

PLAT OF SURVEY FOR:
 GRABER LLC
 CANAAN TOWNSHIP
 VMS 7389 & VMS 7398
 MADISON COUNTY, OHIO



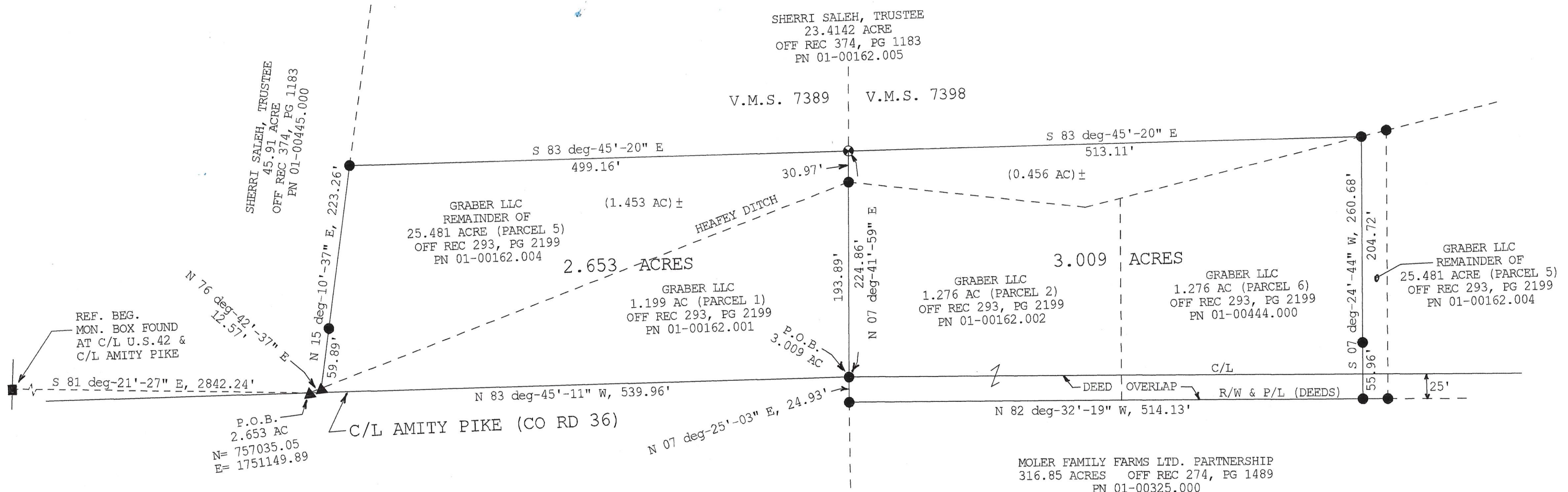
JOSEPH P. PRIDAY (S-7277)
 JULY 25, 2022 JN 22-23

I HEREBY CERTIFY THAT THIS PLAT WAS
 PREPARED FROM AN ACTUAL FIELD SURVEY
 AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
 P.O. BOX 192
 MARYSVILLE, OHIO 43040
 937-642-3400

NOTES:

- 1) ● IRON ROD FOUND
- 2) ▲ RAILROAD SPIKE FOUND
- 3) ⊗ 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
- 4) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983



200 ft

MOLER FAMILY FARMS LTD. PARTNERSHIP
 316.85 ACRES OFF REC 274, PG 1489
 PN 01-00325.000

LEGAL DEED DESCRIPTION
GRABER LLC
2.653 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 7389; being all of the 1.199 acre (parcel 1, PN 01-00162.001) and part of the remaining portion of the 25.481 acre (parcel 5, PN 01-00162.004) of Graber LLC (Official Record 293, page 2199); and being further bounded and described as follows:

Beginning for reference at a monument box found at the centerline intersection of U.S. Route 42 and Amity Pike (County Road 36).

Thence South 81 deg.-21'-27" East, 2842.24 feet to a railroad spike found in the centerline of said Amity Pike at the most westerly corner of said 1.199 acre tract, being the TRUE POINT OF BEGINNING.

Thence with two consecutive courses of the 45.91 acre tract of Sherri Saleh, Trustee (Official Record 374, page 1183, PN 01-00445.000):

- 1) North 76 deg.-42'-37" East, 12.57 feet to a railroad spike found.
- 2) North 15 deg.-10'-37" East, 223.26 feet (passing over an iron rod found at 59.89 feet) to an iron rod found at the southwest corner of the 23.4142 acre tract also of Sherri Saleh, Trustee (same deed reference, PN 01-00162.005)

Thence South 83 deg.-45'-20" East, 499.16 feet along the south line of said 23.4142 acre tract to an iron rod set on the east line of said V.M.S. 7389. Also being the west line of V.M.S. 7398.

Thence South 07 deg.-41'-59" West, 224.86 feet along said V.M.S. line (passing over an iron rod found on the northwest corner of the 1.276 acre, parcel 2, PN 01-00162.002, also of Graber LLC, same deed reference, at 30.97 feet) to an iron rod found in said centerline of Amity Pike.

Thence North 83 deg.-45'-11" West, 539.96 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, south zone, NAD 1983. The tract as described from an actual field survey performed on or about July 25, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **2.653 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.



LEGAL DEED DESCRIPTION
GRABER LLC
3.009 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 7398; being all of the 1.276 acre (parcel 2, PN 01-00162.002), all of the 1.276 acre (parcel 6, PN 01-00444.000) and part of the remaining portion of the 25.481 acre (parcel 5, PN 01-00162.004) of Graber LLC (Official Record 293, page 2199); and being further bounded and described as follows:

Beginning for reference at a monument box found at the centerline intersection of U.S. Route 42 and Amity Pike (County Road 36).

Thence South 81 deg.-21'-27" East, 2842.24 feet to a railroad spike found in the centerline of said Amity Pike at the most westerly corner of the 1.199 acre (parcel 1, PN 01-00162.001) also of Graber LLC (same deed reference).

Thence South 83 deg.-45'-11" East, 539.96 feet along said centerline of Amity Pike to an iron rod found on the east line of V.M.S. 7389 and the west line of said V.M.S. 7398 at the southeast corner of said 1.199 acre tract, being the TRUE POINT OF BEGINNING.

Thence North 07 deg.-41'-59" East, 224.86 feet along the east line of said 1.199 acre tract and said V.M.S. line (passing over an iron rod found at 193.89 feet) to an iron rod set on the south line of the 23.4142 acre tract of Sherri Saleh, Trustee (Official Record 374, page 1183, PN 01-00162.005).

Thence South 83 deg.-45'-20" East, 513.11 feet along said south line to an iron rod found at the northeast corner of said 1.276 acre (parcel 6).

Thence South 07 deg.-24'-44" West, 260.68 feet along a west line of said remaining portion of the 25.481 acre (parcel 5), (passing over an iron rod found at 204.72 feet and said centerline of Amity Pike at 235.68 feet) to an iron rod found on the south right-of-way line of said Amity Pike.

Thence North 82 deg.-32'-19" West, 514.13 feet along said south right-of-way line to an iron rod found on said west line of V.M.S. 7398 and said east line of V.M.S. 7389.

Thence North 07 deg.-25'-03" East, 24.93 feet along said V.M.S. line to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, south zone, NAD 1983. The tract as described from an actual field survey performed on or about July 25, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **3.009 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.

