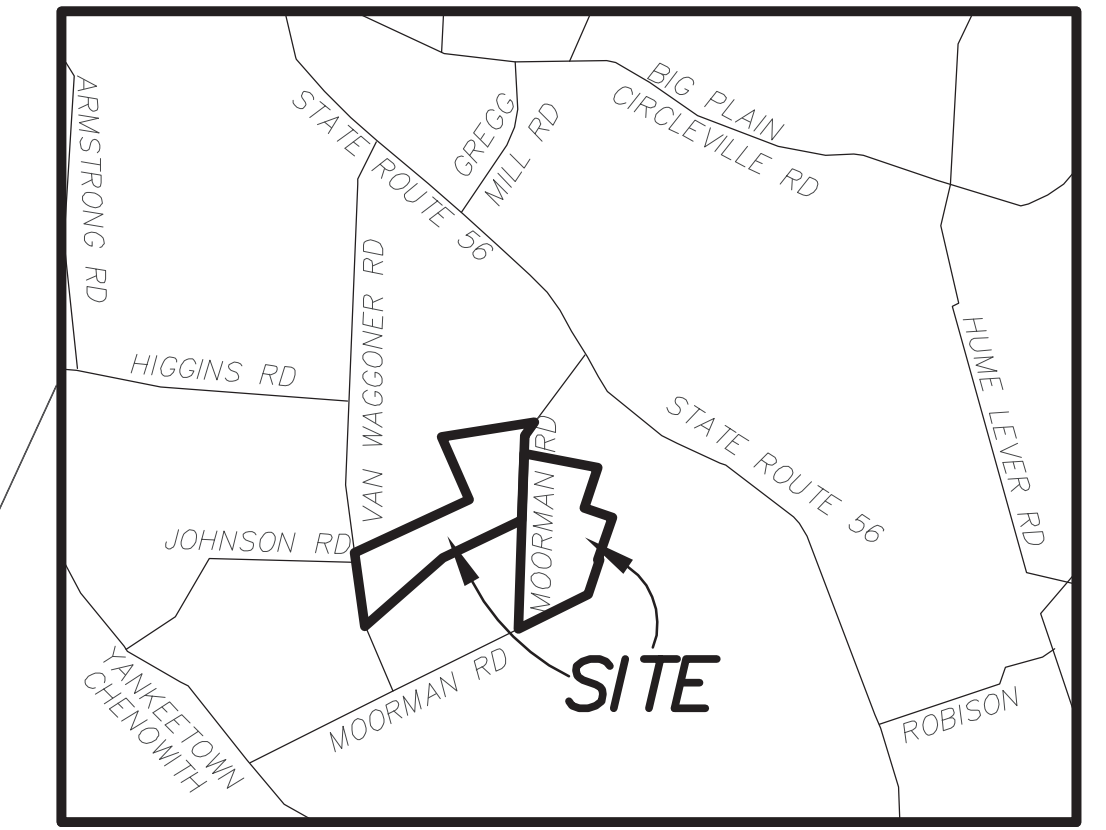


LOCATION MAP



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 1.000077551

For the purpose of this exhibit, a bearing of North 01°55'33" East was used on the westerly line of that 337.65 acre tract of land owned by Reiland Farms, Ltd. of record in OR 369, Page 118, on file in the Office of the Recorder, Madison County, Ohio, and being a portion of the centerline of Moorman. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83 (2011).

This exhibit is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in April of 2021. All iron pipes set are 30" in length, and 1/2" inside diameter, with yellow plastic caps stamped PSS. All distances are ground measurements, all coordinates are Ohio South Zone - NAD83(2011).

