

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 1.000077548

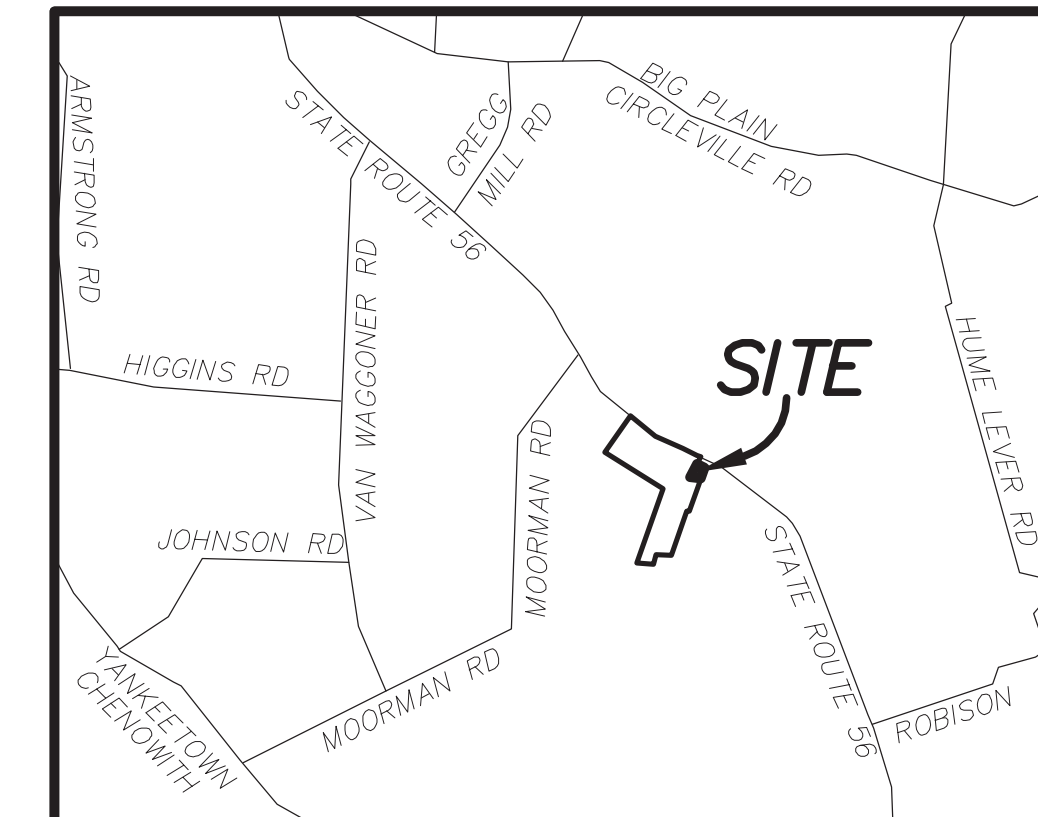
MADISON COUNTY ENGINEER
 REFERENCE MONUMENT # 12-038
 NAD83 (2011) EPOCH JAN. 01, 2010
 N 660117.212
 E 1732129.682

SUSAN W. CRAFT, SAMUEL WHITMER
 AND ARTHUR A. CRAFT
 OR 329, PG. 230
 TRACT ONE
 134 ACRES ACRES
 PARCEL #13-00163.000

SECONDARY
 POINT OF REFERENCE
 FOR 3.611 ACRES
 MADISON COUNTY ENGINEER
 MONUMENT #12-038
 N 660117.212
 E 1732129.682

RWY FARMS LLC.
 OR 292, PG. 738
 369 ACRES
 PARCEL #13-00171.000

LOCATION MAP



POINT OF REFERENCE
 FOR 3.611 ACRES
 1" DIA. IRON BAR FOUND
 AT A DEPTH OF 3 INCH
 N 660027.3386
 E 1732249.2911

V.M.S. 1727
 V.M.S. 12093

PATRICIA A. BEERY
 OR 302, PG. 720
 1.8074 ACRES
 PARCEL 1
 PPN: 13-00016.000

TRUE PLACE OF
 BEGINNING FOR
 3.611 ACRES
 IRON PIPE FOUND

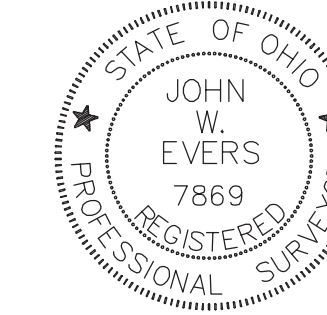
PATRICIA A. BEERY
 OR 302, PG. 720
 184.289 ACRES
 PARCEL 2
 PPN: 13-00011.001

3.611 ACRES

BROOKS F. BEERY II AND JANE BEERY
 OR 283, PG. 854
 93.047 ACRES
 PARCEL #13-00011.000

RWY FARMS LLC.
 OR 292, PG. 738
 369 ACRES
 PARCEL #13-00171.000

This exhibit is based upon an actual field survey of these premises depicted hereon, conducted by Precision Surveying Services, LLC in November of 2012 and February of 2021. All iron pipes set are 30" in length, and 1/2" inside diameter, with yellow plastic caps stamped PSS.

