

ALL BEARINGS ARE BASED UPON THE OHIO SOUTH ZONE COORDINATE SYSTEM
 ALL DISTANCES ARE GROUND MEASUREMENTS
 ALL COORDINATES ARE NAD 83 (2011) STATE PLANE COORDINATES
 OHIO SOUTH ZONE
 TO CONVERT COORDINATES TO GROUND DISTANCES MULTIPLY BY 1.000083148

MADISON COUNTY ENGINEER
 REFERENCE MONUMENT # 02-022
 NAD83 (2011) EPOCH JAN. 01, 2010
 N 641677.124
 E 1734074.605
 - SUPERCEDED COORDINATE -
 ORIGINAL PUBLISHED COORDINATE
 EPOCH 04-01-2002
 N 641677.135
 E 1734074.554

Scioto Farms Unit #34
 Plat Record Book 1, Page 274

POINT OF REFERENCE FOR 40.541 ACRE & 95.649 ACRE PARCELS
 IRON BAR IN CONCRETE MONUMENT FOUND
 CL I-71 STA: 440+00.00 (HELD)
 NORTH: 639184.272
 EAST: 1739086.196

TRUE PLACE OF BEGINNING FOR 40.541 ACRES

Scioto Farms Unit #34
 Plat Record Book 1, Page 274

LF FARM HOLDINGS LLC,
 AN OHIO LIMITED LIABILITY COMPANY,
 COMPANY OF MADISON COUNTY, OHIO
 OR 372, PAGE 2806
 PARCEL ONE - 17.6247 ACRES
 PPN: 17-00341.000
 PPN: 17-00341.000

IRON BAR IN CONCRETE MONUMENT FOUND
 CL I-71 STA: 460+00.88
 NORTH: 640194.367
 EAST: 1740813.211
 PASSING AT 2000.88'

TRUE PLACE OF BEGINNING FOR 95.636 ACRES
 1/2" DRILL HOLE SET IN TOP OF STONE FOUND

IRON BAR IN CONCRETE MONUMENT FOUND
 CL I-71 STA: 470+00.74
 NORTH: 640699.122
 EAST: 1741676.209
 PASSING AT 3000.74'

SECONDARY POINT OF REFERENCE FOR 40.541 ACRE & 95.649 ACRE PARCELS
 INTERSECTION OF INTERSTATE ROUTE 71 WITH STATE ROUTE 56
 CL I-71 STA: 481+39.86
 SR 56 STA: 229+20.90

MARTIN LAND COMPANY
 OR 293, PAGE 408
 PARCEL TWO - TRACT ONE
 64.2150 ACRES
 PPN: 17-00289.000

JERRY BALO
 OR 26, PAGE 781
 PARCEL TWO - TRACT TWO
 40.403 ACRES
 PPN: 17-00026.000

IN 40.541 ACRE DESCRIPTION,
 PASSING A STONE FOUND AT A DIST. OF 1160.15'
 DIST. FROM
 40.541 AC. 1841.67'

JERRY BALO
 OR 278, PAGE 635
 20.0001 ACRES
 PPN: 17-00026.001

JERRY BALO
 OR 26, PAGE 781
 PARCEL TWO - TRACT ONE
 100 ACRES
 PPN: 17-00026.000

82.555 acres from OR 26, Page 781, Parcel Two, Tract One
 13.094 acres from 278, Page 635

HOWARD E. SHUMATE
 OR 338, PAGE 1918
 TRACT 2
 116 ACRES
 PPN: 17-00469.000

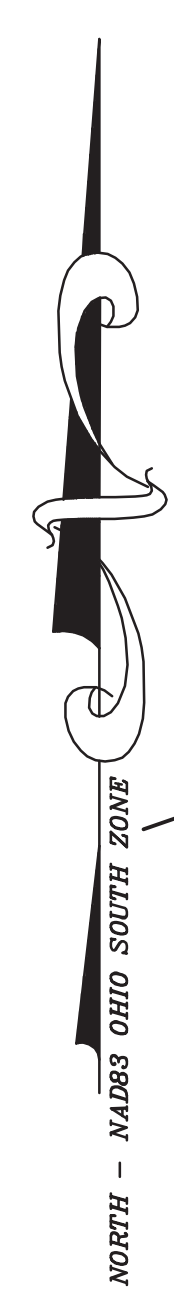
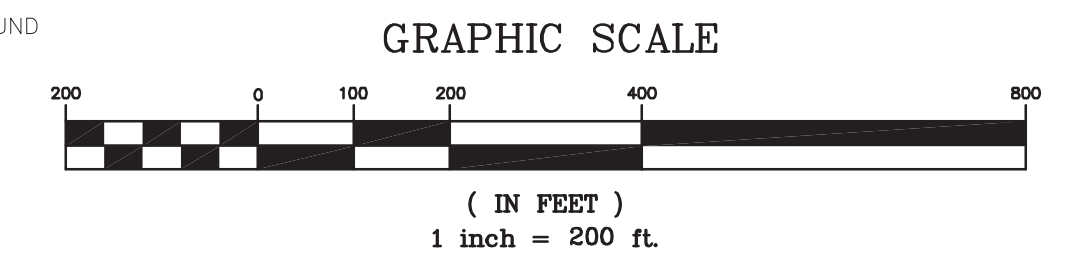
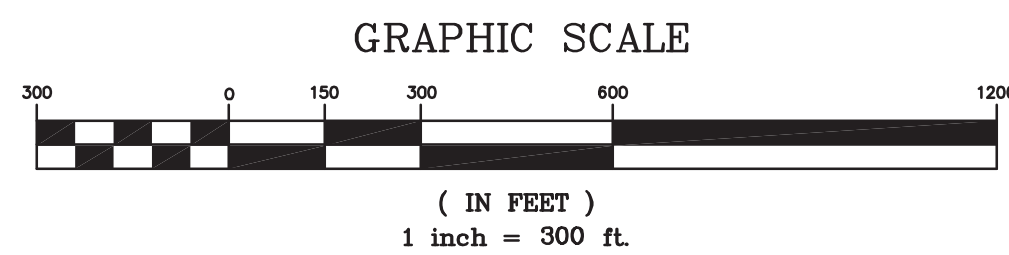
2" DIA. WOOD FENCE POST FOUND,
 1.0 FT. WEST OF LINE

