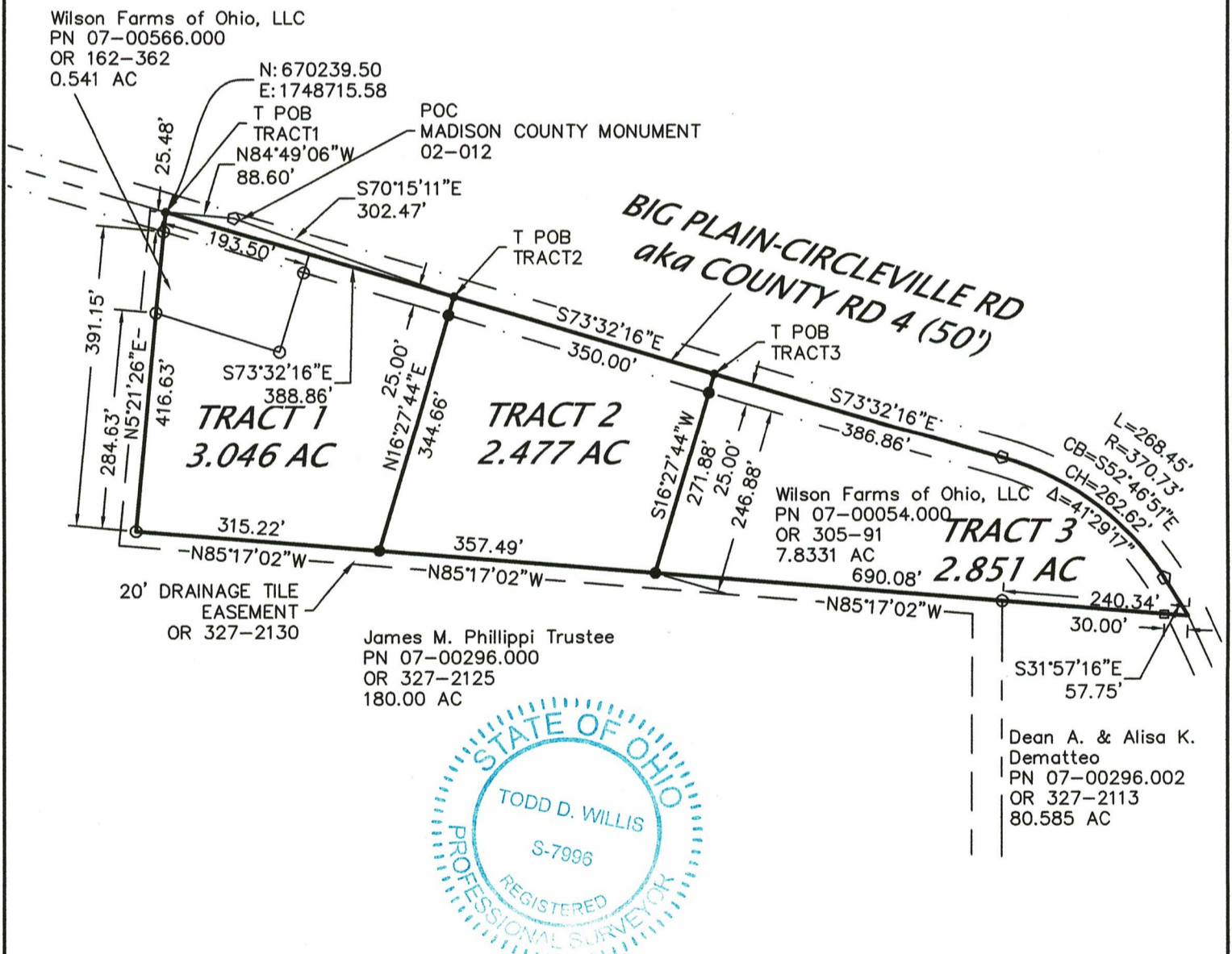
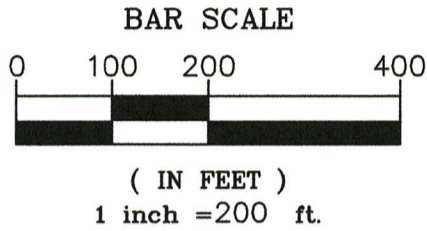


PLAT OF SURVEY WILSON FARMS SPLITS

SITUATED IN TOWNSHIP OF FAIRFIELD, COUNTY OF MADISON, STATE OF OHIO
VMS 5433



I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.

