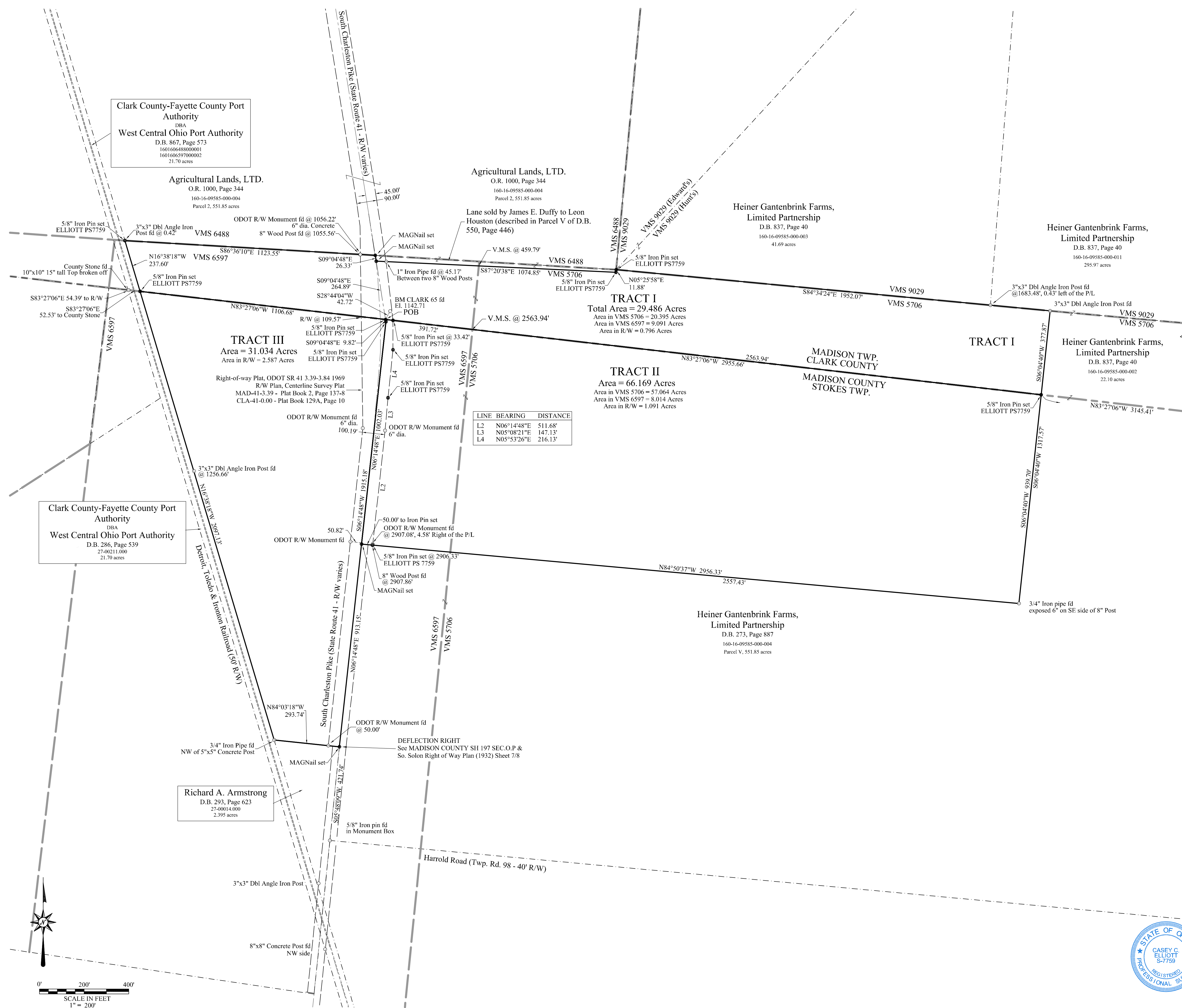


**A SURVEY of
TRACT II - a 66.169 Acre
Proposed Property Split
and
TRACT III - a 31.034 acre
Proposed Property Split**

In the Name of
William E. Mattinson, Trustee
and
Richard A. Mattinson, Trustee
and
Nancy H. Mattinson, Trustee

In V.M.S. 6597 and 5706, Stokes Township, Madison County, Ohio



LINE	BEARING	DISTANCE
L2	N06°14'48"E	511.68'
L3	N05°08'21"E	147.13'
L4	N05°53'26"E	216.13'

LOCATION located at State Route 41 (S. Charleston Pike, R/W varies) at the border between Clark County and Madison County, in Virginia Military Survey 6597 and 5706, Stokes Township, Madison County, Ohio.