IRON PIPE SET AT BASE OF 8" DIA. ANCIENT WOOD FENCE POST
 FENCE NW, NE, SW

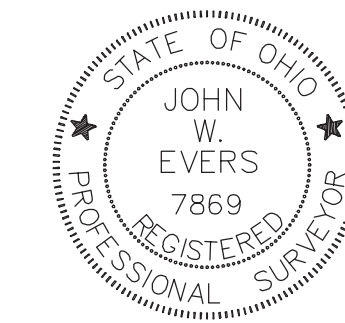
H. DENNIS ROLFE
 SUSAN J. ROLFE
 OR 264, PG. 1308
 200 ACRES
 PPN: 17-00287.000

IRON PIPE SET AT BASE OF 2" DIA. STEEL FENCE POST
 FENCE NW, NE, SE, SW

MARY A. INBODY
 MARSHA S. REICHENBACH
 OR 375, PG. 1013
 55.398 ACRES
 PPN: 17-00649.000



LOCATED IN THE TOWNSHIP OF PLEASANT
 MADISON COUNTY, OHIO
 VIRGINIA MILITARY SURVEY # 8207 & #3971



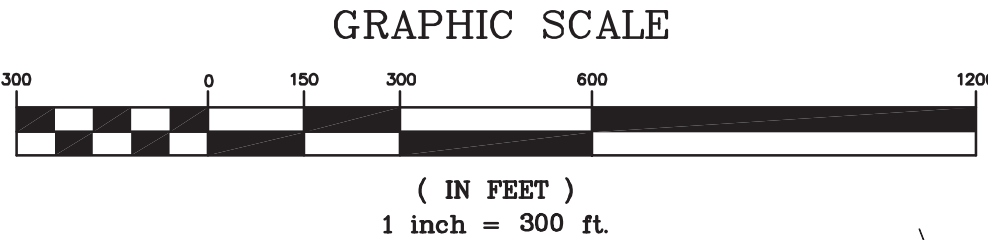
PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS

John W. Evers
 JOHN W. EVERS P.S. 7869
 JANUARY 13, 2021

o = 30" LONG IRON PIPE WITH YELLOW PLASTIC CAP SET

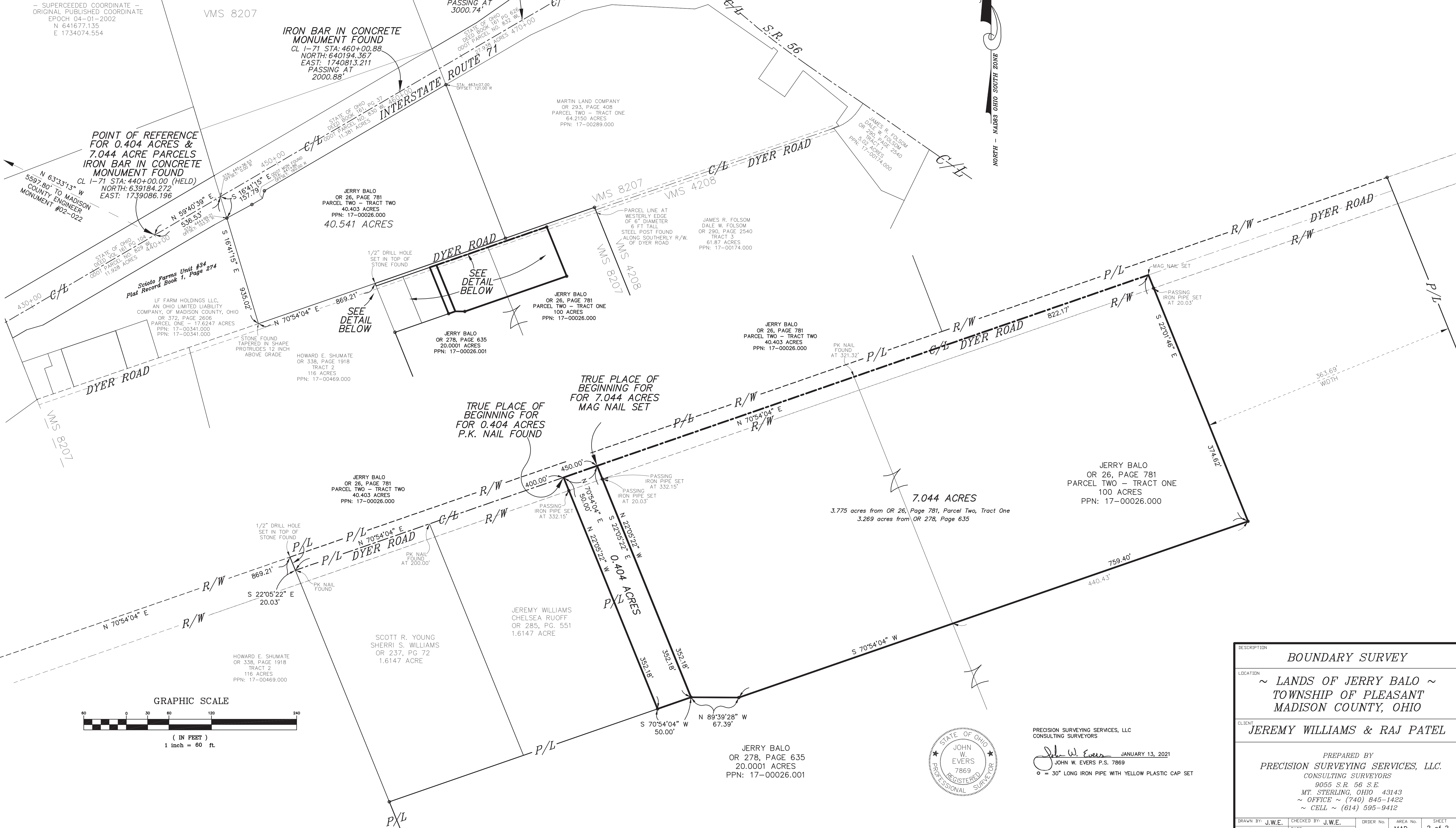
DESCRIPTION BOUNDARY SURVEY			
LOCATION ~ LANDS OF JERRY BALO ~ TOWNSHIP OF PLEASANT MADISON COUNTY, OHIO			
CLIENT JEREMY WILLIAMS & RAJ PATEL			
PREPARED BY PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ CELL ~ (614) 595-9412			
DRAWN BY: J.W.E.	CHECKED BY: J.W.E.	ORDER NO.	SHEET
SCALE: VARIES	DATE: DEC. 2020	MAD	1 of 2