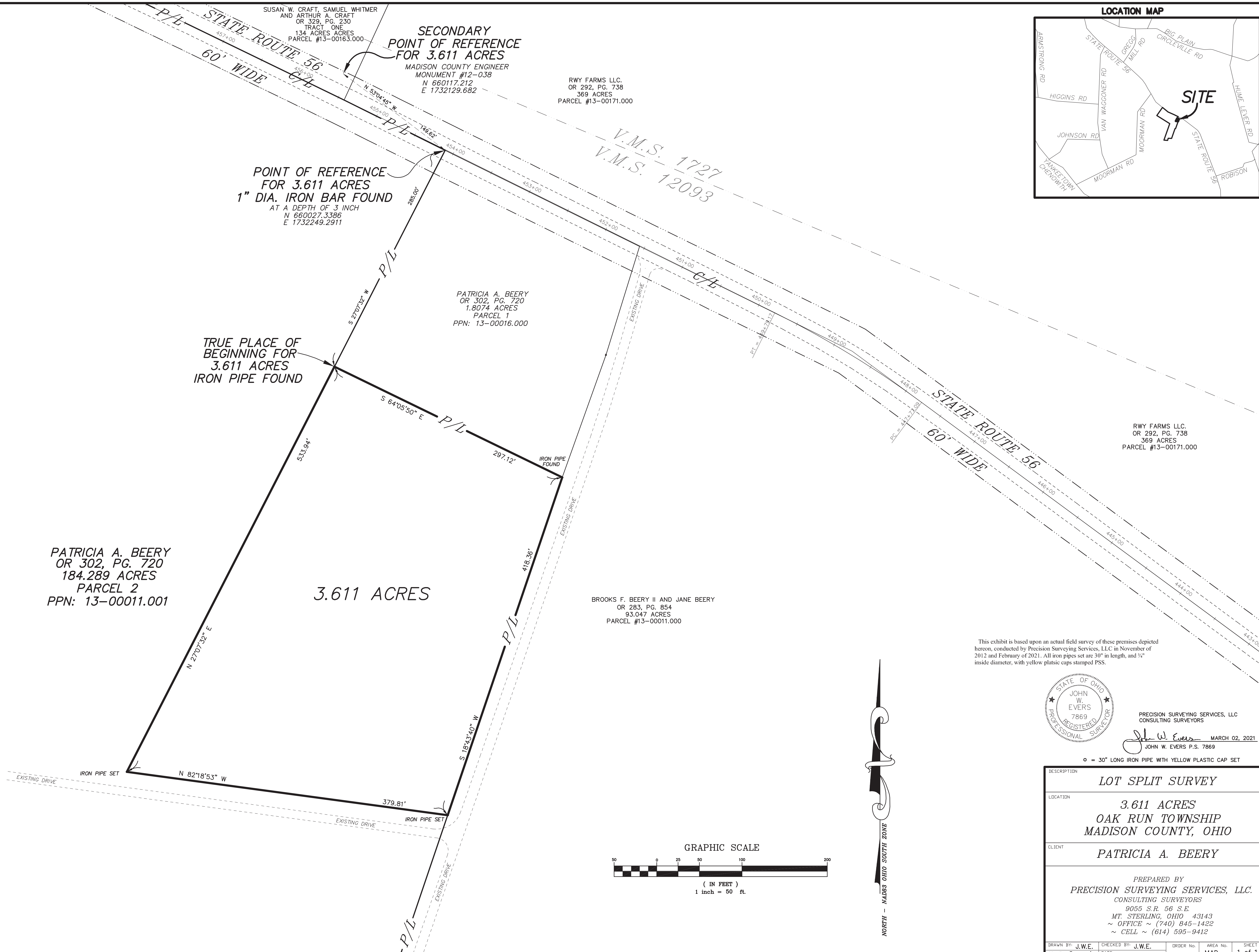
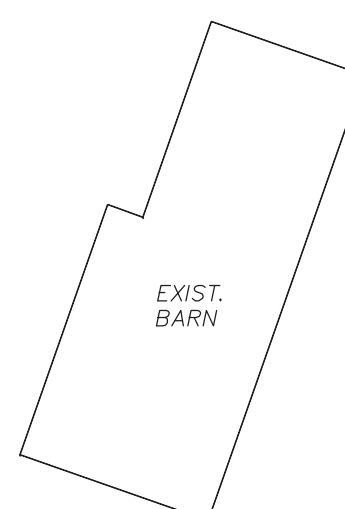
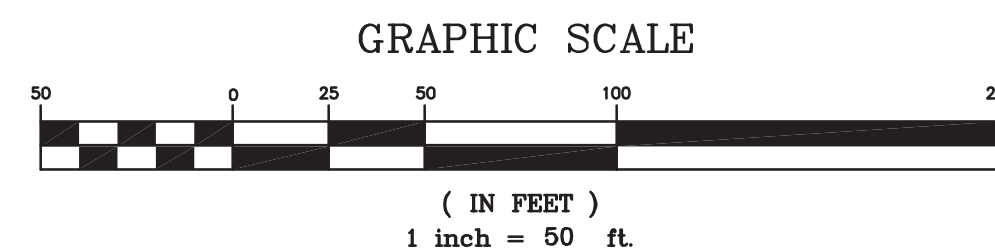


PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS

JOHN W. EVERS P.S. 7869
 MARCH 02, 2021

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

| | |
|------------------|---|
| DESCRIPTION | LOT SPLIT SURVEY |
| LOCATION | 3.611 ACRES OAK RUN TOWNSHIP MADISON COUNTY, OHIO |
| CLIENT | PATRICIA A. BEERY |
| 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. |
| SCALE: 1" = 50' | DATE: MARCH 2021 |
| ORDER NO. | AREA NO. |
| MAD | 1 of 1 |



DESCRIPTION OF 3.611 ACRES
FROM LANDS OWNED BY PATRICIA A. BEERY
OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Surveys No. 12093, Township of Oak Run, County of Madison, State of Ohio, and being 3.611 acres of land all out of that 184.289 are tract of land owned by Patricia A. Beery, of record in Official Record Volume 302, Page 720, and identified therein as Parcel 2, and also identified as Madison County Auditor Parcel No. 13-00011.001, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 3.611 acre tract of land being further described as follows:

The **Point of Reference** of the herein described 3.611 acres being a 1 inch diameter iron bar found at a depth of 3 inch below asphalt, being 0.58 feet south of the centerline of State Route 56 as depicted upon the "STATE OF OHIO - DEPARTMENT OF HIGHWAYS - RIGHT OF WAY MAP of LONDON-CIRCLEVILLE ROAD, SH 243, dated 1932, and being the northwesterly corner of that 1.8074 acre tract of land owned by Patricia A. Beery, of record in Official Record Volume 302, Page 720, and identified therein as Parcel 1, and being a northeasterly corner of said 184.289 acre tract, and being in a southerly line of that 369 acre tract of land owned by RWY FARMS LLC, of record in Official Record Volume 292, Page 738; The Secondary **Point of Reference** being Madison County Engineer Monument #12-038, which bears North 53°04'45" West, at a distance of 149.62 feet; Thence from said **Point of Reference** South 27°07'32" West, along the westerly line of said 1.8047 acre tract, being an easterly line of said 184.289 acre tract, a distance of 285.00 feet to a ¾ inch iron pipe found at the southwest corner of said 1.8047 acre tract, being a corner of said 184.289 acre tract, and being the **True Place of Beginning** of the herein described 3.611 acres.;

Thence South 64°05'50" East, along the southerly line of said 1.8047 acre tract, being a line of said 184.289 tract, a distance of 297.12 feet to an ¾ inch iron pipe found at the southeast corner of said 1.8047 acre tract, being on a westerly line of a 93.407 acre tract of land owned by Brooks F. Beery II, and Jane Beery, of record in Official Record Volume 283, Page 854;

Thence South 18°43'40" West, along an easterly line of said 184.289 acre tract, being a westerly line of said 93.047 acre tract, a distance of 418.36 feet to a ¾ inch iron pipe set;

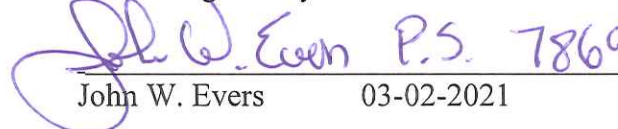
Thence North 82°18'53" West, into said 184.289 acre tract, a distance of 379.81 feet to a ¾ inch iron pipe set;

Thence North 27°07'32" East, a distance of 533.94 feet to the True Place of Beginning and containing 3.611 acres of land.

For the purpose of this description, a bearing of South 27°07'32" West was used on a westerly line of that 1.8074 acre tract of land owned by Patricia A. Beery, of record in Official Record Volume 302, Page 720, and identified therein as Parcel 1, on file in the Office of the Recorder, Madison County, Ohio. Said bearing is based upon the Ohio South Zone State Plane Coordinate System.

This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in November of 2012 and February of 2021. All iron pipes set are 30" in length, and ¾" inside diameter, with yellow plastic caps stamped PSS.

PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors


John W. Evers 03-02-2021