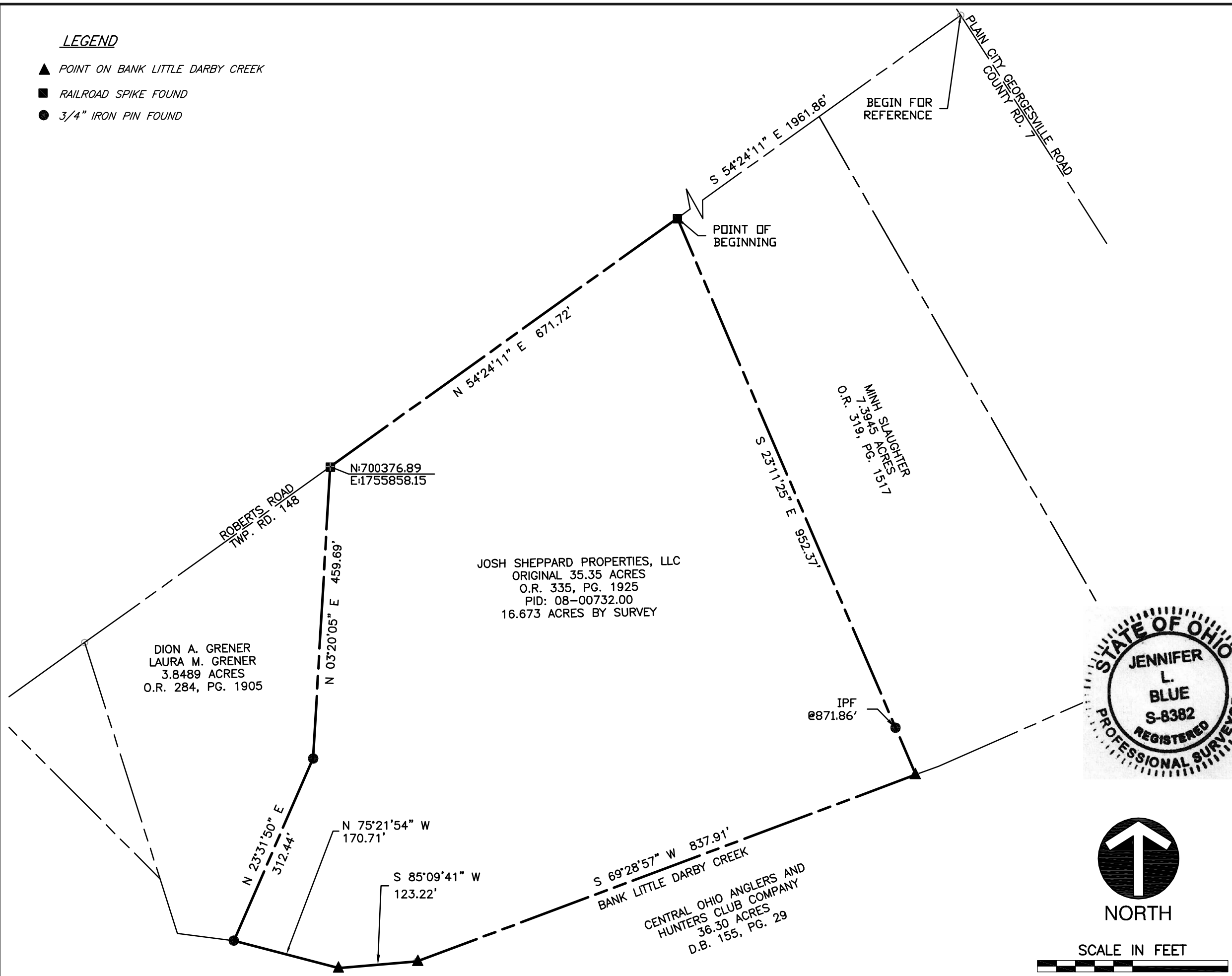


LEGEND

- ▲ POINT ON BANK LITTLE DARBY CREEK
- RAILROAD SPIKE FOUND
- 3/4" IRON PIN FOUND



JOSH SHEPPARD PROPERTIES, LLC
 ORIGINAL 35.35 ACRES
 O.R. 335, PG. 1925
 PID: 08-00732.00
 16.673 ACRES BY SURVEY

DION A. GRENER
 LAURA M. GRENER
 3.8489 ACRES
 O.R. 284, PG. 1905

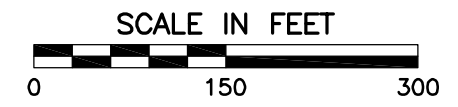
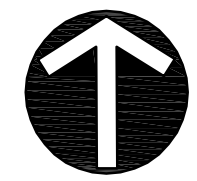
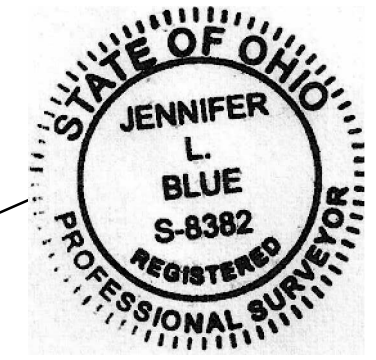
CENTRAL OHIO ANGLERS AND
 HUNTERS CLUB COMPANY
 36.30 ACRES
 D.B. 155, PG. 29