ALL BEARINGS ARE BASED UPON THE OHIO SOUTH ZONE COORDINATE SYSTEM
 ALL DISTANCES ARE GROUND MEASUREMENTS
 ALL COORDINATES ARE NAD 83 (2011) STATE PLANE COORDINATES
 OHIO SOUTH ZONE
 TO CONVERT COORDINATES TO GROUND DISTANCES MULTIPLY BY 1.000083148

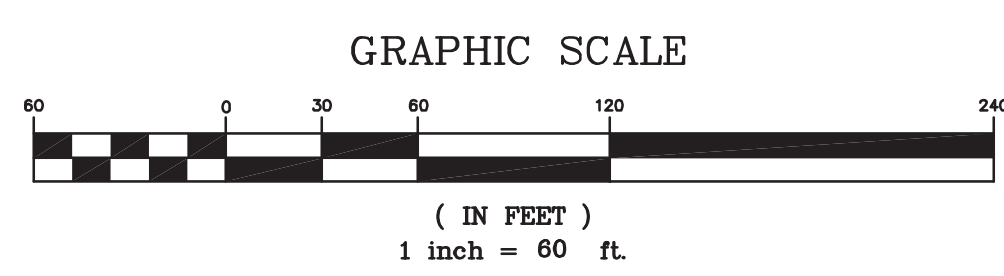


MADISON COUNTY ENGINEER
 REFERENCE MONUMENT # 02-022
 NAD83 (2011) EPOCH JAN. 01, 2010
 N 641677.124
 E 1734074.605
 - SUPERCEDED COORDINATE -
 ORIGINAL PUBLISHED COORDINATE
 EPOCH 04-01-2002
 N 641677.135
 E 1734074.554

LOCATED IN THE TOWNSHIP OF PLEASANT
 MADISON COUNTY, OHIO
 VIRGINIA MILITARY SURVEY # 8207



NORTH - MADISON COUNTY SOUTH ZONE



PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS
 John W. Evers JANUARY 13, 2021
 JOHN W. EVER'S P.S. 7869
 7869
 30" LONG IRON PIPE WITH YELLOW PLASTIC CAP SET

DESCRIPTION BOUNDARY SURVEY			
LOCATION ~ LANDS OF JERRY BALO ~ TOWNSHIP OF PLEASANT MADISON COUNTY, OHIO			
CLIENT JEREMY WILLIAMS & RAJ PATEL			
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			
DRAWN BY: J.W.E.	CHECKED BY: J.W.E.	ORDER NO.	SHEET
SCALE: VARIES	DATE: DEC. 2020	MAD	2 of 2

DESCRIPTION OF 95.649 ACRES
PLEASANT TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 8207 and No. 3971, Pleasant Township, County of Madison, State of Ohio, and being 95.649 acres of land, out of the remainder of that land owned by Jerry Balo, of record in Official Record Volume 26, Page 781, and identified therein as Parcel Two, Tract One, stated to contain 100 acres, and found to contain 106.326 acres by actual field survey, and that 20.0001 acre tract of land owned by Jerry Balo, of record in Official Record Volume 278, Page 635, and which is excepted from said Parcel Two, Tract One, stated to contain 100 acres. All references to records being on file in the Office of the Recorder, Madison County, Ohio, said 95.636 acre tract lies within Madison County Auditor Parcel Number 17-00026.000, and 17-00026.001, being further described as follows:

The **Point of Reference** being a 3/8" solid iron bar found in a concrete monument located at Centerline Station 440+00.00 (HELD) as depicted upon the survey made in 1962 by the Ohio Department of Highways of MAD-I-4.89, in Madison County, being within that 11.928 acre tract of land identified as ODOT Parcel No. 829-WL, owned by the State of Ohio, of record in Deed Volume 161, Page 104; The **Secondary Point of Reference** being a point at the intersection of Interstate Route 71, with the centerline of State Route 56, which bears North 59°40'39" East, at a distance of 4139.86 feet, passing a solid iron bar found in a concrete monument at a distance of 2000.88 feet, being at Centerline Station 460+00.88, and passing a second solid iron bar found in a concrete monument, at a distance of 3000.74 feet, and being Centerline Station 460+00.74; Thence from said **Point of Reference** North 59°40'39" East, along the Centerline of said Interstate Route 71, a distance of 536.53 feet to a point in the easterly line of said 11.928 acre ODOT Parcel No. 829-WL, being in the westerly line of that 11.381 acre tract of land identified as ODOT Parcel No. 830-WL, owned by the State of Ohio, of record in Deed Volume 161, Page 37; Thence South 16°41'15" East, along the easterly line of said 11.928 acre ODOT Parcel No. 829-WL, being the westerly line of said 11.381 acre ODOT Parcel No. 830-WL, along the easterly line of a 17.6247 acre tract of land owned by LF Farm Holdings, LLC an Ohio Limited Liability Company, of Madison County, Ohio, of record in Official Record Volume 372, Page 2606, identified therein as Parcel No. 17-00341.000 – Parcel Two, and also being the easterly line of Scioto Farms Unit #34, identified in Madison County Town Plat Record Book 1, Page 274, dated December 10, 1937, and being the westerly line of that 40.403 acre tract of land owned by Jerry Balo, of record in Official Record Volume 26, Page 781, and identified therein as Parcel Two, Tract Two, and found to contain 40.541 acres by an actual survey, a distance of 935.02 feet to a stone found at the southwest corner of said 40.541 acre tract, being the southeasterly corner of said 17.6247 acre tract, being on the northerly right of way line of Dyer Road, (being 40 feet in width), and being in the northerly line of that 116 acre tract of land owned by Howard E. Shumate, of record in Official Record Volume 338, Page 1918, and identified therein as Tract 2, passing an iron pipe set at the northwesterly corner of said 40.541 acre tract, at a distance of 157.79 feet, also marking the northeast corner of said 17.6247 acre tract of land, being the southeasterly corner of said 11.928 acre ODOT Parcel No. 829-WL, being the southwest corner of said 11.381 acre ODOT Parcel No. 830-WL, and being located at Station 444+99.21, 153.31 feet right; Thence North 70°54'04" East, along the northerly line of Dyer Road, being the southerly line of said 40.541 acre tract, a distance of 869.21 feet to a one half inch drill hole set into the top of a stone found and being the **True Place of Beginning** of the herein described 95.649 acres, being at the northwesterly corner of that land owned by Jerry Balo, of record in Official Record Volume 26, Page 781, and identified therein as Parcel Two, Tract One, and being the northeasterly corner of said 116 acre tract;

Thence North 70°54'04" East, along the northerly line of Dyer Road, (40 feet wide) being the northerly line of said 100.00 acre Parcel Two – Tract One, being the southerly line of that 40.403 acre tract of land owned by Jerry Balo, of record in Official Record Volume 26, Page 781, and identified therein as Parcel Two, Tract Two, and the southerly line of a 64.2150 acre tract of land owned by Martin Land Company, of record in Official Record Volume 293, Page 408, and identified therein as Parcel Two – Tract One, a distance of 1636.36 feet to an iron pipe set at the northeasterly corner of said

100.00 acre Parcel Two – Tract One, being a corner of said 64.2150 acre tract, passing an iron pipe set at the southeasterly corner of said 40.403 acre Parcel Two, Tract Two, being the southwesterly corner of said 64.2150 acre tract, at a distance of 972.46 feet;

Thence South 22°01'46" East, along a line of said 64.2150 acre, and along the easterly lines of James R. Folsom and Dale W. Folsom, of record in Official Record Volume 290, Page 2540, identified therein as Tract 3 containing 61.87 acre tract of land, and Tract 2, containing 26.85 acres of land, being the easterly line of said 100.00 acre Parcel Two – Tract One, a distance of 2686.95 feet to an iron pipe set at the base of a 2 inch diameter steel fence post marking the southwesterly corner of said 26.85 acre tract, the southeasterly corner of said 100.00 acre Parcel Two – Tract One, and being in a northerly line of that 55.398 acre tract of land owned by Mary A. Inbody, and Marsha S. Reichenbach, of record in Official Record Volume 375, Page 1013;

Thence South 60°28'03" West, along the northerly line of said 55.398 acre tract, being a southerly line of said 100.00 acre Parcel Two – Tract One, a distance of 408.38 feet to an ancient 8 inch diameter wood fence post marking the northwesterly corner of said 55.398 acre tract, being the northeasterly corner of that 200 acre tract of land owned by H. Dennis Rolfe, and Susan J. Rolfe, of record in Official Record Volume 264, Page 1308;

Thence South 60°23'50" West, along the northerly line of said 200 acre tract, being a southerly line of said 100.00 acre Parcel Two – Tract One, a distance of 1237.00 feet to an iron pipe set at the base of an leaning, ancient 8 inch diameter wooden fence post, marking the southwesterly corner of said 100.00 acre Parcel Two – Tract One, being the southeasterly corner of said 116 acre tract of land owned by Howard E. Shumate, of record in Official Record Volume 338, Page 1918, and identified therein as Tract 2;

Thence North 22°05'22" West, along the easterly line of said 116 acre tract, being the westerly line of said 100.00 acre Parcel Two – Tract One, a distance of 2614.76 feet to an iron pipe set at the southwesterly corner of a 1.6147 acre tract of land owned by Scott R. Young and Sherri S. Williams, of record in Official Record Volume 237, Page 72, passing an iron pipe found marking the southwesterly corner of said 20.0001 acre tract at a distance of 1916.77 feet;