POINT OF REFERENCE FOR 337.043 ACRE TRACT AND 390.461 ACRE TRACT 1" IRON BAR FOUND
 INSIDE OF MONUMENT BOX
 N 663711.140
 E 1727862.268

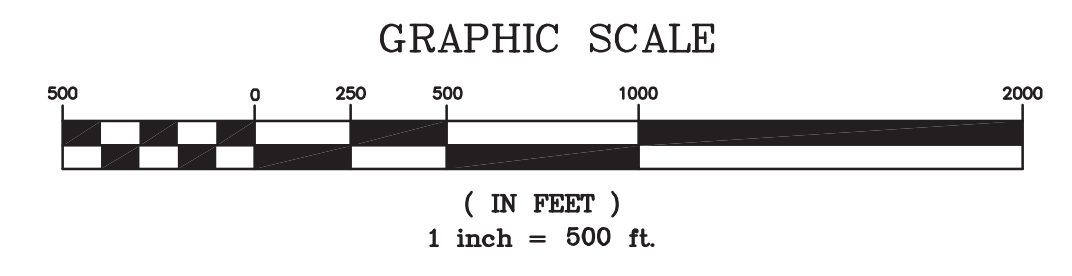
TRUE PLACE OF BEGINNING FOR 390.461 ACRES 1" IRON BAR FOUND
 AT A DEPTH OF 3 INCH LOCATED IN BANK RUN SUBGRADE 2' BELOW BOTTOM OF ASPHALT
 N 661272.458
 E 1726024.106

TRUE PLACE OF BEGINNING FOR 337.043 ACRES RAILROAD SPIKE FOUND
 AT A DEPTH OF 3 INCH
 N 660139.0918
 E 1725636.7329

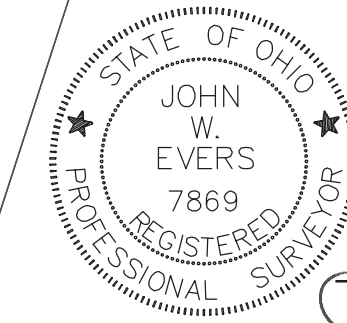
REALAND FARMS, LTD. OR 369, PG. 118 390.665 ACRES DEED 390.461 ACRES BY SURVEY PARCEL #13-00142.000

REALAND FARMS, LTD. OR 369, PG. 118 337.65 ACRES DEED 337.043 ACRES BY SURVEY PARCEL #13-00143.000

SECONDARY POINT OF REFERENCE FOR 337.043 ACRE TRACT AND 390.461 ACRE TRACT
 MADISON COUNTY ENGINEER
 REFERENCE MONUMENT # 12-038
 NAD83 (2011) EPOCH JAN. 01, 2010
 N 660117.1735
 E 1732129.8436
 SUPERCEDED 1996 COORDINATE
 N 660117.1837
 E 1732129.7345