Todd D. Willis
6-04-2019

Todd D. Willis, PS
Reg. No. S-7996
Willis Engineering & Surveying
740-739-4030

BASIS OF BEARINGS
Ohio State Plane Grid, South Zone, NAD83(2011)
PROJ. NO. 18024

DESCRIPTION

TRACT 1-3.046 AC

Situated in the State of Ohio, County of Madison, and in the Township of Fairfield:

Being in V.M.S. 5433, and being part of that 7.8331 Acre tract conveyed to Wilson Farms of Ohio by Official Record Book 305, Page 91 known as County Parcel Number 07-00054.000, and being all of that 0.541 acre tract conveyed to Wilson Farms of Ohio by Official Record Book 162, Page 362 known as County Parcel Number 07-00566.000, said tract being further bounded and described as follows:

Commencing at a Madison County Monument Brass Disk in Concrete designated as 02-012;

Thence North $84^{\circ} 49' 06''$ West, a distance of 88.60 feet to a mag nail set on a Northeasterly corner of a 180.00 Acre tract conveyed to James M. Phillippi, Trustee by deed recorded in Official Record Book 327, page 2125 and being on the centerline of Big Plain-Circleville Road (aka County Road 4)(50 feet wide) and being the TRUE POINT OF BEGINNING of the Parcel herein described.

Thence South $73^{\circ} 32' 16''$ East, a distance of 388.86 feet along the centerline of Big Plain-Circleville Road, passing the northeast corner of said Wilson Farms of Ohio, 0.541 acre tract at 193.50 feet, to a mag nail set;

Thence South $16^{\circ} 27' 44''$ West, a distance of 344.66 feet across said Wilson Farms, 7.8331 acre tract, passing an iron pin set at 25.00 feet, to an iron pin set on a northerly line of said James M. Phillippi, Trustee tract;

Thence North $85^{\circ} 17' 02''$ West, a distance of 315.22 feet along a northerly line of said James M. Phillippi, Trustee tract, to a $5/8''$ dia. iron pin found;

Thence North $05^{\circ} 21' 26''$ East, a distance of 416.63 feet along an easterly line of said James M. Phillippi, Trustee tract, passing $5/8''$ dia. iron pin found at 284.63 feet at the southwest corner of said Wilson Farms of Ohio, 0.541 acre tract, and passing $5/8''$ dia. iron pin found at 391.15 feet, to the TRUE POINT OF BEGINNING.

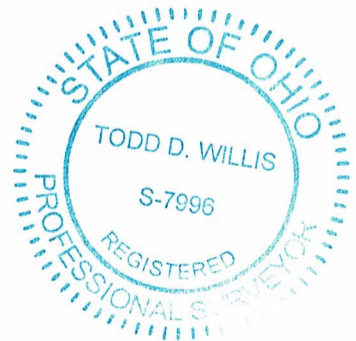
Containing 3.046 Acres, more or less, of which 0.541 acres are in PN 07-00566.00 and 2.505 acres are in PN 07-00054.000, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All Iron Pins Set are $5/8''$ dia. rebar x 30" long with Orange ID cap stamped "Willis S7996".

Bearings are based on State Plane Grid, South Zone NAD83(2011).

This Description is based on a survey made under the direct supervision of Todd D. Willis in May 2018, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

Todd D. Willis 6-04-2019



DESCRIPTION

TRACT 2-2.477 AC

Situated in the State of Ohio, County of Madison, and in the Township of Fairfield:

Being in V.M.S. 5433, and being part of that 7.8331 Acre tract conveyed to Wilson Farms of Ohio by Official Record Book 305, Page 91 known as County Parcel Number 07-00054.000, said tract being further bounded and described as follows:

Commencing at a Madison County Monument Brass Disk in Concrete designated as 02-012;

Thence South $70^{\circ} 15' 11''$ East, a distance of 302.47 feet to a mag nail set on the centerline of Big Plain-Circleville Road (aka County Road 4) (50 feet wide) and being the TRUE POINT OF BEGINNING of the Parcel herein described.