Thence North 70°54'04" East, along the southerly line of said 1.6147 acre tract of land owned by Scott R. Young and Sherri S. Williams, and the southerly line of that 1.6147 acre tract of land owned by Jeremy Williams and Chelsea Ruoff, of record in Official Record Volume 285, Page 551, and into the remainder of said 20.0001 acre tract, a distance of 450.00 feet to an iron pipe set;

Thence South 89°39'28" East, a distance of 67.39 feet to an iron pipe set;

Thence North 70°54'04" East, passing from said 20.0001 acre tract, and into the remainder of said 100.00 acre Parcel Two – Tract One, a distance of 759.40 feet to an iron pipe set;

Thence North 22°01'46" West, a distance of 374.62 feet to a MAG nail set in the centerline of Dyer Road, passing an iron pipe set on the southerly right of way line of Dyer Road, at a distance of 354.59 feet;

Thence South 70°54'04" West, along the centerline of Dyer Road, being the northerly line of said 20.0001 acre tract, and said 1.6147 acre tract of land owned by Scott R. Young and Sherri S. Williams, and said 1.6147 acre tract of land owned by Jeremy Williams and Chelsea Ruoff, a distance of 1272.17 feet to a P.K. nail found marking the northwesterly corner of said 1.6147 acre tract of land owned by Scott R. Young and Sherri S. Williams, and also being the northwesterly corner of said 20.0001 acres, and being in the westerly line of said 100.00 acre Parcel Two – Tract One, passing a P.K. nail found at a distance of 438.72 feet marking the northeast corner of said 20.0001 acre tract, passing a P.K. nail found at a distance of 872.25 feet marking the northeast corner of said 1.6147 acre tract of land owned by Jeremy Williams and Chelsea

Ruoff, passing a P.K. nail found at a distance of 1435.53 marking the northwest corner of said 1.6147 acre tract of land owned by Jeremy Williams and Chelsea Ruoff, being the northeasterly corner of said 1.6147 acre tract of land owned by Scott R. Young and Sherri S. Williams;

Thence North 22°05'22" West, crossing Dyer Road, and along the westerly line of said 100.00 acre Parcel Two – Tract One, a distance of 20.03 feet to **The True Place of Beginning** and containing 95.649 acres of land.

A detailed acreage breakdown as follows:

82.555 acres from Official Record Volume 26, Page 781, Parcel Two, Tract One

13.094 acres from Official Record Volume 278, Page 635

This description is based upon an actual field survey performed by John Evers, P.S. 7869, December of 2020. All iron pipes set are 30" in length, 3/4" inside diameter, with a plastic cap stamped P.S.S. 7869.

For the purpose of this description, a bearing of North 59°40'39" East was used on the Centerline of Interstate Route 71, depicted upon the survey made in 1962 by the Ohio Department of Highways of MAD-I-4.89, in Madison County. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83(2011).



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors

A handwritten signature in blue ink that reads "John W. Evers".

P.S. 7869

John W. Evers

01-13-2021

DESCRIPTION OF 40.541 ACRES
PLEASANT TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 8207, Pleasant Township, County of Madison, State of Ohio, and being 40.541 acres of land owned by Jerry Balo, of record in Official Record Volume 26, Page 781, and identified therein as Parcel Two, Tract Two, stated to contain 40.403 acres after exceptions, and found to contain 40.541 acres by actual field survey, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 40.541 acre tract is additionally identified as Madison County Auditor Parcel Number 17-00026.000, being further described as follows:

The **Point of Reference** being a 3/8" solid iron bar found in a concrete monument located at Centerline Station 440+00.00 (HELD) as depicted upon the survey made in 1962 by the Ohio Department of Highways of MAD-I-4.89, in Madison County, being within that 11.928 acre tract of land identified as ODOT Parcel No. 829-WL, owned by the State of Ohio, of record in Deed Volume 161, Page 104; The **Secondary Point of Reference** being a point at the intersection of Interstate Route 71, with the centerline of State Route 56, which bears North 59°40'39" East, at a distance of 4139.86 feet, passing a solid iron bar found in a concrete monument at a distance of 2000.88 feet, being at Centerline Station 460+00.88, and passing a second solid iron bar found in a concrete monument, at a distance of 3000.74 feet, and being Centerline Station 460+00.74; Thence from said **Point of Reference** North 59°40'39" East, along the Centerline of said Interstate Route 71, a distance of 536.53 feet to a point in the easterly line of said 11.928 acre ODOT Parcel No. 829-WL, being in the westerly line of that 11.381 acre tract of land identified as ODOT Parcel No. 830-WL, owned by the State of Ohio, of record in Deed Volume 161, Page 37; Thence South 16°41'15" East, along the easterly line of said 11.928 acre ODOT Parcel No. 829-WL, being the westerly line of said 11.381 acre ODOT Parcel No. 830-WL, a distance of 157.79 feet to an iron pipe set, and being the **True Place of Beginning** of the herein described 40.541 acres, being the southeast corner of said 11.928 acre ODOT Parcel No. 829-WL, the northeast corner of a 17.6247 acre tract of land owned by LF Farm Holdings, LLC an Ohio Limited Liability Company, of Madison County, Ohio, of record in Official Record Volume 372, Page 2606, identified therein as Parcel No. 17-00341.000 – Parcel One, and also being on the easterly line of Scioto Farms Unit #34, identified in Madison County Town Plat Record Book 1, Page 274, dated December 10, 1937, being the southwesterly corner of said 11.381 acre ODOT Parcel No. 830-WL, and being the northwest corner of the herein described 40.541 acres, and being located at Station 444+99.21, 153.31 feet right;