OWNER (1/2 interest) William E. Mattinson, Trustee of the William E. Mattinson Revocable Trust Agreement dated June 15, 2010

AUDITOR'S PARCELS 1601605706000001 and 1601606597000001 in Clark County 27-00114.000 in Madison County

RECORDER'S DEED Official Record 1907, Page 1030 and O.R. 1907, Page 1033 Clark Co. O.R. 258, Pg. 1426 Madison Co.

OWNER (1/2 interest) Richard A Mattinson, Trustee and Nancy H. Mattinson, Trustee of the Richard and Nancy Mattinson Family Trust dated January 16, 2006

AUDITOR'S PARCELS 1601605706000001 and 1601606597000001

RECORDER'S DEED Official Record 1799, Page 1565 Clark Co. and O.R. 224, Pg. 1906 Madison Co.

BASIS OF BEARING N83°27'06"E along the Madison County-Clark County line between a County Stone at the southeast corner of Clark County and a County Stone in the west R/W of the West Central Ohio Port Authority. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

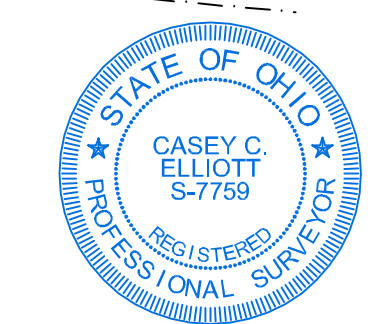
SURVEYOR Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300
casey.elliott@engineer.com

LEGEND

Road Centerline U.S. 42
Property Line (offsite)
Property Line
Right of Way
Easement
Existing Monument
New Monument

Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in April and May 2022.



Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
22103

10/17/2022

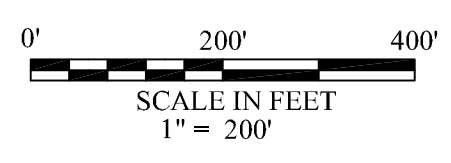


EXHIBIT A
Description of
A 66.169 Acre Proposed Property Split
In the Name of
William E. Mattinson, Trustee
And
Richard A. Mattinson, Trustee
Nancy H. Mattinson, Trustee

Located in Virginia Military Survey 6597 and 5706
Stokes Township, Madison County, Ohio

This description is for a 66.169 acre property (TRACT II) split from a 126.689 acre property, in the name of William E. Mattinson, Trustee of the *William E. Mattinson Revocable Trust Agreement dated June 15, 2010*, 1/2 interest (Official Records 1907, Page 1030 and O.R. 1907, Page 1033, Clark County Recorder, O.R. 258, Page 1426, Madison County Recorder), and Richard A. Mattinson, Trustee and Nancy H. Mattinson, Trustee of the *Richard and Nancy Mattinson Family Trust dated January 16, 2006*, 1/2 interest (O.R. 1799, Page 1565 Clark Co. Recorder and O.R. 224, Page 1906, Madison Co. Recorder), (Madison County Auditor's Property Index Number 27-00114.000), in Virginia Military Survey 5706 and 6597, Stokes Township, Madison County, Ohio and is further described as follows:

Commencing at Clark County benchmark CLARK 65, thence S28°44'04"W, 42.72 feet, to an Iron Pin set at the intersection of the Clark County-Madison County border and the Survey Baseline of State Route 41 (Right-of-way Plat, ODOT SR 41 3.39-3.84 1969 R/W Plan, Centerline Survey Plat, MAD-41-3.39, CLA-41-0.00) at the TRUE POINT OF BEGINNING;

Thence S83°27'04"E, 2955.67 feet, along the Clark County-Madison County border and through the said 126.689 acre property, passing an Iron Pin set in the east R/W of said S.R. 41 at 33.42 feet, passing into V.M.S. 5706 at 391.72 feet, to a 5/8 inch Iron Pin set in the said Madison County – Clark County Border, in a northwest corner of a 551.85 acre property in the name of Heiner Gantenbrink Farms Limited Partnership (D.B. 837, Page 40, Parcel V), said Iron Pin set is N83°27'06"W, 3145.41 feet from the County Corner Stone between Madison Township, Clark County and Stokes Township, Madison County, said Stone is mounted on an 18 inch x18 inch base with an eccentric Stone Pylon leaning northeast. The corner point is marked by a 3/4 inch hole in the tip of the Pylon;

Thence S06°04'40"W, 939.70 feet, along a west line of the said Heiner G. Farms property, to a 3/4 inch Iron Pipe, exposed 6 inches, on the southeast side of an 8 inch wood post;

Thence N84°50'37"W, 2956.33 feet, along a north line of the said Heiner G. Farms property, passing into V.M.S. 6597 at 2557.43 feet, passing an Iron Pin set at 2906.33 feet, passing a 6 inch ODOT R/W Monument at 2907.08 feet, 4.58 feet right of the property line, to a MAGNail™ set in the centerline of said S.R. 41 at a northeast corner of the said Heiner G. Farms property;

Thence N06°14'48"E, 1002.03 feet, along the Survey Baseline of said S.R. 41 to an Iron Pin set at the Point of Intersection of S.R. 41 as shown on the said Right-of-way Plat of said S.R. 41;

Thence N09°03'41"W, 9.84 feet, along the Baseline of the said S.R. 41, to the TRUE POINT OF BEGINNING.

