

P.O.B Tract 1
Nail Set
N=752561.24'
E=1740939.36'

Kelly L Hicks
5.27 Acres
OR 210 Pg 289

Point of Commencement
1/2" Pipe Found @ Road Pl.
N74°09'08"E 4.55' To P.O.B.
Of Tract 1

David A Riabel
104.00 Acres
OR 375 Pg 1002

Detail
Scale 1"=30'

Sandra Kay Burns
2.00 Acres
OR 350 Pg 309

David W Wilson
2.23 Acres
OR 7 Pg 956

Mark A Syx
3.645 Acres
OR 366 Pg 589

P.O.B Tract 2
Nail Set
N=752998.31'
E=1742479.05'

Roger B Seely
104.66 Acres
OR 13 Pg 782

Larry Jones
1.03 Acres
OR 372 Pg 842

P.O.B Tract 4
Nail Set
N=753231.16'
E=1743299.31'

P.O.B Tract 3
Nail Set
N=753158.34'
E=1743042.78'

Steel Spike Found Road
Pl, N74°01'30"E 211.83'

Michael A Haskins
1.83 Acres
OR 206 Pg 897

WGY Farms LTD
170.55 Acres
OR 224 Pg 192

David W Wilson
114.01 Acres
DB 275 Pg 116

WGY Farms LTD
102.40 Acres
OR 224 Pg 192

David A Riabel
104.00 Acres
OR 375 Pg 1002

Susan Hostetter
116.81 Acres
OR 240 Pg 592

Andrew F Thomas
177.56 Acres
OR 404 Pg 1425

John G Ruby
57.95 Acres
OR 222 Pg 2245

IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

BEARING REFERENCE:
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2012) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN). THE CENTERLINE OF KILLBURY-HUBER ROAD, HAVING A BEARING OF N74°09'08"E AND MONUMENTED AS SHOWN ON THIS PLAT IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

OR PG	DB PG
222 2245	221 195
404 1245	275 116
240 592	
375 1002	
350 309	

7 956
366 589
13 782
372 842
206 897
224 192
235 1718
288 1291
275 415

SURVEYS
1-88
21-92
22-82
58-87
62-11
76-05
76-94
82-06
CA-27A

I HEREBY CERTIFY THAT THE ATTACHED PLAT, TOGETHER WITH THE WRITTEN LEGAL DESCRIPTION, IS A TRUE REPRESENTATION OF A SURVEY PERFORMED FEBRUARY, 2023 BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH CURRENT ACCEPTED SURVEYING STANDARDS.

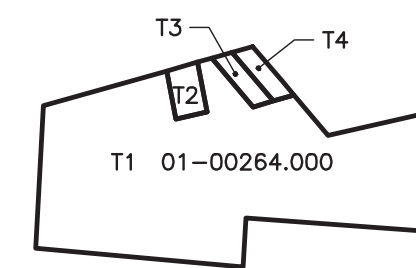
Craig E. Stevenson
CRAIG E. STEVENSON, PS 8592

03-17-2023
DATE



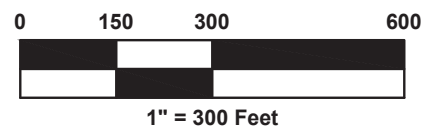
Symbol Legend

- Iron Pin Found
- Iron Pin Set
- Nail Set
- ▲ Railroad Spike Found
- Monument Found



01-00264.000	210.55	ACRES
LESS TRACT 1	195.485	ACRES
LESS TRACT 2	5.723	ACRES
LESS TRACT 3	4.458	ACRES
LESS TRACT 4	4.461	ACRES
LESS BY SURVEY	0.423	ACRES
BALANCE	0.000	ACRES

AUDITORS INFORMATION



Harral and Stevenson
Civil Engineering and Surveying
20 S. Limestone Street, Suite 010
Springfield, Ohio 45502
Ph: 937.505.1286
www.harralstevenson.com

CANAAN TOWNSHIP, MADISON COUNTY, OHIO
PART OF V.M.S. 12880 & 7057

PLAT OF SURVEY
CROPLANDS LLC SPLITS

Project No: S0786	Scale: 1" = 300'
Client: Croplands LLC	Reviewed by: CES
Date: March 9 2023	Revised:

Legal Description
Canaan Township, Madison County, Ohio
Virginia Military Survey 12880
Tract 4 – 4.461 Acres

Situated in the Township of Canaan, County of Madison, State of Ohio, Virginia Military Survey 12880, part of County Auditor's Parcel Number 01-00264.000, and being more particularly bounded and described as follows:

Being part of the 210.55 acre tract, conveyed in OR 408, Page 1825 to Croplands LLC, in the Madison County Recorder's Office;

Beginning for reference at a 1/2" Iron Pipe Found at the point of intersection of the centerline of Killbury Huber Road on the north line of David A. Riebel's 104.00 acre parcel (OR 375 page 1002) and on the south line of Kelly L. Hicks' 5.27 acre parcel (OR 210 page 289)

Thence with centerline of Killbury Huber Road, and with the north line of the new 195.485 acre tract (Tract 1), and with the north line of the new 5.723 acre tract (Tract 2), and with the north line of the new 4.458 acre tract (Tract 3), N74°09'08"E 2457.74 feet to a Mag Nail Set and being the **TRUE POINT OF BEGINNING**;

Thence with the centerline of Killbury Huber road, **N74°09'08"E 266.67 feet** to a 1/2" Iron Rod Found below the pavement;

Thence with the west line of a 1.83 acre parcel belonging to Michael A. Haskins (OR 206 page 897), **S40°19'27"E 570.46 feet** to 1/2" Iron Pipe Found;

Thence with the west line of a 114.01 acre parcel belonging to David W. Wilson (DB 275 page 116), **S40°17'08"E 229.62 feet** to an Iron Pin Set;

Thence with the new line of said Tract 1, **S74°09'08"W 266.86 feet** to an Iron Pin Set;

Thence with the new east line of said Tract 3, passing an Iron Pin Set at 772.54 feet, **N40°18'02"W 800.00 feet** to the **TRUE POINT OF BEGINNING**, containing **4.461 Acres**, more or less.

Subject to all existing rights-of-way and easements of record.

Bearings are based on the centerline of Killbury Huber Road being N74°09'08"E , as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the field survey, February 2023, and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson P.S. 8592
Harral and Stevenson

03-17-2023
Date

Legal Description
Canaan Township, Madison County, Ohio
Virginia Military Survey 12880
Tract 4 – 4.461 Acres

Situated in the Township of Canaan, County of Madison, State of Ohio, Virginia Military Survey 12880, part of County Auditor's Parcel Number 01-00264.000, and being more particularly bounded and described as follows:

Being part of the 210.55 acre tract, conveyed in OR 408, Page 1825 to Croplands LLC, in the Madison County Recorder's Office;

Beginning for reference at a 1/2" Iron Pipe Found at the point of intersection of the centerline of Killbury Huber Road on the north line of David A. Riebel's 104.00 acre parcel (OR 375 page 1002) and on the south line of Kelly L. Hicks' 5.27 acre parcel (OR 210 page 289)

Thence with centerline of Killbury Huber Road, and with the north line of the new 195.485 acre tract (Tract 1), and with the north line of the new 5.723 acre tract (Tract 2), and with the north line of the new 4.458 acre tract (Tract 3), N74°09'08"E 2457.74 feet to a Mag Nail Set and being the **TRUE POINT OF BEGINNING**;

Thence with the centerline of Killbury Huber road, **N74°09'08"E 266.67 feet** to a 1/2" Iron Rod Found below the pavement;

Thence with the west line of a 1.83 acre parcel belonging to Michael A. Haskins (OR 206 page 897), **S40°19'27"E 570.46 feet** to 1/2" Iron Pipe Found;

Thence with the west line of a 114.01 acre parcel belonging to David W. Wilson (DB 275 page 116), **S40°17'08"E 229.62 feet** to an Iron Pin Set;

Thence with the new line of said Tract 1, **S74°09'08"W 266.86 feet** to an Iron Pin Set;

Thence with the new east line of said Tract 3, passing an Iron Pin Set at 772.54 feet, **N40°18'02"W 800.00 feet** to the **TRUE POINT OF BEGINNING**, containing **4.461 Acres**, more or less.

Subject to all existing rights-of-way and easements of record.