Thence North 61°35'09" East, along the southerly line of said 11.381 acre ODOT Parcel No. 830-WL, a distance of 200.90 feet to an iron pin set, being at Station 447+00.00, 160.00 feet right;

Thence North 59°40'39" East, along the southerly line of said 11.381 acre ODOT Parcel No. 830-WL, a distance of 86.00 feet to an ODOT concrete monument found, and being located at Station 447+86.00, 160.00 feet right;

Thence North 14°40'39" East, along the southerly line of said 11.381 acre ODOT Parcel No. 830-WL, a distance of 55.15 feet to an iron pipe set, and being located at Station 448+25.00, 121.00 feet right;

Thence North 59°40'39" East, along the southerly line of said 11.381 acre ODOT Parcel No. 830-WL, a distance of 1482.00 feet to an iron pipe set, and being located at Station 463+07.00, 121.00 feet right, and being the southeast corner of said 11.381 acre ODOT Parcel No. 830-WL, being the southwesterly corner of a 27.938 acre ODOT Parcel No. 832-WL, owned by the State of Ohio, of record in Deed Book 161, Page 626, being the northwesterly corner of a 64.2150 acre tract of land owned by Martin Land Company, of record in Official Record Volume 293, Page 408, and identified therein as Parcel Two – Tract One, and being the northeasterly corner of the herein described 40.541 acre tract;

Thence South 21°10'27" East, along the westerly line of said 64.2150 acre tract, being the easterly line of the herein described 40.541 acres, a distance of 1160.86 feet to an iron pin set in the northerly line of Dyer Road (40' wide), being the northerly line of a 100.00 acre tract of land owned by said Jerry Balo, of record in said Official Record Volume 26, Page 781, and identified therein as Parcel Two – Tract One, and passing a stone found at a distance of 1160.15 feet;

Thence South 70°54'04" West, along the northerly line of Dyer Road, being the northerly line of said 100.00 acre Tract Two – Parcel One, being the southerly line of the herein described 40.541 acres, and passing along the northerly line of that 116 acre tract of land owned by Howard E. Shumate, of record in Official Record Volume 338, Page 1918, and identified therein as Tract 2, a distance of 1841.67 feet to a stone found, marking the southeasterly corner of said 17.6247 acre tract, and also being the southeasterly corner of Scioto Farms Unit #34, passing a one half inch drill hole set into the top of a stone found at 972.46 feet marking the northwesterly corner of said 100.00 acre tract, being the northeasterly corner of said 116 acre tract of land;

Thence North 16°41'15" West, along the easterly line of said 17.6247 acre tract, being the easterly line of Scioto Farms Unit #34, being the westerly line of the herein described 40.541 acres, a distance of 777.23 feet to **The True Place of Beginning** and containing 40.541 acre of land.

This description is based upon an actual field survey performed by John Evers, P.S. 7869, December of 2020. All iron pipes set are 30" in length, 3/4" inside diameter, with a plastic cap stamped P.S.S. 7869.

For the purpose of this description, a bearing of North 59°40'39" East was used on the Centerline of Interstate Route 71, depicted upon the survey made in 1962 by the Ohio Department of Highways of MAD-I-4.89, in Madison County. 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

01-13-2021

DESCRIPTION OF 7.044 ACRES
PLEASANT TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 8207, Pleasant Township, County of Madison, State of Ohio, and being 7.044 acres of land, out of the remainder of that land owned by Jerry Balo, of record in Official Record Volume 26, Page 781, and identified therein as Parcel Two, Tract One, stated to contain 100 acres, and found to contain 106.326 acres by actual field survey, and that 20.0001 acre tract of land owned by Jerry Balo, of record in Official Record Volume 278, Page 635, and which is excepted from said Parcel Two, Tract One, stated to contain 100 acres. All references to records being on file in the Office of the Recorder, Madison County, Ohio, said 7.044 acres tract lies within Madison County Auditor Parcel Number 17-00026.000, and 17-00026.001, being further described as follows:

