, LLC of which this description is a part, to an iron pin set on North line thereof, being on the South line of an 81.856 Acre parcel conveyed to Seven Five Hundred, LLC, as recorded in O.R. Volume 331, Page 2080, and passing over an iron pin set at 30.00 feet;

Thence, N 57°24'26" E 745.01 feet with the North line of said parcel conveyed to Countrytyme Land, LLC of which this description is a part, the same being the South line of said parcel conveyed to Seven Five Hundred, LLC, to a ½" o.d. iron pipe found on the West line of a parcel conveyed to Miley Farms, LLC, as recorded in O.R. Book 297, Page 2648, in the Madison County Deed Records;

Thence, S 31°56'46" E 496.00 feet with East line of said parcel conveyed to Countrytyme Land, LLC of which this description is a part, the same being the West line of said parcel conveyed to Miley Farms, LLC, to a 1" o.d. iron pin found marking the Northeast corner of said 6.000 Acre parcel conveyed to Smith;



S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence with the boundary of said 6.000 Acre parcel conveyed to Smith, with the following two (2) courses and distances:

- 1) S 57°39'28" W 400.00 feet to a 1" o.d. iron pin found;
- 2) S 31°56'46" E 653.42 feet to the PRINCIPLE PLACE OF BEGINNING, and passing over an iron pin set at 623.42 feet.

The above described parcel contains **13.639 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.


The above described 13.639 Acre parcel contains 0.396 Acres within the Right of Way of Hayden Run Road, leaving a net area of 13.401 Acres, more or less.

The bearings of the above description are based on the centerline of Creek Road, as being N 11°56'20" W, as recorded in Instrument No. 2015-09240134347, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452

The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from July of 2016 through November of 2019.

Dated 12/6/19



Scott A. England P.S.
Ohio Registered Surveyor #7452

Job No. 2917-16FR-Tract16Rev1