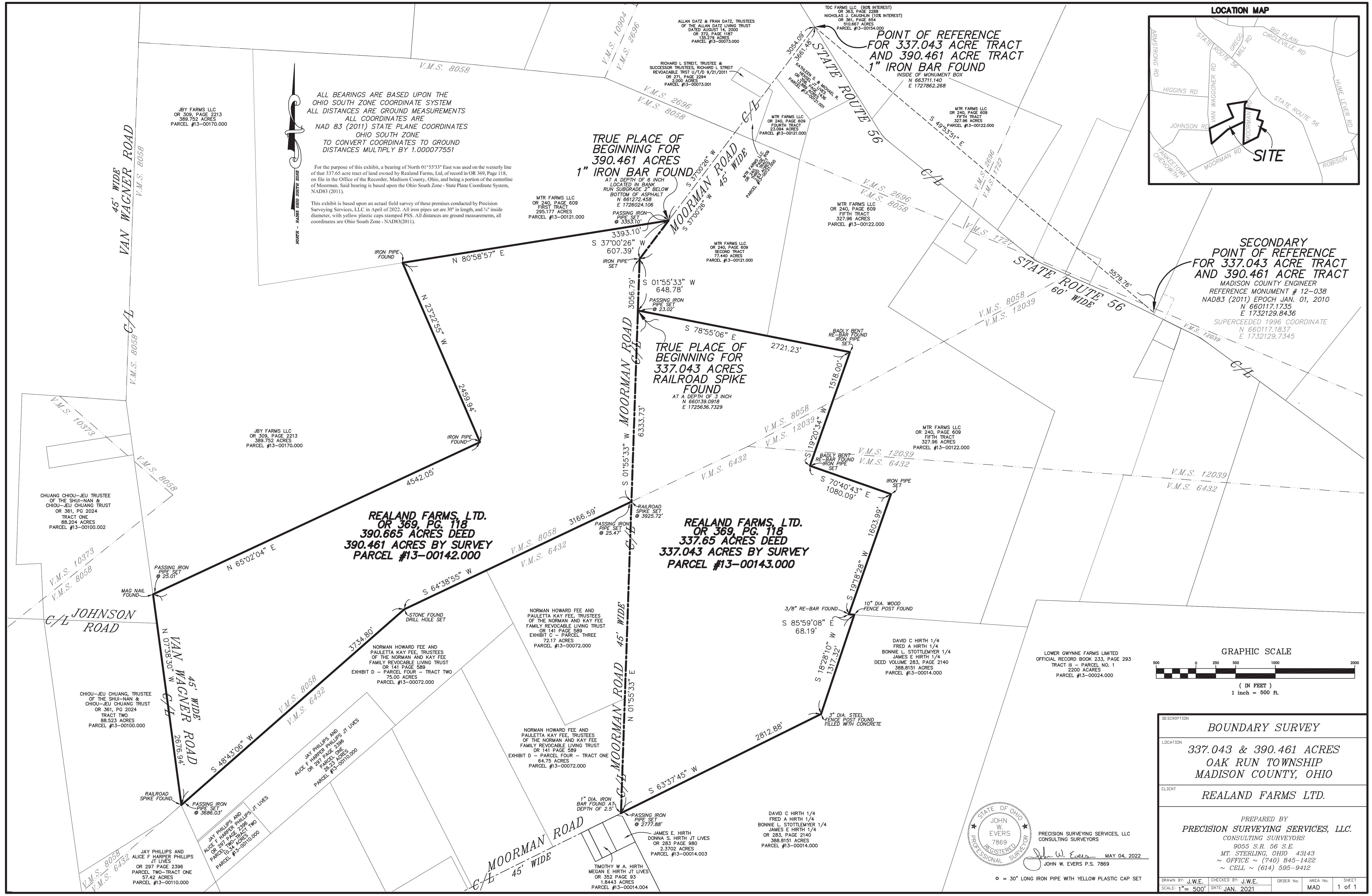


DESCRIPTION	BOUNDARY SURVEY		
LOCATION	337.043 & 390.461 ACRES OAK RUN TOWNSHIP MADISON COUNTY, OHIO		
CLIENT	REALAND FARMS LTD.		
PREPARED BY	PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ CELL ~ (614) 595-9412		
BRAWN BY	CHECKED BY	ORDER NO.	SHEET
J.W.E.	J.W.E.	MAD	1 of 1
SCALE: 1" = 500'	DATE: JAN. 2021	AREA NO.	



PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS
 9055 S.R. 56 S.E.
 MT. STERLING, OHIO 43143
 ~ OFFICE ~ (740) 845-1422
 ~ CELL ~ (614) 595-9412
 JOHN W. EVERS MAY 04, 2022
 JOHN W. EVERS P.S. 7869

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



DESCRIPTION OF 337.043 ACRES
LANDS OWNED BY
REALAND FARMS, LTD.
OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey Nos. 8058, 12039, and 6432, Township of Oak Run, County of Madison, State of Ohio, and being **337.043 acres** of land as determined by an actual field survey, being the entirety of that 337.65 acre tract of land owned by Realand Farms, Ltd, of record in OR 369, Page 118, and further identified as Madison County Auditor Parcel #13-00143.000, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 337.043 acre tract of land being further described as follows:

The **Point of Reference** being a 1" diameter iron bar found in a monument box located at the intersection of State Route 56 (R/W width varies) with the centerline of Moorman Road (45' wide) having a State Plane Coordinate of North: 663711.140, East: 1727862.268, being the northwesterly corner of a 13.889 acre tract of land owned by Kathleen S. Hensel, and Michael R. Hensel, of record in OR 358, Page 1436, being the northeasterly corner of that 135.279 acre tract of land owned by Allan Datz and Fran Datz, Trustees of the Allan Datz Living Trust, Dated August 14, 2000; The **Secondary Point of Reference** being Madison County Engineer Monument 12-038, having a State Plane Coordinate of North: 660117.1735, East: 1732129.8436, which bears **South 49°53'51" East**, at a distance of **5579.76** feet; Thence from said **Point of Reference**, **South 37°00'26" West**, along the centerline of said Moorman Road, a distance of **3661.48** feet to an iron pipe set at an angle point in Moorman Road, passing a 1 inch diameter solid iron bar found at a depth of 2 inches at a distance of 3054.08 feet marking the northeasterly corner of that tract of land owned by said Realand Farms, Ltd., of record in said OR 369, Page 118, described as containing 390.065 acres, and found by survey to contain 390.461 acres, being the southeasterly corner of that 295.177 acre First Tract, owned by MTR Farms, LLC, of record in OR 240, Page 609, and being a westerly corner to that 77.440 acre Second Tract, owned by said MTR Farms, LLC, also of record in OR 240, Page 609; Thence **South 01°55'33" West**, continuing along the centerline of said Moorman Road, being a westerly line of said 77.440 acre Second Tract, being an easterly line of said 390.461 acre tract, a distance of **648.78** feet to a railroad spike found at a depth of 3 inch, being the **True Place of Beginning**, and the northwesterly corner of the herein described 337.043 acres, being the southwest corner of said 77.440 acre Second Tract, and having a State Plane Coordinate of North: 660139.0918, East: 1725636.7329;

Thence **South 78°55'06" East**, along the most northerly line of said 337.043 acre tract, being the southerly line of said 77.440 acre second Tract, and along a line of that 327.96 acre Fifth tract, owned by said MTR Farms, LLC, also of record in said OR 240, Page 609, a distance of **2721.23** feet to an iron pipe set at the location of a badly bent half inch rebar, passing an iron pipe set at a distance of 23.02 feet;

Thence the following four courses along the perimeter of the herein described 337.043 acres, being the westerly lines of said 327.96 acre Fifth Tract, **South 19°20'34" West**, a distance of **1518.00** feet to an iron pipe set at the location of a badly bent half inch rebar;

Thence **South 70°40'43" East**, a distance of **1080.09** feet to an iron pipe set;

Thence **South 19°18'28" West**, a distance of **1603.99** feet to a 3/8 inch diameter re-bar found marking the most southwest corner of said 327.96 acre Fifth Tract;

Thence **South 85°59'08" East**, along the southerly line of said 327.96 acre Fifth Tract, a distance of **68.19** feet to a 10 inch diameter wood fence post found marking the northwesterly corner of that 388.8151 acre tract of land owned by David C. Hirth (1/4 interest), Fred A. Hirth (1/4 interest), Bonnie L. Strottemeyer (1/4 interest), and James E. Hirth (1/4 interest), of record in OR 283, Page 2140;

Thence **South 18°28'10" West**, along a westerly line of said 388.8151 acre tract, a distance of **1317.32** feet to 3 inch diameter steel fence post filled with concrete at a common corner of said 388.8151 acre tract, and the herein described 337.043 acres;

Thence **South 63°37'45" West**, along a line of said 388.8151 acre tract, and the herein described 337.043 acres, a distance of **2812.88** feet to a 1 inch diameter solid iron bar found at a depth of 2.5 feet marking an angle point in the centerline of said Moorman Road, being the southeasterly corner of that 64.75 acre tract of land owned by Norman Howard Fee and Pauletta Fee, Trustees of the Norman and Kay Fee Family Revocable Living Trust, of record in OR 141, page 589, and identified therein as Exhibit D, Parcel Four, Tract One, and passing an iron pipe set at a distance of 2777.88 feet;