Said TRACT II contains 66.169 acres, 57.064 acres in V.M.S. 5706, 8.014 acres in V.M.S. 6597 and 1.091 acres in the R/W of said S.R. 41, in Stokes Township, Madison County, Ohio. The **Basis Of Bearing is N83°27'06"E** along the Madison County-Clark County line between a County Stone at the southeast corner of Clark County and a County Stone in the west R/W of the West Central Ohio Port Authority. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

This description is based on a survey performed in April and May 2022 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 10/17/2022
Casey C. Elliott, PS 7759

EXHIBIT A
Description of
A 31.034 Acre Proposed Property Split
In the Name of
William E. Mattinson, Trustee
And
Richard A. Mattinson, Trustee
Nancy H. Mattinson, Trustee
Located in Virginia Military Survey 6597
Stokes Township, Madison County, Ohio

This description is for a 31.034 acre property (TRACT III) split from a 126.689 acre property, in the name of William E. Mattinson, Trustee of the *William E. Mattinson Revocable Trust Agreement dated June 15, 2010*, 1/2 interest (Official Records 1907, Page 1030 and O.R. 1907, Page 1033, Clark County Recorder, O.R. 258, Page 1426, Madison County Recorder), and Richard A. Mattinson, Trustee and Nancy H. Mattinson, Trustee of the *Richard and Nancy Mattinson Family Trust dated January 16, 2006*, 1/2 interest (O.R. 1799, Page 1565 Clark Co. Recorder and O.R. 224, Page 1906, Madison Co. Recorder), (Madison County Auditor's Property Index Number 27-00114.000), in Virginia Military Survey 6597, Stokes Township, Madison County, Ohio and is further described as follows:

Commencing at Clark County benchmark CLARK 65, thence S28°44'04"W, 42.72 feet, to an Iron Pin set at the intersection of the Clark County-Madison County border and the Survey Baseline of State Route 41 (Right-of-way Plat, ODOT SR 41 3.39-3.84 1969 R/W Plan, Centerline Survey Plat, MAD-41-3.39, CLA-41-0.00) at the TRUE POINT OF BEGINNING;

Thence S09°02'29"E, 9.82 feet, along the Survey Baseline of the said S.R. 41 into the said 126.689 acre property, to an Iron Pin set at the Point of Intersection of the said Baseline;

Thence S06°14'48"W, 1915.18 feet, along the Survey Baseline of the said S.R. 41, passing a MAGNail™ set at 1002.03 feet at a northwest corner of a 551.83 acre property in the name of Heiner Gantenbrink Farms Limited Partnership (Deed Book 273, Page 887, Parcel V) to a MAGNail™ set at a Point of Inflection of said S.R. 41 and the northeast corner of a 2.395 acre property in the name of Richard A. Armstrong (D.B. 293, Page 623);

Thence N84°03'18"W, 293.74 feet, along the north line of the said Armstrong property, passing a 6 inch concrete ODOT R/W Monument at 50.00 feet, to a 3/4 inch Iron Pipe found on the northwest side of a 5 inch by 5 inch concrete post, said Iron Pipe is in the east R/W of a 21.70 acre property in the name of the West Central Ohio Port Authority (Clark County-Fayette County Port Authority) (D.B. 286, Page 539);

Thence N16°38'18"W, 2097.13 feet, along the east R/W of the said Port Authority property, passing a 3 inch by 3 inch Double Angle Iron Post at 1256.66 feet, to an Iron Pin set in the Madison County-Clark County Border, said Iron Pin set is S83°27'06"E, 52.53 feet, from a 10 inches square, exposed 15 inches County Stone found with the top broken off.;

Thence S83°26'59"E, 1106.70 feet, through the said 126.689 acre property, passing the R/W of said S.R. 41 at 997.11 feet, to the TRUE POINT OF BEGINNING.

Said TRACT III contains 31.034 acres V.M.S. 6597, with 2.587 acres in the R/W of said S.R. 41, in Stokes Township, Madison County, Ohio. The **Basis Of Bearing is N83°27'06"E** along the Madison County-Clark County line between a County Stone at the southeast corner of Clark County and a County Stone in the west R/W of the West Central Ohio Port Authority. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

This description is based on a survey performed in April and May 2022 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 10/17/2022
Casey C. Elliott, PS 7759