Bearings are based on the centerline of Killbury Huber Road being N74°09'08"E , as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

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Craig E. Stevenson P.S. 8592
Harral and Stevenson

03-17-2023

Date

Legal Description
Canaan Township, Madison County, Ohio
Virginia Military Survey 12880
Tract 3 – 4.458 Acres

Situated in the Township of Canaan, County of Madison, State of Ohio, Virginia Military Survey 12880, part of County Auditor's Parcel Number 01-00264.000, and being more particularly bounded and described as follows:

Being part of the 210.55 acre tract, conveyed in OR 408, Page 1825 to Croplands LLC, in the Madison County Recorder's Office;

Beginning for reference at a 1/2" Iron Pipe Found at the point of intersection of the centerline of Killbury Huber Road on the north line of David A. Riebel's 104.00 acre parcel (OR 375 page 1002) and on the south line of Kelly L. Hicks' 5.27 acre parcel (OR 210 page 289)

Thence with centerline of Killbury Huber Road, and with the north line of the new 195.485 acre tract (Tract 1), and with the north line of the new 5.723 acre tract (Tract 2), N74°09'08"E 2191.07 feet to a Mag Nail Set and being the **TRUE POINT OF BEGINNING**;

Thence with the centerline of Killbury Huber road, **N74°09'08"E 266.67 feet** to a Mag Nail Set;

Thence with the new west line of a new 4.461 acre tract (Tract 4), passing an Iron Pin Set at 27.46 feet, **S40°18'02"E 800.00 feet** to an Iron Pin Set;

Thence with the new line of said Tract 1, **S74°09'08"W 266.67 feet** to and Iron Pin Set;

Thence with the new line of said Tract 1, passing an Iron Pin Set at 772.54 feet, **N40°18'02"W 800.00 feet** to the **TRUE POINT OF BEGINNING**, containing **4.458 Acres**, more or less.

Subject to all existing rights-of-way and easements of record.

Bearings are based on the centerline of Killbury Huber Road being N74°09'08"E , as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the field survey, February 2023, and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson P.S. 8592
Harral and Stevenson

03-17-2023

Date

Legal Description
Canaan Township, Madison County, Ohio
Virginia Military Survey 12880
Tract 2 – 5.723 Acres

Situated in the Township of Canaan, County of Madison, State of Ohio, Virginia Military Survey 12880, part of County Auditor's Parcel Number 01-00264.000, and being more particularly bounded and described as follows:

Being part of the 210.55 acre tract, conveyed in OR 408, Page 1825 to Croplands LLC, in the Madison County Recorder's Office;

Beginning for reference at a 1/2" Iron Pipe Found at the point of intersection of the centerline of Killbury Huber Road on the north line of David A. Riebel's 104.00 acre parcel (OR 375 page 1002) and on the south line of Kelly L. Hicks' 5.27 acre parcel (OR 210 page 289)

Thence with centerline of Killbury Huber Road, and with the north line of the new 195.485 acre tract (Tract 1), N74°09'08"E 1605.07' feet to a Mag Nail Set and being the **TRUE POINT OF BEGINNING**;

Thence with the centerline of Killbury Huber road, **N74°09'08"E 400.00 feet** to a Mag Nail Set;

Thence with the new line of said Tract 1, passing an Iron Pin Set at 25.08 feet, **S11°10'43"E 634.79 feet** to an Iron Pin Set;

Thence with the new line of said Tract 1, **S76°51'19"W 398.91 feet** to and Iron Pin Set;

Thence with the new line of said Tract 1, passing an Iron Pin Set at 590.83 feet, **N11°10'43"W 615.91 feet** to the **TRUE POINT OF BEGINNING**, containing **5.723 Acres**, more or less.

Subject to all existing rights-of-way and easements of record.