The **Point of Reference** being a 3/8" solid iron bar found in a concrete monument located at Centerline Station 440+00.00 (HELD) as depicted upon the survey made in 1962 by the Ohio Department of Highways of MAD-I-4.89, in Madison County, being within that 11.928 acre tract of land identified as ODOT Parcel No. 829-WL, owned by the State of Ohio, of record in Deed Volume 161, Page 104; The **Secondary Point of Reference** being a point at the intersection of Interstate Route 71, with the centerline of State Route 56, which bears North 59°40'39" East, at a distance of 4139.86 feet, passing a solid iron bar found in a concrete monument at a distance of 2000.88 feet, being at Centerline Station 460+00.88, and passing a second solid iron bar found in a concrete monument, at a distance of 3000.74 feet, and being Centerline Station 460+00.74; Thence from said **Point of Reference** North 59°40'39" East, along the Centerline of said Interstate Route 71, a distance of 536.53 feet to a point in the easterly line of said 11.928 acre ODOT Parcel No. 829-WL, being in the westerly line of that 11.381 acre tract of land identified as ODOT Parcel No. 830-WL, owned by the State of Ohio, of record in Deed Volume 161, Page 37; Thence South 16°41'15" East, along the easterly line of said 11.928 acre ODOT Parcel No. 829-WL, being the westerly line of said 11.381 acre ODOT Parcel No. 830-WL, along the easterly line of a 17.6247 acre tract of land owned by LF Farm Holdings, LLC an Ohio Limited Liability Company, of Madison County, Ohio, of record in Official Record Volume 372, Page 2606, identified therein as Parcel No. 17-00341.000 – Parcel One, and also being the easterly line of Scioto Farms Unit #34, identified in Madison County Town Plat Record Book 1, Page 274, dated December 10, 1937, and being the westerly line of that 40.403 acre tract of land owned by Jerry Balo, of record in Official Record Volume 26, Page 781, and identified therein as Parcel Two, Tract Two, and found to contain 40.541 acres by an actual survey, a distance of 935.02 feet to a stone found at the southwest corner of said 40.541 acre tract, being the southeasterly corner of said 17.6247 acre tract, being on the northerly right of way line of Dyer Road, (being 40 feet in width), and being in the northerly line of that 116 acre tract of land owned by Howard E. Shumate, of record in Official Record Volume 338, Page 1918, and identified therein as Tract 2, passing an iron pipe set at the northwesterly corner of said 40.541 acre tract, at a distance of 157.79 feet, also marking the northeast corner of said 17.6247 acre tract of land, being the southeasterly corner of said 11.928 acre ODOT Parcel No. 829-WL, being the southwesterly corner of said 11.381 acre ODOT Parcel No. 830-WL, and being located at Station 444+99.21, 153.31 feet right; Thence North 70°54'04" East, along the northerly line of Dyer Road, being the southerly line of said 40.541 acre tract, a distance of 869.21 feet to a one half inch drill hole set into the top of a stone found and being the northwesterly corner of that land owned by Jerry Balo, of record in Official Record Volume 26, Page 781, and identified therein as Parcel Two, Tract One, stated to contain 100 acres, and being the northeasterly corner of said 116 acre tract; Thence South 22°05'22" East, crossing Dyer Road, and along the westerly line of said 100.00 acre Parcel Two – Tract One, and the easterly line of said 116 acre tract, distance of 20.03 feet to the northwesterly corner of said 20.0001 acre tract, and also being the northwesterly corner of a 1.6147 acre tract of land owned by Scott R. Young, and Sherri S. Williams, of record in Official Record Volume 237, Page 72, and identified as being on the centerline of said Dyer Road; Thence North 70°54'04" East, along the centerline of said Dyer Road, being the northerly line of said 20.0001 acres, and said 1.6147 acre tract, and also along the northerly line of that 1.6147 acre tract of land owned by Jeremy Williams, and Chelsea Ruoff, of record in Official Record Volume

285, Page 551, being a line of the remainder of said 100.00 acre Parcel Two – Tract One, a distance of 450.00 feet to a MAG nail set and being **The True Place of Beginning** of the herein described 7.044 acres of land, being the northeasterly corner of a proposed 0.404 acre parcel, passing a P.K. nail found at a distance of 200.00 feet marking the northeast corner of said a 1.6147 acre tract of land owned by Scott R. Young, and Sherri S. Williams, being the northwest corner of said 1.6147 acre tract of land owned by Jeremy Williams, and Chelsea Ruoff, and passing a P.K. nail found at a distance of 400.00 feet marking the northeasterly corner of said 1.6147 acre tract of land owned by Jeremy Williams, and Chelsea Ruoff;

Thence North 70°54'04" East, along the centerline of said Dyer Road, being the northerly line of said 20.0001 acres, and into said 100.00 acre Parcel Two – Tract One, a distance of 822.17 feet to a MAG nail set, passing a P.K. nail found marking the northeasterly corner of said 20.0001 acres, at a distance of 321.32 feet;

Thence South 22°01'46" East, a distance of 374.62 feet to an iron pipe set, passing an iron pipe set at a distance of 20.03 feet on the southerly right of way line of said Dyer Road;

Thence South 70°54'04" East, passing from the remainder of said 100.00 acre Parcel Two – Tract One, into said 20.0001 acre tract, a distance of 759.40 feet to an iron pipe set, passing the easterly line of said 20.0001 acre tract at a distance of 440.43 feet;

Thence North 89°39'28" West, a distance of 67.39 feet to an iron pipe set at the southeasterly corner of a proposed 0.404 acre parcel

Thence North 22°05'22" West, along a line common with said proposed 0.404 acre parcel, a distance of 352.18 feet to **The True Place of Beginning** and containing 7.044 acre of land, passing an iron pipe set at a distance of 352.64 feet on the southerly right of way line of said Dyer Road.

A detailed acreage breakdown as follows:

3.775 acres from Official Record Volume 26, Page 781, Parcel Two, Tract One

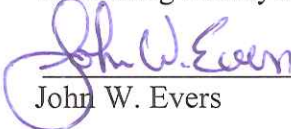
3.269 acres from Official Record Volume 278, Page 635

This description is based upon an actual field survey performed by John Evers, P.S. 7869, December of 2020. All iron pipes set are 30" in length, 3/4" inside diameter, with a plastic cap stamped P.S.S. 7869.

For the purpose of this description, a bearing of North 59°40'39" East was used on the Centerline of Interstate Route 71, depicted upon the survey made in 1962 by the Ohio Department of Highways of MAD-I-4.89, in Madison County. 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

01-13-2021

DESCRIPTION OF 0.404 ACRES
PLEASANT TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 8207, Pleasant Township, County of Madison, State of Ohio, and being 0.404 acres of land, out of that that 20.0001 acre tract of land owned by Jerry Balo, of record in Official Record Volume 278, Page 635. All references to records being on file in the Office of the Recorder, Madison County, Ohio, said 0.404 acres tract lies within Madison County Auditor Parcel Number 17-00026.001, being further described as follows:

The **Point of Reference** being a 3/8" solid iron bar found in a concrete monument located at Centerline Station 440+00.00 (HELD) as depicted upon the survey made in 1962 by the Ohio Department of Highways of MAD-I-4.89, in Madison County, being within that 11.928 acre tract of land identified as ODOT Parcel No. 829-WL, owned by the State of Ohio, of record in Deed Volume 161, Page 104; The **Secondary Point of Reference** being a point at the intersection of Interstate Route 71, with the centerline of State Route 56, which bears North 59°40'39" East, at a distance of 4139.86 feet, passing a solid iron bar found in a concrete monument at a distance of 2000.88 feet, being at Centerline Station 460+00.88, and passing a second solid iron bar found in a concrete monument, at a distance of 3000.74 feet, and being Centerline Station 460+00.74; Thence from said **Point of Reference** North 59°40'39" East, along the Centerline of said Interstate Route 71, a distance of 536.53 feet to a point in the easterly line of said 11.928 acre ODOT Parcel No. 829-WL, being in the westerly line of that 11.381 acre tract of land identified as ODOT Parcel No. 830-WL, owned by the State of Ohio, of record in Deed Volume 161, Page 37; Thence South 16°41'15" East, along the easterly line of said 11.928 acre ODOT Parcel No. 829-WL, being the westerly line of said 11.381 acre ODOT Parcel No. 830-WL, along the easterly line of a 17.6247 acre tract of land owned by LF Farm Holdings, LLC an Ohio Limited Liability Company, of Madison County, Ohio, of record in Official Record Volume 372, Page 2606, identified therein as Parcel No. 17-00341.000 – Parcel One, and also being the easterly line of Scioto Farms Unit #34, identified in Madison County Town Plat Record Book 1, Page 274, dated December 10, 1937, and being the westerly line of that 40.403 acre tract of land owned by Jerry Balo, of record in Official Record Volume 26, Page 781, and identified therein as Parcel Two, Tract Two, and found to contain 40.541 acres by an actual survey, a distance of 935.02 feet to a stone found at the southwest corner of said 40.541 acre tract, being the southeasterly corner of said 17.6247 acre tract, being on the northerly right of way line of Dyer Road, (being 40 feet in width), and being in the northerly line of that 116 acre tract of land owned by Howard E. Shumate, of record in Official Record Volume 338, Page 1918, and identified therein as Tract 2, passing an iron pipe set at the northwesterly corner of said 40.541 acre tract, at a distance of 157.79 feet, also marking the northeast corner of said 17.6247 acre tract of land, being the southeasterly corner of said 11.928 acre ODOT Parcel No. 829-WL, being the southwesterly corner of said 11.381 acre ODOT Parcel No. 830-WL, and being located at Station 444+99.21, 153.31 feet right; Thence North 70°54'04" East, along the northerly line of Dyer Road, being the southerly line of said 40.541 acre tract, a distance of 869.21 feet to a one half inch drill hole set into the top of a stone found and being the northwesterly corner of that land owned by Jerry Balo, of record in Official Record Volume 26, Page 781, and identified therein as Parcel Two, Tract One, stated to contain 100 acres, and found to contain 106.326 acres by actual field survey, and being the northeasterly corner of said 116 acre tract; Thence South 22°05'22" East, crossing Dyer Road, and along the westerly line of said 100.00 acre Parcel Two – Tract One, and the easterly line of said 116 acre tract, distance of 20.03 feet to the northwesterly corner of said 20.0001 acre tract, and also being the northwesterly corner of a 1.6147 acre tract of land owned by Scott R. Young, and Sherri S. Williams, of record in Official Record Volume 237, Page 72, and identified as being on the centerline of said Dyer Road; Thence North 70°54'04" East, along the centerline of said Dyer Road, being the northerly line of said 20.0001 acres, and said 1.6147 acre tract, and also along the northerly line of that 1.6147 acre tract of land owned by Jeremy Williams, and Chelsea Ruoff, of record in Official Record Volume 285, Page 551, being a line of the remainder of said 100.00 acre Parcel Two – Tract One, a distance of 400.00 feet to a P.K. nail found and being **The True Place of Beginning** of the herein described 0.404 acre of

land, passing a P.K. nail found at a distance of 200.00 feet marking the northwesterly corner of said land owned by Jeremy Williams, and Chelsea Ruoff;

Thence North 70°54'04" East, along the centerline of said Dyer Road, being the northerly line of said 20.0001 acres, being a line of the remainder of said 100.00 acre Parcel Two – Tract One, a distance of 50.00 feet to a MAG nail set, and also being the northwesterly corner of a proposed 7.044 acre tract;

Thence South 22°05'22" East, into said 20.0001 acre tract, and along the westerly line of said proposed 7.044 acre tract, a distance of 352.18 feet to an iron pipe set, passing an iron pipe set at a distance of 20.03 feet on the southerly right of way line of said Dyer Road;

Thence South 70°54'04" West, a distance of 50.00 feet to an iron pipe set at the southeasterly corner of said 1.6147 acre tract of land owned by Jeremy Williams, and Chelsea Ruoff;

Thence North 22°05'22" West, along the easterly line of said 1.6147 acre tract of land owned by Jeremy Williams, and Chelsea Ruoff, a distance of 352.18 feet to **The True Place of Beginning** and containing 0.404 acre of land, passing an iron pipe set at a distance of 332.15 feet on the southerly right of way line of said Dyer Road.

This description is based upon an actual field survey performed by John Evers, P.S. 7869, December of 2020. All iron pipes set are 30" in length, 3/4" inside diameter, with a plastic cap stamped P.S.S. 7869.

For the purpose of this description, a bearing of North 59°40'39" East was used on the Centerline of Interstate Route 71, depicted upon the survey made in 1962 by the Ohio Department of Highways of MAD-I-4.89, in Madison County. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83(2011).



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors

A handwritten signature in blue ink that reads "John W. Evers".

P.S. 7869

John W. Evers

01-13-2021