Thence **North 01°55'33" East**, along the centerline of Moorman Road, being the westerly line of the herein described 337.043 acres, being the easterly line of said 64.75 acre Exhibit D, Parcel Four, Tract One, and the easterly line of that 72.17 acre tract of land owned by said Norman Howard Fee and Pauletta Fee, Trustees of the Norman and Kay Fee Family Revocable Living Trust, of record in OR 141, Page 589, and identified therein as Exhibit C, Parcel Three, being the easterly line of said 390.461 acre tract, a distance of **6333.73** feet to the **True Place of Beginning**, passing a railroad spike set at the southeasterly corner of said 390.461 acre tract, being the northeast corner of said 72.17 acre Exhibit C, Parcel Three at a distance of 3925.72 feet, and containing **337.043 acres** of land, of which 90.158 acres lie within Virginia Military Survey No. 8058, and 6.338 acre lies within Virginia Military Survey No. 12039, and 240.547 acre lies within Virginia Military Survey No. 6432.

For the purpose of this description, a bearing of North 01°55'33" East was used on the westerly line of that 337.65 acre tract of land owned by Realand Farms, Ltd, of record in OR 369, Page 118, on file in the Office of the Recorder, Madison County, Ohio, and being a portion of the centerline of Moorman. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83 (2011).

This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in April of 2022. All iron pipes set are 30" in length, and 3/4" inside diameter, with yellow plastic caps stamped PSS. All distances are ground measurements, all coordinates are Ohio South Zone – NAD83(2011).



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors

John W. Evers
John W. Evers P.S. 7869

05-04-2022

DESCRIPTION OF 390.461 ACRES
LANDS OWNED BY
REALAND FARMS, LTD.
OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey Nos. 8058, Township of Oak Run, County of Madison, State of Ohio, and being **390.461 acres** of land as determined by an actual field survey, being the entirety of that 390.665 acre tract of land owned by Realand Farms, Ltd, of record in OR 369, Page 118, and further identified as Madison County Auditor Parcel #13-00142.000, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 390.461 acre tract of land being further described as follows:

The **Point of Reference** being a 1" diameter iron bar found in a monument box located at the intersection of State Route 56 (R/W width varies) with the centerline of Moorman Road (45' wide) having a State Plane Coordinate of North: 663711.140, East: 1727862.268, being the northwesterly corner of a 13.889 acre tract of land owned by Kathleen S. Hensel, and Michael R. Hensel, of record in OR 358, Page 1436, being the northeasterly corner of that 135.279 acre tract of land owned by Allan Datz and Fran Datz, Trustees of the Allan Datz Living Trust, Dated August 14, 2000; The **Secondary Point of Reference** being Madison County Engineer Monument 12-038, having a State Plane Coordinate of North: 660117.1735, East: 1732129.8436, which bears **South 49°53'51" East**, at a distance of **5579.76** feet; Thence from said **Point of Reference**, **South 37°00'26" West**, along the centerline of said Moorman Road, a distance of **3054.09** feet to the **True Place of Beginning**, being a 1 inch diameter solid iron bar found at a depth of 2 inches, being the northeasterly corner of the herein described 390.461 acres, being the southeasterly corner of that 295.177 acre First Tract, owned by MTR Farms, LLC, of record in OR 240, Page 609, and being in a westerly line of that 77.440 acre Second Tract, owned by said MTR Farms, LLC, also of record in OR 240, Page 609;

Thence **South 37°00'26" West**, continuing along the centerline of said Moorman Road, being a westerly line of said 77.440 acre Second Tract, being an easterly line of said 390.461 acre tract, a distance of **607.39** feet to an iron pipe set;

Thence **South 01°55'33" West**, continuing along the centerline of said Moorman Road, along a westerly line of said 77.440 acre Second Tract, and the westerly line of that 337.65 acre tract of land owned by said Realand Farms, Ltd, of record in OR 369, Page 118, found by survey to contain 337.043 acres, being an easterly line of said 390.461 acre tract, a distance of **3056.79** feet to a railroad spike set, and being the northeasterly corner of that 72.17 acre tract of land owned by Norman Howard Fee and Pauletta Fee, Trustees of the Norman and Kay Fee Family Revocable Living Trust, of record in OR 141, Page 589, and identified therein as Exhibit C, Parcel Three, being in a southerly line of Virginia Military Survey No. 8058, being a northerly line of Virginia Military Survey No. 6432;