Bearings are based on the centerline of Killbury Huber Road being N74°09'08"E , as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the field survey, February 2023, and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson P.S. 8592
Harral and Stevenson

03-17-2023

Date

Legal Description
Canaan Township, Madison County, Ohio
Virginia Military Survey 12880 & 7057
Tract 1 - 195.485 Acres

Situated in the Township of Canaan, County of Madison, State of Ohio, Virginia Military Survey 12880 & 7057, part of County Auditor's Parcel Number 01-00264.000, and being more particularly bounded and described as follows:

Being part of the 210.55 acre tract, conveyed in OR 408, Page 1825 to Croplands LLC, in the Madison County Recorder's Office;

Beginning for reference at a 1/2" Iron Pipe Found at the point of intersection of the centerline of Killbury Huber Road on the north line of David A. Riebel's 104.00 acre parcel (OR 375 page 1002) and on the south line of Kelly L. Hicks' 5.27 acre parcel (OR 210 page 289)

Thence with centerline of Killbury Huber Road, **N74°09'08"E 4.55' feet** to a Mag Nail Set and being the **TRUE POINT OF BEGINNING**;

Thence with the centerline of Killbury Huber road, and with the north line of said 210.55 acre parcel, **N74°09'08"E 1600.52 feet** to a Mag Nail Set at the northwest corner of the new 5.723 acre tract (Tract 2);

Thence with the new west line of said Tract 2, passing an Iron Pin Set at 25.08 feet, **S11°10'43"E 615.91 feet** to an Iron Pin Set at the southwest corner of said Tract 2;

Thence with the new south line of said Tract 2, **N76°51'19"E 398.91 feet** to an Iron Pin Set at the southeast corner of said Tract 2;

Thence with the new east line of said Tract 2, passing an Iron Pin Set at 609.71 feet, **N11°10'43"W 634.79 feet** to a Mag Nail Set in the centerline of Killbury Huber road, also being the northeast corner of said Tract 2;

Thence with the centerline of Killbury Huber Road, **N74°09'08"E 186.00 feet** to a Mag Nail Set at the northwest corner of the new 4.458 acre tract (Tract 3);

Thence with the new west line of said Tract 3, passing an Iron Pin Set at 27.46 feet, **S40°18'02"E 800.00 feet** to an Iron Pin Set at the southwest corner of said Tract 3;

Thence with the new south line of said Tract 3, **N74°09'08"E 266.67 feet** to an Iron Pin Set at the southeast corner of Tract 3 and the southwest corner of the new 4.461 acre tract (Tract 4);

Thence with the new west line of said Tract 4, **N74°09'08"E 266.86 feet** to an Iron Pin Set in the west line of a 114.01 acre parcel belonging to David W. Wilson (DB 275 page 116) and being the southeast corner of said Tract 4;

Thence with the west line of said 114.01 acre parcel **S40°17'08"E 659.80 feet** to a Stone Found;

Thence with the south line of said 114.01 acre parcel **N77°03'23"E 1000.10 feet** to a Stone Found at the southeast corner of said 114.01 acre parce;;

Thence with the south line of a 170.55 acre parcel belonging to WGY Farms LTD (OR 224 page 192), **N76°50'09"E 376.27 feet** to a Stone Found;

Thence with the west lines of six tracts belonging to WGY Farms LTD and being 102.40 acres in total (OR 224 page 192), and passing a 4" Iron Pipe in Concrete Found at 703.30 feet, **S06°00'41"W 1510.08 feet** to and Iron Pin Set;

Thence with a downed wire fence along the northern line of a 57.95 acre parcel belonging to John G. Ruby (OR 222 page 2245), **N85°48'54"W 2215.38 feet** to an Iron Pin Set in the remnants of an old fence corner post;

Thence with the west line of said 57.95 acre parcel, **S03°31'59"W 611.20 feet** to an Iron Pin Set in the remnants of an old fence corner post, being N01°17'34"W 210.02 from a bent Iron Pin Found at the southwest corner of said 57.95 acre tract;

Thence with the north lines of two parcels, the first being a 177.56 acre parcel belonging to Andrew F. Thomas (OR 404 page 1425), the second being a 116.81 acre parcel belonging to Susan Hostetler (OR 240 page 592), **N84°52'27"W 2605.14 feet** to a Stone Found;

Thence with the east line of said 104.00 acre tract, passing an Iron Pin Set at 1754.60 feet, **N03°09'38"E 1781.04 feet** to the **TRUE POINT OF BEGINNING**, containing **195.485 Acres**, more or less.

Subject to all existing rights-of-way and easements of record.

Bearings are based on the centerline of Killbury Huber Road being N74°09'08"E , as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

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Craig E. Stevenson P.S. 8592
Harral and Stevenson

03-17-23

Date