Thence South $73^{\circ} 32' 16''$ East, a distance of 350.00 feet along the centerline of Big Plain-Circleville Road, to a mag nail set;

Thence South $16^{\circ} 27' 44''$ West, a distance of 271.88 feet across said Wilson Farms, 7.8331 acre tract, passing an iron pin set at 25.00 feet, to an iron pin set on a northerly line of a 180.00 Acre tract conveyed to James M. Phillippi, Trustee by deed recorded in Official Record Book 327, page 2125;

Thence North $85^{\circ} 17' 02''$ West, a distance of 357.49 feet along a northerly line of said James M. Phillippi, Trustee tract, to an iron pin set;

Thence North $16^{\circ} 27' 44''$ East, a distance of 344.66 feet across said Wilson Farms, 7.8331 acre tract, passing an iron pin set at 319.66 feet, to the TRUE POINT OF BEGINNING.

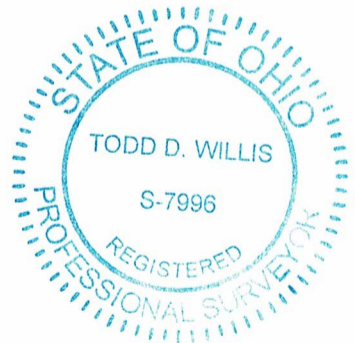
Containing 2.477 Acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All Iron Pins Set are 5/8" dia. rebar x 30" long with Orange ID cap stamped "Willis S7996".

Bearings are based on State Plane Grid, South Zone NAD83(2011).

This Description is based on a survey made under the direct supervision of Todd D. Willis in May 2018, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

Todd D. Willis 6-04-2019



DESCRIPTION

TRACT 3-2.851 AC

Situated in the State of Ohio, County of Madison, and in the Township of Fairfield:

Being in V.M.S. 5433, and being part of that 7.8331 Acre tract conveyed to Wilson Farms of Ohio by Official Record Book 305, Page 91 known as County Parcel Number 07-00054.000, said tract being further bounded and described as follows:

Commencing at a Madison County Monument Brass Disk in Concrete designated as 02-012;

Thence South $70^{\circ} 15' 11''$ East, a distance of 302.47 feet to a mag nail set on the centerline of Big Plain-Circleville Road (aka County Road 4) (50 feet wide)

Thence South $73^{\circ} 32' 16''$ East, a distance of 350.00 feet along the centerline of Big Plain-Circleville Road, to a mag nail set and being the TRUE POINT OF BEGINNING of the Parcel herein described;

Thence South $73^{\circ} 32' 16''$ East, a distance of 386.86 feet along the centerline of Big Plain-Circleville Road, to a railroad spike found;

Thence along the centerline of Big Plain-Circleville Road, with a curve to the right, with a radius of 370.73 feet, arc length of 268.45 feet, delta of $41^{\circ} 29' 17''$, chord bearing South $52^{\circ} 46' 51''$ East, a chord distance of 262.62 feet, to a railroad spike found;

Thence South $31^{\circ} 57' 16''$ East, a distance of 57.75 feet along the centerline of Big Plain-Circleville Road, to a point at the northeast corner of the Dean A. & Alisa K. Dematteo 80.585 acre tract, conveyed in Official Record Book 327, Page 2133;

Thence North $85^{\circ} 17' 02''$ West, a distance of 690.08 feet along the north line of said Dean A. & Alisa K. Dematteo 80.585 acre tract, passing a concrete post at 30.00 feet, and passing a $5/8''$ dia. iron pin found at the northwest corner of said 80.585 acre tract at 240.34 feet, and along the north line of the 180.00 Acre tract, conveyed to James M. Phillippi, Trustee by deed recorded in Official Record Book 327, Page 2125, to an iron pin set;

Thence North $16^{\circ} 27' 44''$ East, a distance of 271.88 feet across said Wilson Farms, 7.8331 acre tract, passing an iron pin set at 246.88 feet, to the TRUE POINT OF BEGINNING.

Containing 2.851 Acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All Iron Pins Set are $5/8''$ dia. rebar x 30" long with Orange ID cap stamped "Willis S7996".

Bearings are based on State Plane Grid, South Zone NAD83(2011).

This Description is based on a survey made under the direct supervision of Todd D. Willis in May 2018, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

Todd D. Willis 6-04-2019