Thence **South 64°38'55" West**, along a southerly line of the herein described 390.461 acres, being the northerly line of said 72.17 acre tract, and a northerly line of a 75.00 acre tract of land owned by said Norman Howard Fee and Pauletta Fee, Trustees of the Norman and Kay Fee Family Revocable Living Trust, of record in OR 141, Page 589, and identified therein as Exhibit D, Parcel Four, Tract Two, being along a southerly line of Virginia Military Survey No. 8058, a northerly line of Virginia Military Survey No. 6432, a distance of **3166.59** feet to a stone found, into which a drill hole has been set, and which lies near the easterly base of a 60 inch diameter oak tree, passing an iron pipe set at a distance of 25.47 feet;

Thence **South 48°43'06" West**, along a southerly line of the herein described 390.461 acres, being the northerly line of said 75.00 acre tract, being along a southerly line of Virginia Military Survey No. 8058, a northerly line of Virginia Military Survey No. 6432, a distance of **3734.80** feet to a railroad spike found at an angle point in the centerline of Van Wagner Road (45' wide), being the southwest corner of the herein

described 390.461 acres, being the northwesterly corner of said 75.00 acre tract, being the northeasterly corner of that 57.42 acre tract of land owned by Jay Phillips and Alice Harper Phillips, of record in OR 297, Page 2396, and identified therein as Parcel Two – Tract One, being the southeasterly corner of a 88.523 acre tract of land owned by CHIOU-JEU CHUANG, TRUSTEE of the SHUI-NAN CHIOU-JEU CHUANG TRUST, of record in OR 361, Page 2024, and identified therein as Tract Two, and passing an iron pipe set at a distance of 3686.03;

Thence **North 07°38'30" West**, along the centerline of Van Wagner Road, being the westerly line of the herein described 390.461 acres, being the easterly line of said 88.523 acre Tract Two, being an easterly line of that 88.204 acre tract of land also owned by said CHIOU-JEU CHUANG, TRUSTEE of the SHUI-NAN CHIOU-JEU CHUANG TRUST, of record in OR 361, Page 2024, and identified therein as Tract One, a distance of **2676.94** feet to a mag nail found at the southwesterly corner of a 389.752 acre tract of land owned by JBY Farms, LLC, of record in OR 309, Page 2213;

Thence **North 65°02'04" East**, along a southerly line of said 389.752 acre tract, a distance of **4542.05** feet to an iron pipe found at a corner of said 389.752 acre tract, passing an iron pipe set at a distance of 25.01 feet;

Thence **North 23°22'55" West**, along an easterly line of said 389.752 acre tract, a distance of **2459.94** feet to an iron pipe found at a northeasterly corner of said 389.752 acre tract, being in the southerly line of said 295.177 acre First Tract, owned by said MTR Farms, LLC, of record in OR 240, Page 609;

Thence **North 80°58'57" East**, along the southerly line of said 295.177 acre First Tract, a distance of **3393.10** feet to the **True Place of Beginning**, passing an iron pipe set at a distance of 3353.10 feet, and containing **390.461 acres** of land.

For the purpose of this description, a bearing of North 01°55'33" East was used on the westerly line of that 337.65 acre tract of land owned by Realand Farms, Ltd, of record in OR 369, Page 118, on file in the Office of the Recorder, Madison County, Ohio, and being a portion of the centerline of Moorman. Said bearing is based upon the Ohio South Zone - State Plane Coordinate System, NAD83 (2011).

This description is based upon an actual field survey of these premises conducted by Precision Surveying Services, LLC in April of 2022. All iron pipes set are 30" in length, and ¾" inside diameter, with yellow plastic caps stamped PSS. All distances are ground measurements, all coordinates are Ohio South Zone – NAD83(2011).



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors


John W. Evers P.S. 7869

05-04-2022