SITUATE
 Situate in the State of Ohio, County of Madison, Township, lying in Virginia Military Survey No. 2445, and being all that remains of an original 35.35 acre tract (PID: 08-00732.00) being conveyed to Josh Sheppard Properties, LLC, by deed of record in Official Record 335, Page 1925. All records hereon are from the Recorder's Office, Madison County, Ohio

BASIS OF BEARINGS
 Bearings are based on the bearing of North 54°24'11" East, for the centerline of Roberts Road as observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

SURVEYOR'S CERTIFICATE
 THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN JUNE, 2019.

JLB DATE: 6/19/19
 Jennifer L. Blue, P.S.
 Registered Surveyor No. 8382



| | |
|--|--|
| | 14450 St. Rt. 56 W Mt. Sterling, OH 43145 (614)774-8577 FAX(740)447-9865 |
| | 16.673 ACRES LYING IN VIRGINIA MILITARY SURVEY NO. 2445 JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO |

| | | |
|--------------|----------------|---------------------|
| DATE: 6/19 | SCALE: 1"=150' | SHEET 1 OF 1 |
| DRWN BY: JB | APPROVED BY: | JOB NUMBER SHEPPARD |
| FIELD BY: JB | | |

***BLUE-J SURVEYING, LLC
14450 State Route 56 West
Mount Sterling, Oh 43143
PH. 614-774-8577***

Description of 16.673 Acre Tract

Situate in the State of Ohio, County of Madison, Township, lying in Virginia Military Survey No. 2445, and being all that remains of an original 35.35 acre tract (PID: 08-00732.00) being conveyed to Josh Sheppard Properties, LLC, by deed of record in Official Record 335, Page 1925. All records hereon are from the Recorder's Office, Madison County, Ohio, said 16.673 acre tract being more particularly described as follows:

Beginning for Reference at PK Nail found at the centerline intersection of Plain City Georgesville Road (County Road 7) with Roberts Road (Township Road 148);

Thence South 54°24'11" West, a distance of 1961.86 feet along the centerline of said Roberts, Road, to a railroad spike found at the northwest corner of a 7.3945 acre tract being conveyed to Mihn Slaughter, by deed of record in Official Record 319, Page 1517 at the TRUE POINT OF BEGINNING;

Thence South 23°11'25" East, a distance of 952.37 feet, passing a ¾" iron pin found at a distance of 871.86 feet, along the west line of said 7.3945 acre tract, to a point in the bank of the Little Darby Creek at the low water mark and the northerly lines of a 36.30 acre tract being conveyed to the Central Ohio Anglers and Hunters Club Company by deed of record in deed Book 155, page 29;

Thence the following three (3) courses and distances along the low water mark of the Little Darby Creek

1. South 69°28'57" West, a distance of 837.91 feet, to a point;
2. South 85°09'41" West, a distance of 123.22 feet, to a point;

3. North 75°21'54" West, a distance of 170.71 feet, to a 3/4" iron pin found at the southeast corner of a 3.8489 acre tract being conveyed to Dion A. and Laura M. Grener, by deed of record in Official Record 284, Page 1905;

Thence the following two (2) courses and distances along the east lines of said 3.8489 acre tract:

1. North 23°31'50" East, a distance of 312.44 feet, to a 3/4" iron pin found;
2. North 03°20'05" East, a distance of 459.69 feet, to a railroad spike found in the centerline of said Roberts Road;

Thence North 54°24'11" East, a distance of 671.72 feet, along the centerline of said Roberts Road, to the TRUE POINT OF BEGINNING containing 16.673 acres more or less. Being subject to all easements, restrictions and rights-of-way of record.

Bearings are based on the bearing of North 54°24'11" East, for the centerline of Roberts Road as observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

All set iron rebar are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382".

The description is based on an actual field survey as performed by Blue-J Surveying LLC in June, 2019 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.



BLUE-J SURVEYING, LLC

JLB 6-19-19
Jennifer L. Blue, P.S. 8382 Date